



BEAUMONT-CHERRY VALLEY WATER DISTRICT

560 Magnolia Avenue, Beaumont, CA 92223

**NOTICE AND AGENDA
SPECIAL MEETING OF THE BOARD OF DIRECTORS
ENGINEERING WORKSHOP**

*This meeting is hereby noticed pursuant to
California Government Code Section 54950 et. seq.*

**Tuesday, September 26, 2023 - 6:00 p.m.
560 Magnolia Avenue, Beaumont, CA 92223**

TELECONFERENCE NOTICE

*The BCVWD Board of Directors will attend in person at the BCVWD
Administrative Office and/or via Zoom video teleconference pursuant to
Government Code 54953 et. seq.*

To access the Zoom conference, use the link below:

<https://us02web.zoom.us/j/84318559070?pwd=SXlzMFEZCMGhOYTFlL2tnUGlpU3h0UT09>

*To telephone in, please dial: **(669) 900-9128***

*Enter Meeting ID: **843 1855 9070***

*Enter Passcode: **113552***

*For Public Comment, use the “**Raise Hand**” feature if on the
video call when prompted, if dialing in, please **dial *9 to “Raise
Hand**” when prompted*

*BCVWD provides remote attendance options primarily as a matter of
convenience to the public. Unless a Board member is attending remotely
pursuant to provisions of GC 54953 et. seq., BCVWD will not stop or
suspend its in-person public meeting should a technological interruption
occur with respect to the Zoom teleconference or call-in line listed on the
agenda. Members of the public are encouraged to attend BCVWD meetings
in person at the above address, or remotely using the options listed.*

*Meeting materials are available on
the BCVWD’s website:*

[https://bcvwd.org/document-
category/regular-board-agendas/](https://bcvwd.org/document-category/regular-board-agendas/)

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BCVWD ENGINEERING WORKSHOP – SEPTEMBER 26, 2023

Call to Order: President Hoffman

Pledge of Allegiance: Director Slawson

Invocation: Director Ramirez

Announcement and Verification of Remote Meeting Participation (if any) Pursuant to AB 2449 or GC 54953(b)

Roll Call - Board of Directors

	President David Hoffman
	Vice President John Covington
	Secretary Daniel Slawson
	Treasurer Lona Williams
	Member Andy Ramirez

Roll Call

Public Comment

PUBLIC COMMENT: RAISE HAND OR PRESS *9 to request to speak when prompted. If you are present in the Board Room, please fill out a Request to Speak card and deliver it to the Recording Secretary.

At this time, any person may address the Board of Directors on matters within its jurisdiction. However, state law prohibits the Board from discussing or taking action on any item not listed on the agenda. Any non-agenda matters that require action will be referred to Staff for a report and possible action at a subsequent meeting. **Please limit your comments to three minutes.** Sharing or passing time to another speaker is not permitted.

ACTION ITEMS

Action may be taken on any item on the agenda. Information on the following items is included in the full Agenda Packet.

- 1. Adjustments to the Agenda:** In accordance with Government Code Section 54954.2, additions to the agenda require a 2/3 vote of the legislative body, or if less than 2/3 of the members are present, a unanimous vote of those members present, which makes the determination that there is a need to take action, and the need to take action arose after the posting of the agenda.
 - Item(s) to be removed or continued from the Agenda
 - Emergency Item(s) to be added to the Agenda
 - Changes to the order of the agenda
- 2. Presentation and Discussion of Communities Facilities District as a Part of Plan of Service for the Proposed Beaumont Pointe Commercial and Industrial Project (formerly Jack Rabbit Trail) located south of State Highway 60 and west of Potrero Boulevard (pages 5 - 8)**
- 3. Resolution 2023-____: Acknowledging the Review, Receipt and Approval of the Water Supply Assessment for the Legacy Highlands Industrial Specific Plan Project and Update to the Will-Serve Letter for the Project Located South of Interstate 60 and East of Potrero Boulevard (pages 9 - 120)**

4. **Request for Will Serve Letter and Approval of Annexation for Beaumont Cross-Dock Building (Riverside County Assessor's Parcel No. 417-020-070) in the City of Beaumont** (pages 121 - 129)
5. **Request for Will Serve Letter for RV Storage Facility, Riverside County Assessor's Parcel No. 403-220-014 (Corner of Beaumont Avenue and Cherry Valley Boulevard, in the Community of Cherry Valley)** (pages 130 - 136)
6. **Amendment to Approved Expenditure for the for the Necessary Repair of District Owned D5 Caterpillar Dozer for an Additional Amount Not to Exceed \$5,000 for a Total Amended Not to Exceed Amount of \$45,000** (pages 137 - 138)

7. Reports for Discussion and Possible Action

a. Directors' Reports

In compliance with Government Code § 53232.3(d), Water Code § 20201, and BCVWD Policies and Procedures Manual Part II Policies 4060 and 4065, directors claiming a per diem and/or expense reimbursement (regardless of preapproval status) will provide a brief report following attendance.

- Collaborative Agencies Meeting on September 6, 2023 (Ramirez)
- ACWA Water Use Efficiency Subcommittee on September 13, 2023 (Ramirez)
- Riverside County Water Task Force on September 15, 2023 (Hoffman, Ramirez, Slawson, Williams)
- ACWA Water Legal Education Workshop on September 20, 2023 (Ramirez)
- San Geronio Pass Water Agency on September 18, 2023 (Slawson)

b. Directors' General Comments

c. General Manager's Report (pages 139 - 166)

d. Legal Counsel Report

8. Topic List for Future Meetings

- Update / presentation on the AMR / AMI project
- Presentation on the San Bernardino Valley Resource Conservation District
- Presentation on solar power opportunities
- Sites Reservoir update
- Maximization of groundwater supplies

9. Announcements

Check the meeting agenda for location and/or teleconference information:

- San Geronio Pass Regional Water Alliance: Wednesday, Sept. 27 at 5 p.m.
- Beaumont Basin Watermaster Committee: Wednesday, Oct. 4 at 11 a.m.
- Finance & Audit Committee meeting: Thursday, Oct. 5 at 3 p.m.

- Regular Board Meeting: Wednesday, Oct. 11 at 6 p.m.
- Personnel Committee Meeting: Tuesday, Oct. 17 at 5:30 p.m.
- Finance & Audit Committee special meeting: Thursday, Oct. 19 at 3 p.m.
- Engineering Workshop: Thursday, Oct. 26 at 6 p.m.

9. Adjournment

NOTICES

AVAILABILITY OF AGENDA MATERIALS - Agenda exhibits and other writings that are disclosable public records distributed to all or a majority of the members of the Beaumont-Cherry Valley Water District Board of Directors in connection with a matter subject to discussion or consideration at an open meeting of the Board of Directors are available for public inspection in the District's office, at 560 Magnolia Avenue, Beaumont, California ("District Office") during business hours, Monday through Thursday from 7:30 a.m. to 5 p.m. If such writings are distributed to members of the Board less than 72 hours prior to the meeting, they will be available from the District Office at the same time or within 24 hours' time as they are distributed to Board Members, except that if such writings are distributed one hour prior to, or during the meeting, they can be made available in the Board Room at the District Office. Materials may also be available on the District's website: www.bcvwd.org.

REVISIONS TO THE AGENDA - In accordance with §54954.2(a) of the Government Code (Brown Act), revisions to this Agenda may be made up to 24 hours before the Board Meeting, if necessary, after mailings are completed. Interested persons wishing to receive a copy of the set Agenda may pick one up at the District's Main Office, located at 560 Magnolia Avenue, Beaumont, California, up to 24 hours prior to the Board Meeting.

REQUIREMENTS RE: DISABLED ACCESS - In accordance with Government Code §54954.2(a), requests for a disability related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting, should be made to the District Office, at least 48 hours in advance of the meeting to ensure availability of the requested service or accommodation. The District Office may be contacted by telephone at (951) 845-9581, email at info@bcvwd.org or in writing at the Beaumont-Cherry Valley Water District, 560 Magnolia Avenue, Beaumont, California 92223.

CERTIFICATION OF POSTING

A copy of the foregoing notice was posted near the regular meeting place of the Board of Directors of Beaumont-Cherry Valley Water District and to its website at least 24 hours in advance of the meeting (Government Code §54954.2(a)).



**Beaumont-Cherry Valley Water District
Engineering Workshop
September 26, 2023**

Item 2

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: **Presentation and Discussion of Communities Facilities District as a Part of Plan of Service for the Proposed Beaumont Pointe Commercial and Industrial Project (formerly Jack Rabbit Trail) located south of State Highway 60 and west of Potrero Boulevard**

Staff Recommendation

No recommendation.

Executive Summary

The Beaumont Pointe Development (Applicant) has prepared a Plan of Service (POS) as a supporting document for Riverside Local Agency Formation Commission (LAFCO) annexation into the District. As a part of the POS, the Applicant proposed to form a Communities Facilities District (CFD) to assist with the funding of the ownership and maintenance of the proposed water facilities. District staff is bringing the CFD component forward to the Board to allow the Applicant to discuss the project.

Background

At the June 9, 2021 Board Meeting, the Board of Directors approved the Draft Water Supply Assessment (WSA) for the Beaumont Pointe Project (Project). Formerly known as the Jack Rabbit Trail Project, the Project consists of approximately 539.9 gross acres of land over multiple parcels and consists of approximately 30.2 acres of general commercial land use area and 5.0 million square feet (sf) of industrial distribution warehouse.

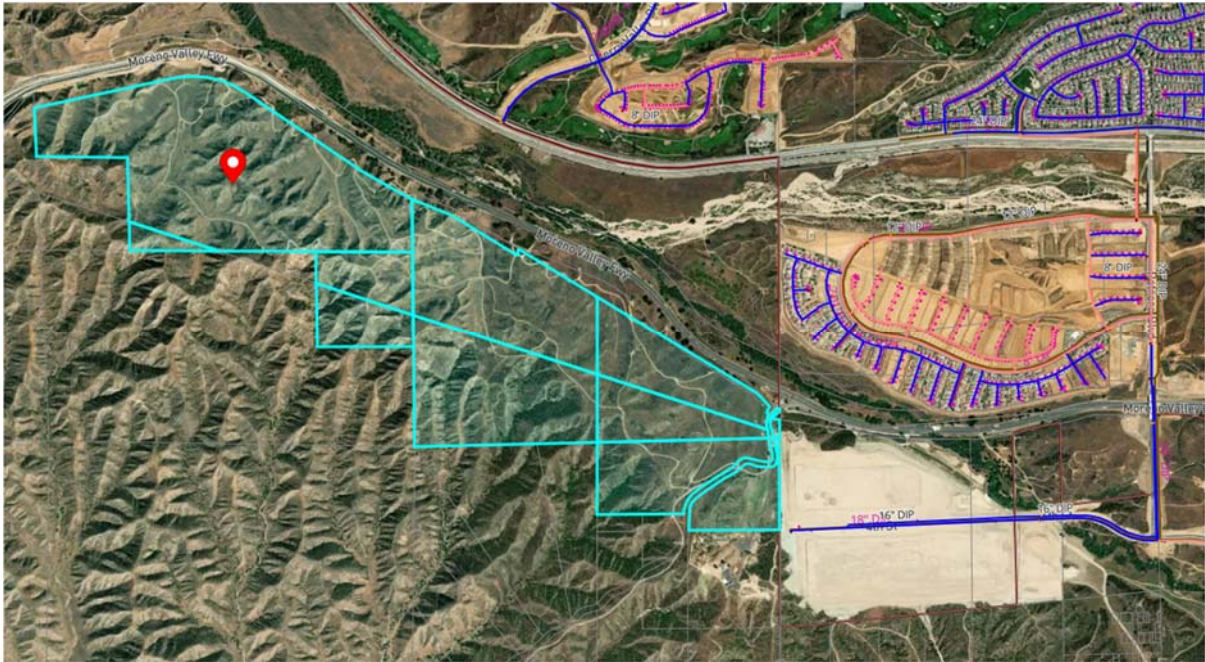
It is the District's understanding that the Developer is currently working with the City of Beaumont (City) and the Riverside Local Agency Formation Commission (LAFCO) to undergo annexation into the City, and subsequently the District, for approximately 539.9 acres of land associated with the Project. District staff is currently working with the Developer to finalize development conditions and required water system improvements, to be included as a part of the POS for the Project, which will be used as a supporting document for LAFCO Annexation to the District.

Estimated water demands for the Project were determined by discussions and verification of consumption values between District staff and the Developer. The Project's estimated potable water demand is 111.5 acre-feet per year (AFY). The Project also requires non-potable water for irrigation purposes. The Project's estimated non-potable water demand is 85.2 AFY.

The Project is not currently within the District's Service Boundary; however, the Project is within the District's Sphere of Influence. See Figure 1 below for the Project general location.



Figure 1: Beaumont Pointe Project Location



Total potable and non-potable Project demand is estimated to be 196.7 AFY, or approximately 360 equivalent dwelling units (EDUs).

Discussion

Plan of Service and Water Supply Assessment update

On October 21, 2021, District staff met with the Project proponents to discuss the Plan of Service for the Project and to determine the required development conditions for the Project. At said meeting, the Developer indicated that in discussion with their legal counsel, the Developer would be required (per Water Code Section 10910 (c)3) to issue an addendum to the Project's WSA in order to align with the District's recently approved 2020 Urban Water Management Plan (UWMP), as the previously approved WSA referenced data provided in the 2015 UWMP as well as the BCVWD White Papers. At the time of the preparation of the 2015 UWMP, the Project was proposed to be a development of approximately 2,000 single-family homes.

Although the previously approved WSA largely referenced data from the 2015 UWMP, District staff coordinated with the Developer's consultant in order to provide current potable and non-potable demand data and water supply reliability determined throughout the preparation of the 2020 UWMP.

In February 2022, District staff received a draft of Addendum # 1 to the WSA (Addendum #1). Since February, District staff has coordinated efforts with the Developer's consultant to complete Addendum #1 and update the previously approved WSA with pertinent information from BCVWD's 2020 UWMP, as well as the San Geronio Pass Water Agency's (SGPWA)



2020 UWMP. Both BCVWD's and SGPWA's 2020 UWMPs include regional water supply reliability information not provided in BCVWD's 2015 UWMP.

Facilities needed

As stated previously, District staff is currently working with the Developer's consultant to finalize the infrastructure required to supply the total demands for the Project, which will be included in the Beaumont Pointe Plan of Service. There is an existing 18" ductile iron pipe (DIP) domestic water main which terminates at the westerly end of 4th Street toward the western end of the Hidden Canyon Development.

The Applicant is currently proposing to construct a "looped" system consisting of a 16-inch ductile iron pipe (DIP) along the southern portion of the Project and a 12-inch DIP along the northern portion of the Project (as shown in Attachment 1). The project will also extend the non-potable facilities within Fourth Street. These pipelines have been sized to address the fire flow requirements and is proposed as a "looped" system to reduce water quality issues.

Proposed Community Facilities District

Based on the project's proximity to the southwestern edge of the District's sphere of influence and the size of the facilities needed to serve this project, the required infrastructure would place a financial burden on the District's existing ratepayers to fund the operation, maintenance, and eventual replacement of the improvements over the life of the Project if an alternative funding mechanism is not established.

As a result, the Applicant proposes to enter into a Service Agreement pursuant to which the District will form a CFD that will include only the Project land which proposed to impose an annual special tax on the land to recover the costs of the operation and maintenance and eventual replacement of the proposed potable and non-potable water improvements. In this instance, water service would not be provided to this Project until the CFD has been formed.

The District will have the option to withdraw funds from the replacement account (as formed by the CFD) to pay for the replacement of the improvements at the end of each item's service life, as well as the annual operation and maintenance costs. Additionally, the Applicant has proposed a funding mechanism for managing of the CFD funds collected. This would be collected as a percentage of the CFD monies collected. The Applicant will also be conditioned to enter into a mainline extension agreement with the District and to pay all applicable fees and deposits.

Fiscal Impact

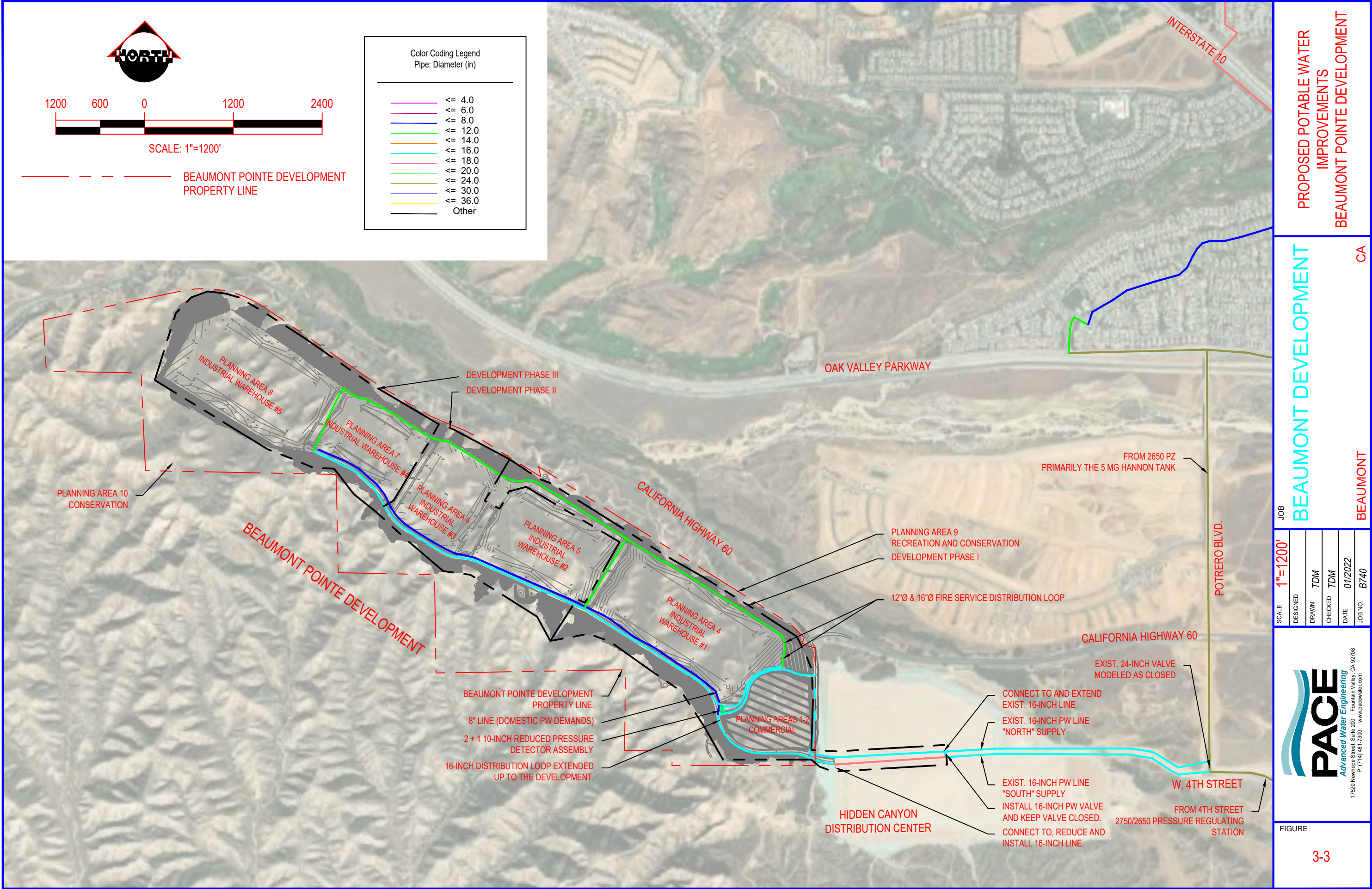
There is no fiscal impact to the District. The costs associated with the CFD formation, engineering, permitting and construction of all the proposed potable and non-potable water improvements will be paid by the Applicant.

Attachments

Attachment 1 – Beaumont Pointe Proposed Potable Water Improvements

Prepared by Evan Ward, Civil Engineering Assistant

Attachment 1 - Beaumont Pointe Proposed Potable Water Improvements





**Beaumont-Cherry Valley Water District
Engineering Workshop
September 26, 2023**

Item 3

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: **Resolution 2023-___: Acknowledging the Review, Receipt and Approval of the Water Supply Assessment for the Legacy Highlands Industrial Specific Plan Project and Update to the *Will-Serve Letter* for the Project Located South of Interstate 60 and East of Potrero Boulevard**

Staff Recommendation

Consider the following actions for the Legacy Highlands Industrial Specific Plan project, located South of Interstate 60 and east of Potrero Boulevard:

1. Adopt Resolution 2023-___, Acknowledging the Review, Receipt and Approval of the Water Supply Assessment for the Legacy Highlands Industrial Specific Plan Project.
2. Consider the request for update to the "Will-Serve Letter" for water service to the proposed development of the Legacy Highlands Industrial Specific Plan Project:
 - a. Approve the request for update of "Will-Serve Letter" for Water Service for a term of one year, or;
 - b. Deny the request for update of "Will-Serve Letter" for Water Service
3. Consider Project Annexation into District Service Boundary
 - a. Approve the request for Annexation of the Legacy Highlands Industrial Specific Plan Project to the District, or
 - b. Deny the request for Annexation of the Legacy Highlands Industrial Specific Plan to the District

Executive Summary

The subject project proposes to construct thirteen (13) industrial warehouses varying from 100,000 square feet to 2,670,000 square feet in size and a commercial site which spans 1,365 acres of land over several parcels all within the District's Sphere of Influence, but not within the Service Boundary. Table 1, below, provides a brief summary of the proposed Project.



Table 1: Project Summary

Applicant/Developer	Potrero Commercial, LLC
Development Type	Commercial/Industrial
Development Name	Legacy Highlands
Annexation Required (Yes/No)	Yes – Requires Annexation
Total Water Consumption	889 EDUs
Estimated Domestic Water Consumption	438 EDUs
Estimated Irrigation Water Consumption	451 EDUs

Background

The Project (formerly identified as Tentative Tract Map [TTM] 31570) consisted of up to approximately 2,868 single-family residential units, was first provided a *Will-Serve Letter* in 2009. The annexation process for the Legacy Highlands Development (Project) began that same year. The City of Beaumont approved the Environmental Impact Report (EIR) and filed a Notice of Determination, however local opponents to the project sought court review of the EIR, including among other elements, water supply adequacy. A court ruling subsequently occurred which indicated that the EIR did not adequately show a sufficient 20-year water supply to support the Legacy Highlands Development Project.

At the end of 2018, the Developer requested that the District prepare a new Water Supply Assessment (WSA) with a request for a new *Will-Serve Letter* be presented to the Board. At the April 10, 2019 Regular Board Meeting, two (2) Board members were not in attendance, therefore this item was brought before the Board for further discussion at the April 25, 2019 Engineering Workshop to allow the entire Board the opportunity to fully review and provide comment and discussion of the Draft WSA. This item, however, was pulled from the agenda at the request of the Developer.

After the April 25, 2019 Engineering Workshop, the Developer indicated to District staff that they wanted to further evaluate the water supply opportunities within the Project's limits and prepare and provide supplemental information to the WSA which was prepared by the District staff.

On the January 23, 2020 Engineering Workshop, District staff presented information as provided by the Developer pertaining to existing wells, infiltration basins, stormwater capture and recharge, and the potential of establishing a mutual water company. District staff identified the concerns with the propositions for the Developer providing its own proposed water supplies, to the Board. Subsequent to the January 23, 2020 Engineering Workshop, District staff continued to work with the Developer in reviewing the various options for water supply and around May 2020, District staff began an update to the previously prepared WSA for the Project which included considerations for the water supplies presented by the Developer.

At the June 10, 2020, Regular Board Meeting, the WSA for the Legacy Highlands (formerly TTM 31570) Development Project was presented by District staff and approved by the Board as a part of Resolution 2020-15.



In October 2022, District staff received an updated WSA from the Developer proposing a redefined project. As described in the Executive Summary the new proposed Project encompasses 1,365 acres and proposes thirteen (13) industrial warehouses, a general commercial site, and three (3) basins to retain stormwater run-off. By changing the Project from the recently proposed residential to industrial, the projected water demand has decreased for the Project, overall. Table 2, below details the previously and currently proposed water demands for the Project.

Table 2 – Project Estimated Water Demand

Description	Previously Estimated Water Demands		Proposed Estimated Water Demands	
	Acre-Feet per Year	Equivalent EDUs	Acre-Feet per Year	Equivalent EDUs
Potable Water Demand	1,450	2,658	239	438
Non-Potable Water Demand	178	326	246	451
Total Water Demand	1,628	2,984	485	889

*Note: EDUs estimated off the basis of 487 gal/day/EDU

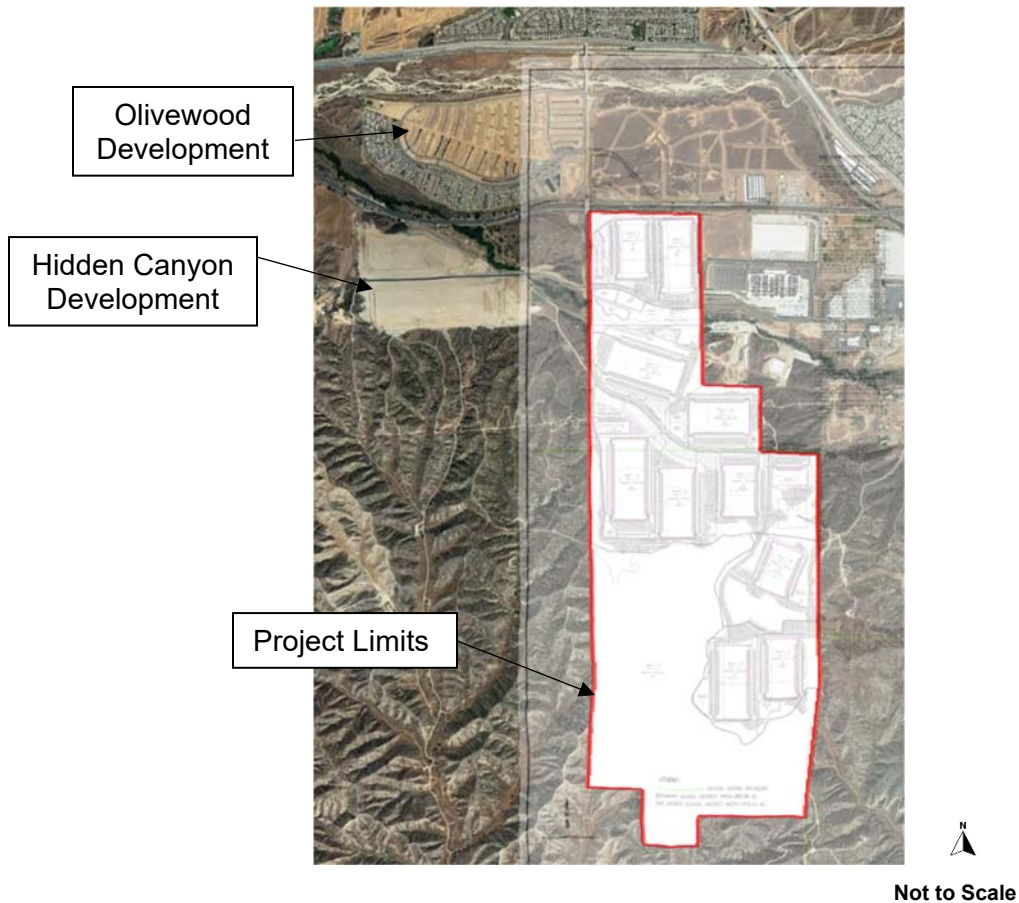
As shown in Table 2, above, the change in Project use from residential to commercial/industrial has decreased the estimated water demand approximately 1,143 acre-feet per year or 2,095 Equivalent Dwelling Units (EDUs).

Summary

The proposed Legacy Highlands Industrial Specific Plan encompasses approximately 1,365 acres and includes a maximum of approximately 21.3 million square feet (SF) of mixed commercial and warehouse uses and approximately 554.4 acres of open space. A site map for the Project is included in Figure 1, below.



Figure 1 – Legacy Highlands Industrial Specific Plan Site Map



Estimated Water Demands

Estimated water demand for the Project was determined by discussion between District staff and the Developer, through analysis of various projects with similar land uses and development types. The Project's potable water demand is estimated to be approximately 239 acre-feet per year (AFY), or approximately 438 EDUs (based on the District's planning value of 0.54 AFY/EDU, as determined in the 2020 Urban Water Management Plan [UWMP]). The Project will also require non-potable water for irrigation purposes. The Project's non-potable water demand is estimated to be approximately 246 AFY, or approximately 451 EDUs. Potable and non-potable water demands for each parcel is shown in Table 3, below.



Table 3 – Legacy Highlands Industrial Specific Plan Project Potable and Non-Potable Water Demand

Parcel	Project Land Use	Planning Area Gross Acres	Project Potable Water Demand (AFY)	Project Potable Water Demand (GPD)	Potable Non-Potable Water Demand (AFY)	Project Non-Potable Water Demand (GPD)
1	Industrial	51.5	25.3	22,545	15.9	14,180
2	Industrial	41.1	19.3	17,250	12.7	11,308
3	Commercial	12.5	1.6	1,440	3.9	3,450
4	Basin	4.6	0	0	1.4	1,267
5	Basin	3.4	0	0	1.0	936
6	Basin	3.8	0	0	1.2	1,044
7	Open Space	22.97	0	0	0	0
8	Industrial	13.2	2.3	2,010	4.1	3,635
9	Industrial	86.7	28.0	25,005	26.7	23,878
10	Industrial	65.6	22.4	20,010	20.2	18,060
11	Industrial	31.5	4.9	4,410	9.7	8,679
12	Industrial	86.4	29.9	26,700	26.6	23,790
13	Industrial	78.3	25.8	23,010	24.2	21,562
14	Industrial	47.5	19.1	17,010	14.7	13,079
15	Industrial	42.1	7.2	6,405	13.0	11,578
16	Industrial	69.0	25.3	22,545	21.3	18,993
17	Industrial	61.8	19.3	17,250	19.0	17,002
18	Industrial	98.3	8.2	7,290	30.3	27,055
19	Open Space	531.5	0	0	0	0
Total		1,351.6	239	212,880	246	219,495

For Parcels 1-3 and 8-18, the potable water demand was determined using a factor 15 GPD/employee, considering 1 employee per 1,500 square feet (SF) of office space (14,192 employees for 21,277,000 sf of warehouse building area) for Parcels 1-3 and 8-18.



For Parcels 1-18, a non-potable demand factor of 1,835.6 GPD/acre (or 670,000 gallons per year per acre) was used. These unit water demand factors are consistent with factors used in recent WSAs approved by the Board (i.e. Beaumont Pointe). Based on the updated site plan and proposed land uses, the landscaped area required is estimated to be 15% of the total land. Parcels 7 and 19 are planned as open space, and therefore have no potable or non-potable water demand.

The total potable and non-potable water demand for the Project is estimated to be approximately 485 AFY (889 potable and non-potable EDUs). Comparatively, the District's 2020 UWMP update allocated approximately 2,542 single-family residential EDUs for the Project. See Table 4-5 on page 24 of the Project WSA, attached, for a full summary of the Project's proposed land use designations and potable and non-potable water demand factors.

The Project's total estimated potable and non-potable demand of 485 AFY (889 EDUs) represents approximately 3.5% of the District's existing potable and non-potable water demand of 13,668 AFY (2020 demand as determined in the 2020 UWMP update).

Project Development Requirements

Staff identifies that additional review of the Developer's proposed connection to the existing system in the vicinity of the Project will be required. Staff will work with the Developer's engineer to determine the most feasible system to provide the required Project demands and the required fire flow as determined by the Fire Department, while also fulfilling facilities requirements as specified in the District's 2016 Potable Water Master Plan.

The Developer will be required to prepare an updated Plan of Service for the Project, which will identify the demands (potable, non-potable, and fire flow) for the project, and determine the facilities required to be constructed by the Developer prior to the provision of water service. Due to the nature of the development and the location of the system, a maintenance and replacement recovery fee component may need to be recovered by the District to serve this project and not burden system ratepayers with project specific costs not recovered by the typical existing district rate structure. The Developer will also be required to annex the Project parcels into the District through the Riverside Local Agency Formation Commission (Riverside LAFCO) at the Applicant's expense.

BCVWD Proposed Development Conditions are as follows:

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

1. The Applicant shall complete a Plan of Service to determine water facilities requirements for the Project and annex the Project parcels into the District Service Boundary through Riverside LAFCO. Plan of Service shall identify system master plan facilities required as well as project specific pipelines (which may require oversizing for things such as fire flow) for cost recovery consideration.
2. The Applicant shall enter into a water facilities and mainline extension agreement and pay all fees associated with the domestic, non-potable water services and main line pipeline extensions. The Applicant shall also pay all fees related to new fire service facilities including any facilities improvements that may be necessary to meet the fire flow requirements.



3. The Applicant will be required to pay for additional storage relating to the Project's volumetric quantity of water greater than the baseline fire flow demands (1,000 GPM for 2 hours) per District policy.
4. The Applicant shall be required to submit all revised, new or updated, Tentative Mapping and Planning documents (i.e. Revised Specific Plan and Tentative Mapping).
5. The Applicant shall prepare revised, new or updated improvement plans in accordance with District Standards showing all required domestic water system and non-potable water system improvements. Said plans shall be approved by the District prior to construction.
6. The Applicant shall conform to all District requirements and all City of Beaumont requirements.
7. The Applicant shall be required to extend all master plan or otherwise required water and non-potable water facilities to the Project and along all property frontages in accordance with the Project's Plan of Service.
8. The Applicant shall be required to pay front footage fees along all property frontages where facilities are currently installed, if applicable.
9. The Applicant may be required to provide water line purge systems (flush system) and return flow pump system or pressure reducing system as part of their development conditions due to interim service conditions resulting from end of development conditions related to the proposed development due to the fact that it is at the edge of the District Service Area Boundaries.
10. The Applicant will be required to provide the District with property which is appropriately sized for proposed District-owned facilities (i.e. pressure reducing stations, booster stations, wells, tanks) and associated easements within development footprint for said facilities.
11. The Applicant shall connect to the non-potable water system for irrigation supply. To minimize the use of potable water, the District requires the applicant conform to the City of Beaumont Landscaping Ordinances and Zoning Requirements and/or County of Riverside Landscaping Ordinances (as applicable) which pertains to water efficient landscape requirements and the following:
 - a. Landscaped areas which have turf, shall have "smart irrigation controllers" which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall and automatically determine watering schedule based on weather conditions, and not require seasonal monitoring changes. Orchard areas, if any, shall have drip irrigation.
 - b. Landscaping in non-turf areas should be drought tolerant planting materials native to the region. Irrigation systems for these areas should be drip or bubbler type.



Fiscal Impact

None. All deposits, fees, and facility installation costs will be paid by the Applicant prior to providing service.

Attachment(s)

Attachment 1 – Will Serve Letter Application

Attachment 2 – Final Water Supply Assessment for the Legacy Highlands Industrial Specific Plan Project, Dated September 20, 2023 (See Handout on District webpage)

Attachment 3 – Resolution 2023-____: Acknowledging the Review, Receipt and Approval of the Water Supply Assessment for the Legacy Highlands Industrial Specific Plan Project

Staff Report prepared by Evan Ward, Civil Engineering Assistant



BEAUMONT CHERRY VALLEY WATER DISTRICT

560 Magnolia Avenue • PO Box 2037

Beaumont, CA 92223-2258

Phone (951) 845-9581

www.bcvwd.org


☒ **Will Serve Request** ☐ **Water Supply Assessment (SB210)**

Applicant Name: Legacy Highlands		Contact Phone # 424-279-0909
Mailing Address: 10501 Wilshire Blvd. Suite 608		Fax #:
City: Los Angeles		E-mail: golkardavid@gmail.com
State & Zip: Ca. 90024		
Service Address:		
Assessor's Parcel Number (APN), Tract Map No. Parcel Map No.: TPM 38613		
Project Type: <input type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Minor Subdivision (5 lots or less) <input checked="" type="checkbox"/> Major subdivision (6+ lots) <input type="checkbox"/> Other		
Site Map Attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

The letter should be delivered to:

Recipient:	David Golkar
	10501 Wilshire Blvd. Suite 608
	Los Angeles, Ca. 90024
PLEASE CHOOSE ONE:	
<input type="checkbox"/> Mail (above address)	<input checked="" type="checkbox"/> E-mail
<input type="checkbox"/> Fax	<input type="checkbox"/> Will pick up

The District reserves the right to impose terms and conditions in Will Serve Letters and/or Water Supply Assessment Reports that take into account water availability issues, conservation issues and the District's existing facilities, all of which impact the District's ability to provide service to the subject property and maintain the District's ability to meet existing water demands.


Applicant's Signature

September 20, 2023

Date

Attachment 2

Water Supply Assessment



Legacy Highlands Industrial Specific Plan City of Beaumont, CA

Prepared For:



Prepared by

SRD Design Studio, Inc.

10501 Wilshire Blvd. Suite 608

Los Angeles, California 90024

April 2022

Revised November 2022

Revised January 2023

Revised April 2023

Revised September 2023

BCVWD Rec'd - 12/7/2022
BCVWD 2nd Review - 12/27/2022
BCVWD Rec'd - 1/26/2023
BCVWD 3rd Review - 3/20/2023
BCVWD 4th Review - 5/2/2023
BCVWD Completion - 9/20/2023

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1. Introduction

The initial Water Supply Assessment (WSA) for the Legacy Highlands Specific Plan was approved by the Beaumont -Cherry Valley Water District (BCVWD) Board of Directors in June 2020. The Project has since changed, so the approved WSA has been revised to reflect the current project conditions.

1.1. Introduction to Previously Proposed Project

The Legacy Highlands development (Legacy Highlands or “Project”) was proposed (2020) to be constructed in the City of Beaumont (City), CA on an approximately 1,600 gross acre site, south of Highway 60 and west of Beaumont Ave (Highway 79). The Project was proposed as a mixed-use development consisting of commercial-industrial development, single family residential, and a gated, active adult residential community. A total of 2,868 dwelling units were proposed, consisting of 1,107 single family residential, 1.2 million sq. ft. of commercial/industrial, and 1,761 active adult, low density residential. A 20-acre school site, several neighborhood parks, and open space were also planned. The Project was anticipated to be constructed in six phases:

- Phase 1 – 897 single family residential lots with 16.9 acres of “active” parks and 3.5 acres of “passive” parks.
- Phase 2 – 1.2 million sq. ft. of commercial/industrial which is anticipated to consist of warehouse space.
- Phase 3 – 424 Equivalent Dwelling Units (EDUs), active adult residences, in a gated community.
- Phase 4 – 343 EDUs, active adult residences, and 4.4 acres of “active” parks in a gated community.
- Phase 5 – 994 EDUs, active adult residences, in a gated community with 638.9 acres of natural open space
- Phase 6 – 20 acre school, 210 single family residential lots with 111.2 acres of natural open space

In the above phasing, “active” parks were assumed to be turfed and irrigated with non-potable water; “passive” parks were assumed to have low water using planting irrigated with non-potable water. The “open” space was not planned to be irrigated. The Developer anticipated constructing about 200 dwelling units per year and projected a 15-year build-out period.

Fourth Street, west of Beaumont Avenue, extends through the Project on the north side and connects to Potrero Boulevard. Potrero Boulevard extends north to Oak Valley Parkway. The commercial/industrial portion of the Project was proposed to be between 4th Street. and State Route 60 – an extension of the existing commercial-industrial area westerly along 4th Street. The Project site was within the Beaumont Cherry Valley Water District (BCVWD) sphere of influence but not within BCVWD's service boundary.

The original project, proposed as Willow Springs with the name changed later to Legacy Highlands, started in 2003 with 3,000 proposed single family residential lots, 40 acres of commercial, two school sites totaling 60 acres, and 50 acres of parks and open space. The project site requested to be annexed to the City and BCVWD. **Currently, the Project has not been annexed to the City or BCVWD.** An EIR, to comply with the California Environmental Quality Act (CEQA) was completed in March 2008. A Plan of Service was prepared by BCVWD in 2007, however the Plan of Service will need to be updated to reflect the currently proposed project. The economic downturn that began in 2007 along with EIR litigation stalled the original project. The environmental litigation was settled in 2009 with the deficiencies in the certified EIR identified by the superior Court of California to be corrected and brought back to the City for consideration and reapproval. All corrective work including WSA was prepared in 2020 (WSA was approved by the Board of Directors in June 2020), and partially recirculated Environmental Impact Report (PREIR) was prepared for the City's review and approval. The Project went through all statutory timelines for circulation and review by all public agencies and members of public, the comments were received and responded to and final PREIR was ready for the consideration for certification by the City Council in March of 2021. Since the Project was still under the protection of Chapter 7 federal bankruptcy court, the City needed to get a relief from stay to be able to vote on the Project. The relief from stay was issued by the federal court in July of 2021. Per the directive from the superior court, the City had to set aside the approval first and bring it back for consideration of certification of PREIR. The City council was held in August of 2021 to comply with superior court ruling and bring it back for reapproval. In the meantime, the City had adopted the updated General Plan in 2020, and the underlying zoning was changed to mostly industrial with residential no longer consistent with the General Plan. In final negotiations with the City, it was the City's desire to eliminate all residential from the Project and proceed with Industrial and Commercial. The Developer and the City came to an agreement, and the Project was modified to Industrial and Commercial. The Project was modified in August of 2021.

1.2. Introduction of Proposed Project

The current plan for the proposed Project is Commercial and Industrial. Planning Area 1.1 is

140 acres which consists of Industrial, Commercial, and Open Space. The two industrial buildings are approximately 1,965,000 to 3,978,000 square feet with the land area of 92.57 acres, 143,000 square feet of commercial buildings with the land area of 12.53 acres, three basins totaling 11.79 acres, and 22.97 acres of Open Space. Planning Area 1.2 consists of 8,123,850 to 16,428,000 square feet of Industrial building area over a land area of 667.96 acres, with passive Open Space consisting of 597.34 acres, and 17.93 acres of public roadways.

2. Water Supply Assessment (WSA) Legislative Requirements

There were two Senate Bills, passed in 2001, to advance water supply planning efforts in California and provide the foundation for developing comprehensive water policies to meet future water needs by integrating water supply and land use planning. These were Senate Bill 221 and Senate Bill 610, (SB 221 and SB 610, respectively). The intent was to provide additional assurance that new projects could have a reliable water supply and the impact of the new developments on existing water users, i.e., those relying on common water sources, and decision makers, were adequately informed of the proposed project's water use, the impacts, and plans to maintain supplies. **Senate Bill 221 (SB 221)**

SB 221 applies to residential subdivisions and is chaptered in Government Code §65867.5 *et seq.* which states:

- (c) *A development agreement that includes a subdivision, as defined in Government Code §666473.7, shall not be approved unless the agreement provides that any tentative map prepared for the subdivision will comply with the provisions of §666473.7.*

Government Code §666473.7 states:

- (a)(1) *For purposes of this section, the following definitions apply:*

“Subdivision” means a proposed residential development of more than 500 dwelling units, except that for a public water agency that has fewer than 5,000 service connections, “subdivision” means any proposed residential development that would account for an increase of 10 percent or more in the number of the public water system’s existing service connections.

- (b)(1) *The legislative body of a city or county or the advisory agency, to the extent that it is authorized by local ordinance to approve, conditionally approve, or disapprove the tentative map, shall include as a condition in any tentative map that includes a subdivision, a requirement that a sufficient water supply shall be available. Proof of the availability of a sufficient water supply shall be requested by the subdivision applicant or local agency and shall be based on written verification from the applicable water supply system within 90 days of a request.*
- (i) *Government Code §666473.7 shall not apply to any residential project proposed for a site that is within an urbanized area and has previously been developed for urban uses, or where the immediate contiguous properties surrounding the residential project site area, or previously have been, developed for urban uses, or housing projects*

that are exclusively for very low and low-income households.

- (a)(2) *“Sufficient water supply” means the total water supplies available during normal, single- dry, and multiple-dry years within a 20-year projection that will meet the projected demand associated with the proposed subdivision, in addition to existing and planned future uses, including but not limited to agricultural and industrial uses.*

This does not mean that 100 percent of the development’s unrestricted water demand must be met 100 percent of the time, nor does it mean the new development may not have an impact on the service level of existing customers. A “sufficient water supply” may be found to exist for a proposed subdivision and for existing customers, even where a drought-induced shortage will be known to occur, as long as a minimum water supply can be estimated and planned for during a record drought.

2.2. Senate Bill 610 (SB 610)

SB 610, chaptered in Water Code §10910 *et seq.*, requires a city or county that determines a “Project,” as defined in Water Code §10912, is subject to the California Environmental Quality Act (CEQA), the city or county must identify any public water system that may supply water for the project and to request those public water systems to prepare a specified water supply assessment (WSA), except as otherwise specified. Water Code §10912 defines a “Project” as any of the following:

- (1) *A proposed residential development of more than 500 dwelling units.*
- (2) *A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet (sq. ft.) of floor space.*
- (3) *A proposed commercial office building employing more than 1,000 persons or having more than 250,000 sq. ft. of floor space.*
- (4) *A proposed hotel or motel, or both having more than 500 rooms.*
- (5) *A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 sq. ft. of floor area.*
- (6) *A mixed-use project that includes one or more of the projects specified in this subdivision.*
- (7) *A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project¹.*

¹ The water use for one dwelling unit depends on regional climate and varies from agency to agency.

The basic question to be answered in the WSA is:

Will the water supplier's total projected water supplies during normal, dry, and multiple dry years during a 20-year projection meet the projected water demand of the proposed project, in addition to the water supplier's existing and planned future uses, including agricultural and manufacturing uses?

The WSA, under SB 610, is to include the following, if applicable to the supply conditions:

1. Water supply entitlements, water rights or water service contracts shall be demonstrated by supporting documentation such as the following:
 - a. Written contracts or other proof of entitlement to an identified water supply.
 - b. Copies of capital outlay program for financing the delivery of a water supply that has been adopted by the public water system.
 - c. Federal, state, and local permits for construction of necessary infrastructure associated with delivering the water supply.
 - d. Any necessary regulatory approvals that are required to be able to convey or deliver the water supply.
2. Identification of other public water systems or water service contract holders that receive a water supply or have existing water supply entitlements, water rights, or water service contracts, to the same source of water as the public water system.
3. If groundwater is included for the supply of a proposed project, the following additional information is required:
 - a. Description of groundwater basin(s) from which the proposed project will be supplied. Adjudicated basins must have a copy of the court order or decree adopted and a description of the amount of groundwater the public water system has the legal right to pump. For non-adjudicated basins, information on whether the California Department of Water Resources has identified the basin as over drafted or has projected that the basin will become over drafted if present management conditions continue, in the most current bulletin of the Department of Water Resources that characterizes the condition of the basin, and a detailed description of the efforts being undertaken in the basin to eliminate the long-term overdraft.
 - b. Description and analysis of the amount and location of groundwater pumped by the public water system for the past five (5) years from any groundwater basin from which the proposed project will be supplied. Analysis should be based on

information that is reasonably available, including, but not limited to, historic use records.

- c. Description and analysis of the amount and location of groundwater projected to be pumped by the public water system from any groundwater basin from which the proposed project will be supplied. Analysis should be based on information that is reasonably available, including, but not limited to, historic use records.

2.3. Summary

The Senate bills are quite similar; SB 221 applies to proposed residential subdivisions over 500 dwelling units or a subdivision project that proposes 10 percent of the number of existing agency water connections whichever is smaller; SB 610 to other types of large projects or mixed-use projects. Both require documentation of water supply and demand under normal, dry and multiple dry year scenarios to accommodate the project plus existing and known planned projects. Both rely on the agency's Urban Water Management Plan (UWMP) for support.

Based on the description in the introduction, the proposed Legacy Highlands Project **requires a water supply assessment pursuant to both SB 221 under Government Code §65867.5 et seq. and SB 610 under Section 10912 (a) (2)**. The Proposed industrial contains more than 650,000 sf of floor area.

3. Urban Water Management Planning Act

3.1 Background

The California Water Code requires that all urban water suppliers within the state, serving over 3,000 acre-feet (AF) of water annually (1 AF = 325,829 gallons) or having at least 3,000 service connections, to prepare Urban Water Management plans (UWMPs) on a five-year, ongoing basis demonstrating their continued ability to provide water supplies for current and future expected development under normal, single dry, and multiple dry year scenarios. The Urban Water Management Planning Act was enacted in 1983 and amendments were made periodically since then. The Act also requires imported water suppliers to prepare UWMPs. Water Code sections §10610 through §10656 detail the information that must be included in the plans. These plans also require the assessment of urban water conservation measures and wastewater recycling. They also require, pursuant to §10632, a water shortage contingency plan, outlining how the municipal water provider will manage water shortages of up to 50 percent of their normal supplies in a given year.

An UWMP is a planning tool that provides general guidance to water management agencies. It provides managers and the public with high altitude overview on a number of water supply issues facing the agency. It is not a substitute for project-specific planning documents, nor was it intended to be when mandated by the State Legislature. When specific projects are chosen to be implemented, detailed project plans are prepared, environmental analysis, if required, is prepared, and financial and operational plans are developed.

“An UWMP is intended to function as a planning tool to guide broad-perspective decision making” by water agency managers and directors². It should not be viewed as an exact blueprint for supply and demand management. Water management in California is not a matter of certainty and planning projections may change in response to a number of factors. “Long-term water planning involves expectations and not certainties. The State Supreme Court has recognized the uncertainties inherent in long-term land use and water planning and observed that the generalized information required ...in the early stages of the planning process are replaced by firm assurances of water supplies at later stages.”³ It is appropriate to look at the UWMP as a general planning framework, not a specific action plan. It is an effort to generally answer a series of planning questions including:

- What are the potential sources of supply and what is the reasonable probable yield from

² *Sonoma County Water Coalition v. Sonoma County Water Agency* (2010) 189 Cal. App. 4th 33, 39, taken from SGPWA 2015 UWMP.

³ Ibid

them?

- What is the probable demand, given a reasonable set of assumptions about growth and implementation of good water management practices?
- How well do supply and demand figures match up, assuming that the various probable supplies will be pursued by the implementing agency?

Based on the answers to these questions, the implementing agency will pursue feasible and cost-effective options and opportunities to meet demands.

Overall, the demands for the Project have been significantly reduced due to the land use change from mostly residential to industrial.

The Urban Water Management Planning Act requires the supplier to document water supplies available during normal, single dry, and multiple dry water years over a 20-year projection and the existing and projected future water demand during a 20-year projection. The Act requires that the projected supplies and demands be presented in 5-year increments for the 20-year projection period.

Like SB 221 and SB 610, specific levels of supply reliability are not mandated (i.e., whether a specific level of demand can be met over a designated frequency); rather, the law provides that it is a local policy decision of the water provider as part of the planning process. As provided for in the law, this WSA can rely on the data in the latest UWMP in assessing the water demand of the proposed project relative to the overall increase in demands expected by BCVWD. The Legacy Highlands Project, (at 2,542 housing units at the time), was included in Table 3-7 of BCVWD's 2020 UWMP (Table 6-7 within this WSA) as well as the 2015 and 2013 BCVWD UWMPs. In late 2017 and 2018, BCVWD prepared a set of "White Papers" that evaluated the growth in demand within the San Geronio Pass Water Agency (SGPWA) and the current and future water supply from the SGPWA on a regional basis. The result of this evaluation is a reduction in the rate of growth and a refinement in the imported water supply. This is discussed later in this WSA.

3.2 San Geronio Pass Water Agency 2020 UWMP

The Legacy Highlands Development is located within the service area of the San Geronio Pass Water Agency (SGPWA or Pass Agency). BCVWD provided data to SGPWA on BCVWD's projected demands so the SGPWA could prepare their UWMP. Because the California Department of Water Resources (DWR) required the imported water suppliers to submit their UWMPs earlier than the retail agencies, BCVWD made some preliminary estimates

of their demand over the 20-year projection period and provided the projections to SGPWA. These preliminary estimates deviated slightly from the actual demands in BCVWD's 2020 UWMP. Since the Legacy Highlands Project site was included in the demands in BCVWD's 2020 UWMP, it is considered to be included in the 2020 SGPWA UWMP, adopted by SGPWA Board of Directors on June 21st, 2021. Table 3-1 below is taken from Table 3-16 in the SGPWA 2020 UWMP.

Table 3-1 – Project Total Water Supply for SGPWA Region through 2045 (AFY)

Service Area Water Supply to Meet Demands	2025	2030	2035	2040	2045
City of Banning	9,473	10,198	10,853	11,565	12,278
Beaumont Cherry Valley	14,963	16,160	17,515	18,710	19,693
Yucaipa Valley WD (Riverside Portion)	1,509	1,841	2,174	2,507	2,839
South Mesa WC (Riverside Portion)	1,032	1,084	1,138	1,196	1,196
High Valley WD	3,400	3,600	3,900	4,100	4,300
Cabazon County WD					
Mission Springs (SGPWA area)					
Other SGPWA service area not served by named retailers					
Total SGPWA Boundary Supply to meet Demands	30,400	32,900	35,600	38,100	40,300

Note:

1. Table 3-1 is taken from Table 3-16 in the SGPWA 2020 UWMP.
2. The supply totals necessary to meet demands in the table above are rounded to the nearest 100.

In Chapter 1 of the SGPWA's 2020 UWMP, the UWMP stated the following.

"It is important to note that this UWMP [SGPWA 2020 UWMP] has been completed to address regional resource management and does not address the particular conditions of any specific retail water agency or entity within the SGPWA service area. The retail urban water suppliers within SGPWA service area are preparing their own separate UWMPs where required, though SGPWA has facilitated coordination among the retailers to assure consistency."

BCVWD recognizes and acknowledges the disclaimer statement within the 2020 Urban Water Management Plan prepared by the SGPWA related to regional planning. While the UWMP prepared by the SGPWA "...does not address the particular conditions of any specific retail water agency..." BCVWD relies upon the policies and practices of the SGPWA as a foundation for regional water supply solutions. In other words, while the SGPWA's regional planning document does not address local water conditions, BCVWD does rely upon the policies of the SGPWA to provide comprehensive regional solutions related to the use of imported water in the SGPWA area. As an example of the policies and practices adopted by the SGPWA and relied upon by BCVWD include, but are not limited, to the following:

- San Geronio Pass Water Agency, Ordinance No. 8, An Ordinance Establishing Rules and Regulations for SGPWA Water Service, February 7, 2005;
- San Geronio Pass Water Agency Strategic Plan, May 2012;
- San Geronio Pass Water Agency, Resolution No. 2014-02, A Resolution of the San Geronio Pass Water Agency Establishing a Policy for Meeting Future Water Demands, February 18, 2014;
- San Geronio Pass Water Agency, Ordinance No. 10, Ordinance Establishing Water Shortage Plan, July 21, 2014;
- San Geronio Pass Water Agency, Resolution No. 2015-05, Resolution of the Board of Directors of the San Geronio Pass Water Agency to Adopt Facility Capacity Fees for Facilities and Water, July 27, 2015;
- San Geronio Pass Water Agency, State of the Supply PowerPoint Presentation, September 30, 2016;
- San Geronio Pass Water Agency, Ordinance No. 13, An Ordinance Amending Rules and Regulations Regarding Authorization for Service, June 5, 2017.

3.3 BCVWD's 2020 UWMP

There were some minor differences between the projections in BCVWD's 2020 UWMP and the projections provided to SGPWA for their 2020 UWMP. These differences stemmed from the need for BCVWD to provide preliminary demand projections early on so the SGPWA could meet their prescribed deadline.

BCVWD's demands for imported water are presented in BCVWD's 2020 UWMP (Table 6-24) and are repeated in Table 3-2 below. Table 3-2 shows the actual imported water demand to meet the potable water demand plus the banking water demand to ensure drought-proofing of

future development. If imported water is not available in a given year, no banking will occur. But when imported water is available, any deficiencies from previous years would be “carried over” and “made up.” As can be seen, there is a slight difference between the demands in Table 3-2 versus those shown above in Table 3-1.

Table 3-2 BCVWD Imported Water Needs from BCVWD 2020 UWMP

	2025	2030	2035	2040	2045
BCVWD Drinking Water Demand, AFY	9,144 ²	9,546 ²	9,966	10,717	11,281
Banking Demands, AFY	1,500	1,200	1,000	1,000	1,000
Total BCVWD Imported Water Demand, AFY	10,644	10,746	10,966	11,717	12,281

Note:

1. Taken from the BCVWD 2020 UWMP, Table 6-24
2. Includes imported water for non-potable water system since non-potable water system is supplied with potable groundwater.

4. Legacy Highlands Development Project Description (Updated)

The Legacy Highlands development was a mixed-use single family and active adult residential (2,868 units) and commercial/industrial (1,250,000 square feet) project located in the City of Beaumont on approximately 1,600 gross acres, south of Highway 60 and west of Beaumont Ave (Highway 79). The project is primarily in Sections 8, 16, 17, 20 and 21, T3S, R1W, SBB&M. The proposed Legacy Highlands development is now Industrial and Commercial only.

Figure 1
Legacy Highlands Development General Location



4.1 Previous Estimated Water Demand

The following tables 4-1, 4-2 and 4-3 summarizes the Project's previous water demands.

Table 4-1 – Legacy Highlands Development Previous Projected Residential Potable Water Demands

Planning Area/Neighborhood	Land Use Designation	Zoning	Gross Acres	Minimum Lotsizes, Sq Ft	Number of Lots	Max Density EDU/Acre	Home Size	Unit Water Demand, AF/EDU	Projected Water Demand, AFY
Planning Area 1									
Neighborhood 1.1	Low Density Residential	R-SF	25.1	10,000	30	1.2	3000-3400	0.65	19.49
Neighborhood 1.2	Low Density Residential	R-SF	31.2	8,000	76	2.4	2250-2800	0.546	41.50
Neighborhood 1.3	Low Density Residential	R-SF	30.5	7,000	64	2.1	2050-2400	0.546	34.94
Neighborhood 1.4	Medium Density Residential	PUD	12.5	PUD	136	10.9	900-1250	0.546	74.26
Neighborhood 1.6	Medium Density Residential	PUD	16.1	PUD	202	12.5	1000-1250	0.546	110.29
Neighborhood 1.8	Medium Density Residential	PUD	19.1	PUD	254	13.3	1000-1300	0.546	138.68
Neighborhood 1.9	High Density Residential	PUD	8.9	PUD	118	13.3	850-1250	0.546	64.43
Neighborhood 1.12	Low Density Residential	R-SF	12	20,000	17	1.4	3200-4000	0.65	11.05
Subtotal Planning Area 1 Residential			155.4		897				494.64
Planning Area 6									
Neighborhood 6.3	Medium Density Residential	PUD	14.8	PUD	210	14.2	1000-1250	0.546	114.66
Subtotal Planning Area 6 Residential			14.8		210				114.66
Subtotal Conventional Housing			170.2		1107				609.3
Planning Area 3									
Neighborhood 3.1	Low Density Residential	R-SF	39	4,000	196	5.0	1850-2200	0.470	92.03
Neighborhood 3.2	Low Density Residential	R-SF	28.3	5,000	112	4.0	1300-2000	0.470	52.59
Neighborhood 3.3	Medium Density Residential	PUD	32.7	6,000	116	3.5	1850-2200	0.470	54.47
Subtotal Planning Area 3 Residential			100		424				199.09
Planning Area 4									
Neighborhood 4.1	Low Density Residential	R-SF	29.9	4,000	82	2.7	900-1200	0.47	38.50
Neighborhood 4.2	Low Density Residential	R-SF	37.5	5,000	147	3.9	1650-2200	0.47	69.03
Neighborhood 4.3	Low Density Residential	R-SF	22	6,000	52	2.4	1850-2200	0.47	24.42
Neighborhood 4.4	High Density Residential	PUD	9.7	PUD	62	6.4	850-1200	0.47	29.11
Subtotal Planning Area 4 Residential			99		343				161.06
Planning Area 5									
Neighborhood 5.1	Low Density Residential	R-SF	31.8	4,000	195	6.1	1100-2200	0.47	91.56
Neighborhood 5.2	Low Density Residential	R-SF	33.8	5,000	197	5.8	1300-2000	0.47	92.50
Neighborhood 5.3	Low Density Residential	R-SF	51.7	7,000	84	1.6	3600-4200	0.47	39.44
Neighborhood 5.4	Low Density Residential	R-SF	72.7	6,000	205	2.8	1850-2200	0.47	96.26
Neighborhood 5.5	High Density Residential	PUD	29	PUD	107	3.7	850-1200	0.47	50.24
Neighborhood 5.6	Open Space	OS	638.9	Natural		9		0.47	0.00
Neighborhood 5.7	Low Density Residential	PUD	8.9	PUD	54	6.1	900-1300	0.47	25.36
Neighborhood 5.8	Low Density Residential	PUD	28.5	PUD	152	5.3	1900-1300	0.47	71.37
Subtotal Planning Area 5 Residential			895		994				466.74
Total Residential			1,265		2,868				1,436

Table 4-2 – Legacy Highlands Previous Commercial/Industrial Potable Water Demands

Commercial/Industrial Area (Planning Area 2), acres	100
Building Area per Legacy Highlands, sq ft	1,150,000
Building Area/Site Area	0.26
Building Area/Site Area for Planning Purposes	0.40
Total Building Area for Planning Purposes, sq ft	1,742,400
Employees/sq ft of Building Area	1,500
Gal/day/employee for warehouse type facility	15
Operating days/year	260
Projected number of employees	1,162, Round to 1,200
Indoor water demand, gal/day	18,000
Indoor water demand, AFY	14.4

Table 4-3 – Summary of Legacy Highlands Previous Water Demands at Build-Out

	Acre-ft/yr (AFY)
Potable Water Demand	
Residential Conventional Housing	609
Residential Active Adults	827
Commercial/Industrial	14.4
Total Potable Water Demand (rounded)	1,450
Non-potable Water Demand	
Commercial/Industrial	36.2
School Site	21.9
Active Open Space	63.8
Street Medians	56.3
Total Non-potable Water Demand (rounded)	178

4.2 Proposed Project Estimated Water Demand

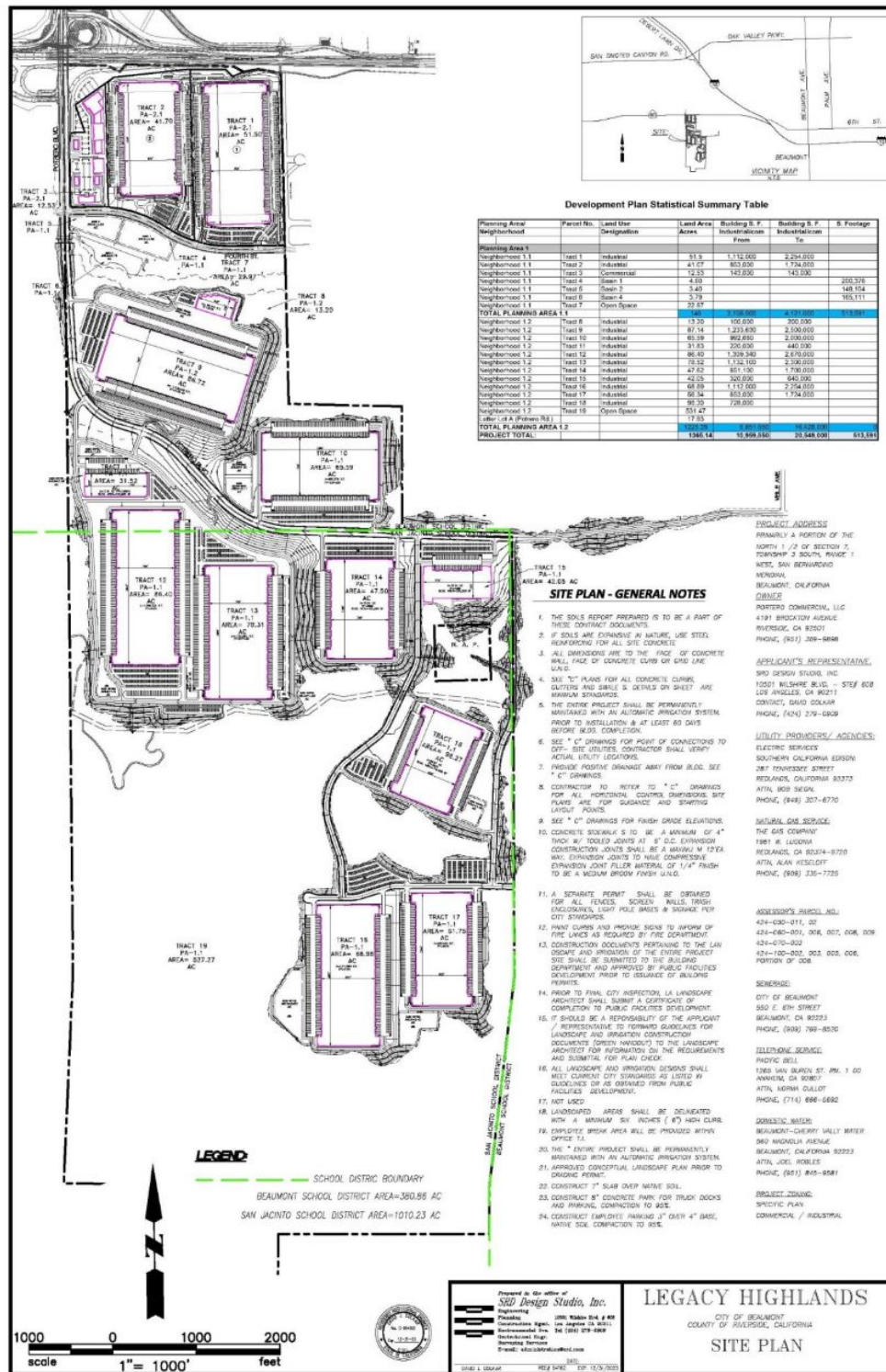
The current plan for the proposed master planned community is Commercial and Industrial. Planning Area 1.1 is 140 acres which consists of Industrial, Commercial, and Open Space. The two proposed industrial buildings are approximately 1,965,000 to 3,978,000 square feet with the land area of 92.57 acres, 143,000 square feet of Commercial with the land area of 12.53 acres, three basins totaling 11.79 acres, and 22.97 acres of Open Space. Planning Area 1.2 consists of 8,851,850 to 16,428,000 square feet of Industrial building area and the land area consists of 667.96 acres, passive Open Space proposed as 597.34 acres, and 17.93 acres of public roadways.

A statistical summary of the proposed Project development is included in Table 4.4 as follows:

Table 4-4 – Legacy Highlands Proposed Development Plan Statistical Summary

Development Plan Statistical Summary Table						
Planning Area/ Neighborhood	Parcel No.	Land Use Designation	Land Area Acres	Building S. F. Industrial/com From	Building S. F. Industrial/com To	S. Footage
Planning Area 1						
Neighborhood 1.1	Tract 1	Industrial	51.5	1,112,000	2,254,000	
Neighborhood 1.1	Tract 2	Industrial	41.07	853,000	1,724,000	
Neighborhood 1.1	Tract 3	Commercial	12.53	143,000	143,000	
Neighborhood 1.1	Tract 4	Basin 1	4.60			200,376
Neighborhood 1.1	Tract 5	Basin 2	3.40			148,104
Neighborhood 1.1	Tract 6	Basin 4	3.79			165,111
Neighborhood 1.1	Tract 7	Open Space	22.97			
TOTAL PLANNING AREA 1.1			140	2,108,000	4,121,000	513,591
Neighborhood 1.2	Tract 8	Industrial	13.20	100,000	200,000	
Neighborhood 1.2	Tract 9	Industrial	87.14	1,233,630	2,500,000	
Neighborhood 1.2	Tract 10	Industrial	65.59	992,680	2,000,000	
Neighborhood 1.2	Tract 11	Industrial	31.83	220,000	440,000	
Neighborhood 1.2	Tract 12	Industrial	86.40	1,309,340	2,670,000	
Neighborhood 1.2	Tract 13	Industrial	78.52	1,132,100	2,300,000	
Neighborhood 1.2	Tract 14	Industrial	47.62	851,100	1,700,000	
Neighborhood 1.2	Tract 15	Industrial	42.05	320,000	640,000	
Neighborhood 1.2	Tract 16	Industrial	68.89	1,112,000	2,254,000	
Neighborhood 1.2	Tract 17	Industrial	56.34	853,000	1,724,000	
Neighborhood 1.2	Tract 18	Industrial	98.30	728,000		
Neighborhood 1.2	Tract 19	Open Space	531.47			
Letter Lot A (Potrero Rd.)			17.93			
TOTAL PLANNING AREA 1.2			1225.28	8,851,850	16,428,000	0
PROJECT TOTAL:			1365.14	10,959,850	20,549,000	513,591

Figure 2
Legacy Highlands Site Plan



For Full Size Site Plan, please see Appendix "B"

Table 4-5 – Legacy Highlands Proposed Commercial/Industrial Potable and Non-Potable Water Demand

Parcel	Land Use	Project Site Acreage ^[1]			Warehouse Bldg Area (SF) ^[1]	Employee Count	Indoor Water Demand Factor ^[2]		Outdoor Water Demand Factor ^[3]		^[4]			
		Total	Bldg	Irrig							Indoor Water Demand		Outdoor Irrigation Demand ^[5]	
1	Industrial	51.5	43.8	7.7	2,254,000	1,503	15	gpd/emp	670,000	gal/Ac/Yr	22,545	gpd	14,180	gpd
2	Industrial	41.1	34.9	6.2	1,724,000	1,150	15	gpd/emp	670,000	gal/Ac/Yr	17,250	gpd	11,308	gpd
3	Commercial	12.5	10.7	1.9	143,000	96	15	gpd/emp	670,000	gal/Ac/Yr	1,440	gpd	3,450	gpd
4	Basin 1	4.6	0.0	0.7	-	-	15	gpd/emp	670,000	gal/Ac/Yr	-	gpd	1,267	gpd
5	Basin 2	3.4	0.0	0.5	-	-	15	gpd/emp	670,000	gal/Ac/Yr	-	gpd	936	gpd
6	Basin 4	3.8	0.0	0.6	-	-	15	gpd/emp	670,000	gal/Ac/Yr	-	gpd	1,044	gpd
7	Open Space	22.97	0.0	0.0	-	-	15	gpd/emp	670,000	gal/Ac/Yr	-	gpd	-	gpd
8	Industrial	13.2	11.2	2.0	200,000	134	15	gpd/emp	670,000	gal/Ac/Yr	2,010	gpd	3,635	gpd
9	Industrial	86.7	73.7	13.0	2,500,000	1,667	15	gpd/emp	670,000	gal/Ac/Yr	25,005	gpd	23,878	gpd
10	Industrial	65.6	55.8	9.8	2,000,000	1,334	15	gpd/emp	670,000	gal/Ac/Yr	20,010	gpd	18,060	gpd
11	Industrial	31.5	26.8	4.7	440,000	294	15	gpd/emp	670,000	gal/Ac/Yr	4,410	gpd	8,679	gpd
12	Industrial	86.4	73.4	13.0	2,670,000	1,780	15	gpd/emp	670,000	gal/Ac/Yr	26,700	gpd	23,790	gpd
13	Industrial	78.3	66.6	11.7	2,300,000	1,534	15	gpd/emp	670,000	gal/Ac/Yr	23,010	gpd	21,562	gpd
14	Industrial	47.5	40.4	7.1	1,700,000	1,134	15	gpd/emp	670,000	gal/Ac/Yr	17,010	gpd	13,079	gpd
15	Industrial	42.1	35.7	6.3	640,000	427	15	gpd/emp	670,000	gal/Ac/Yr	6,405	gpd	11,578	gpd
16	Industrial	69.0	58.6	10.3	2,254,000	1,503	15	gpd/emp	670,000	gal/Ac/Yr	22,545	gpd	18,993	gpd
17	Industrial	61.8	52.5	9.3	1,724,000	1,150	15	gpd/emp	670,000	gal/Ac/Yr	17,250	gpd	17,002	gpd
18	Industrial	98.3	83.5	14.7	728,000	486	15	gpd/emp	670,000	gal/Ac/Yr	7,290	gpd	27,055	gpd
19	Open Space	531.5	0.0	0.0	-	-	15	gpd/emp	670,001	gal/Ac/Yr	-	gpd	-	gpd
Total		1351.6	667.6	119.6	21,277,000	14,192					212,880	gpd	219,495	gpd
Total											239	AFY	246	AFY

Note:

1. Based on updated Site Plan and tabulation of proposed land uses, and landscape area required at 15% of total.
2. Based on recent water demand prepared by BCWD for similar warehouse development project (Hidden Canyon), which estimated 1 employee per 1500 sf of warehouse/office space.
3. Based on outdoor water demand factor used for Amazon Distribution Center.
4. Represents demand on BCVWD potable (domestic) water sources until non-domestic water becomes available.
5. Represents demand that could be served by non-domestic water sources.

Table 4-5 was used to calculate a total estimated water demand at Legacy Highlands buildout of 432,375 gpd, or 485 AFY. Based on BCVWD equivalent dwelling unit usage of 0.546 AFY per equivalent dwelling unit, this equates to 887 EDUs. Of the total water demand, candidate non-potable water demand for outdoor irrigation is estimated to be 246 AFY, or approximately 51 percent of the total demands of the Project.

5. BCVWD Water System

BCVWD owns and operates the water system which would serve the Legacy Highlands development project. BCVWD was first formed in April 1919, to provide domestic and irrigation water to the developing community of Beaumont and the surrounding area. BCVWD was originally named the Beaumont Irrigation District. In 1973, the name was changed to the Beaumont-Cherry Valley Water District. Sometime after that the hyphen was dropped from the name. However, even though the name has changed, the BCVWD's authority comes from the Irrigation District Law of the State of California.

BCVWD owns approximately 1,524 acres of watershed land north of Cherry Valley along the

Little San Gorgonio Creek (also known as Edgar Canyon) and Noble Creek. There are two stream diversion locations within Little San Gorgonio Creek that are in the Department of Water Resources, Division of Water Rights, database. The diversions have pre-1914 recorded water rights amounting to 3,000 miners inch hours (MIH) or approximately 45,000 acre-feet per year (AFY) of right for diversion of water for domestic and irrigation uses. However, BCVWD has never had a demand that requires such large quantities of water supply; and the watersheds may not be capable of supplying such quantities during an average year. The creeks/canyons have been used for water development via diversions for irrigation and domestic service since the latter part of the 1800s. Currently, BCVWD diverts water from Little San Gorgonio Canyon Creek into a series of ponds adjacent to the creek where it percolates and recharges the shallow aquifers in the Canyon. BCVWD's wells located in Edgar Canyon provide a significant portion of BCVWD's water supply.

Figure 3 shows BCVWD's present Service Boundary and Sphere of Influence (SOI). BCVWD's present service area covers approximately 28 square miles, virtually all of which is in Riverside County and includes the City of Beaumont and the community of Cherry Valley. BCVWD-owned watershed land extends across Riverside County line into San Bernardino County where BCVWD operates a number of wells and several reservoirs.

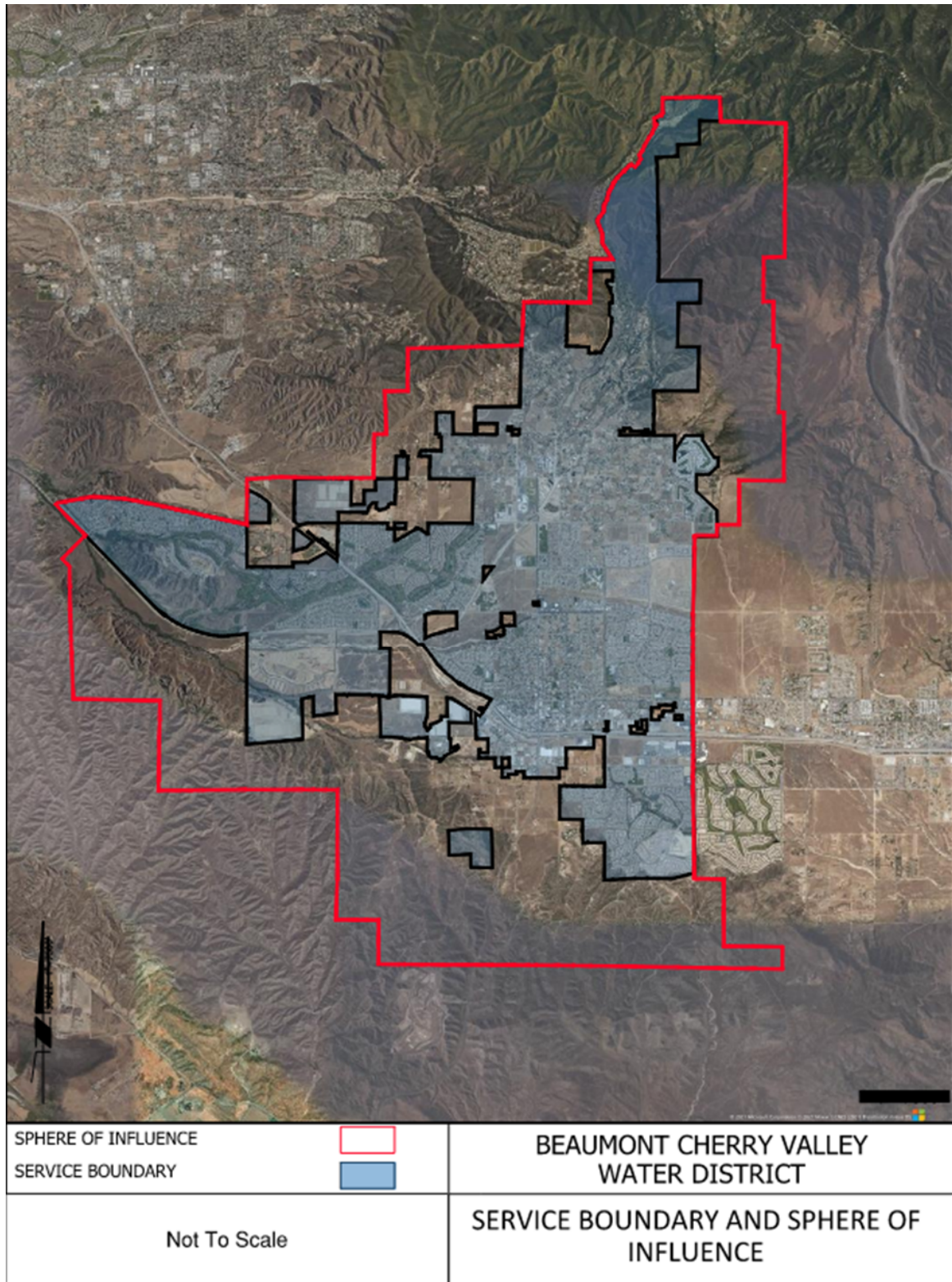
BCVWD's SOI, or ultimate service planning area, encompasses an area of approximately 37.5 square miles (14.3 sq. mi. are in the City of Beaumont). This SOI was established by the Riverside and San Bernardino County Local Agency Formation Commissions (LAFCOs). SOIs are established as a planning tool and help establish agency boundaries and avoid problems in service, unnecessary duplication of costs, and inefficiencies associated with overlapping service.

BCVWD's SOI is bounded on the west and north by the Yucaipa Valley Water District (YVWD) and on the east by the City of Banning. The northerly boundary of Eastern Municipal Water District (EMWD) is one mile south of the BCVWD's southerly SOI boundary. The area between EMWD and the BCVWD's SOI is not within any SOI and could be annexed to either BCVWD or EMWD. BCVWD's SOI in Little San Gorgonio Canyon follows Oak Glen Road. The area west of Oak Glen Road is within YVWD's SOI, and the area east of Oak Glen Road is within BCVWD's SOI.

The service area ranges in elevation from 2,300 feet above mean sea level in Fairway Canyon area of Beaumont on the southwestern boundary, to 2,900 feet in Cherry Valley, and to over 4,000 feet in the upper reaches of the SOI.

The area serves primarily as a “bedroom” community for the Riverside/San Bernardino Area and the communities east of Los Angeles County along the I-10 corridor.

Figure 3
BCVWD Boundary and Sphere of Influence



5.1 Overview of BCVWD's Water System and Operation

BCVWD owns and operates both a potable and non-potable water distribution system. BCVWD provides water and scheduled irrigation water to users through the potable water system. BCVWD provides non-potable water for landscape irrigation of parks, playgrounds, school yards, street medians and common areas through its non-potable (recycled) water system.

Table 5-1 presents BCVWD 2019 potable and non-potable water connections and pumping amounts. The number of connections was 5,600 in year 2000, before the housing boom that encompassed Western Riverside County and particularly Beaumont.

**Table 5-1 – BCVWD Potable and Non-potable Water Connections and Deliveries
2020**

	Potable Water	Non-Potable Water	Total
Number of Connections	19,359	300	19,659 ^(a)
Average Annual, MGD	10.8 ^(b)	5.6 ^(b)	16.4
Maximum Day, MGD	21.6 ^(b)	6.7 ^(b)	NA
Total Demand, AF ^(c)	10,845	1,647	12,492

Notes:

- (a) Taken from Section 3.1 in the BCVWD 2020 UWMP.
- (b) Taken from Section 3.6 in the BCVWD 2020 UWMP.
- (c) The Total Demand shown does not include system losses.

5.2 Potable Water System

BCVWD's potable water system is supplied by wells in Little San Gorgonio Creek (Edgar Canyon) and the Beaumont Basin (sometimes called the Beaumont Storage Unit or the Beaumont Management Zone). The District has a total of 24 wells (1 well is a standby). One of the wells, Well 26, can pump into either the potable water or the non-potable water system. Currently, it is pumping into the non-potable water system.

The Beaumont Basin is adjudicated and managed by the Beaumont Basin Watermaster. BCVWD augments its groundwater supply with imported State Project Water from the SGPWA which is recharged at BCVWD's recharge facility at the intersection of Brookside Avenue and Beaumont Avenue. The Beaumont Basin Adjudication requires that the extracted amount of water from the Basin must be replaced.

Wells in Edgar Canyon have limited yield, particularly in dry years, and take water from shallow alluvial and fractured bedrock aquifers. Wells in the Beaumont Basin are large capacity and

pump from deep aquifers – some as deep as 1,500 ft below the ground surface. The Edgar Canyon wells are very inexpensive to operate and are the preferred source due to there being no replenishment requirement like the Beaumont Basin; however, those wells are not able to meet the current average day demand. The Edgar Canyon wells pump to a gravity transmission main that extends the full length of the District-owned properties in Edgar Canyon. The transmission main connects to the distribution system in Cherry Valley. Water from the Edgar Canyon Wells, which is not used in the developed areas adjacent to Edgar Canyon or Cherry Valley, is transferred to lower pressure zones serving the City of Beaumont. The Edgar Canyon Wells provide about 15 to 20 percent of the total annual supply; the rest is pumped from wells in the Beaumont Basin supplemented by recharged imported water.

BCVWD has two active stream diversion locations within Little San Geronio Creek (Edgar Canyon) that are in the State Water Resources Control Board, Division of Water Rights database (S014351, S014352). The diversions have pre-1914 recorded water rights amounting to 3,000 miner's inch hours (MIH) or approximately 45,000 AFY of right for diversion of water for domestic and irrigation uses. These date back to the early history of the District. However, the District has never had a demand that requires such large quantities of water supply; and the watersheds may not be capable of supplying such quantities during an average year. At the present time, the District currently diverts streamflow in Edgar Canyon to a series of percolation ponds which recharge the shallow wells in Edgar Canyon. This water is then extracted for domestic purposes.

BCVWD's total well capacity (Edgar Canyon and Beaumont Basin) is about 27.5 mgd with the largest well out of service, which is greater than the current 21.6 mgd maximum day demand (2020). The District has 11 pressure zones and 14 reservoirs (tanks) ranging in size from 0.5 MG to 5 MG. Total storage is approximately 22 MG –just over two average days or just over one maximum day. The reservoirs provide gravity supply to their respective pressure zones. The BCVWD's potable system is constructed such that any higher zone reservoir can supply water on an emergency basis to any lower zone reservoir. There are booster pumps in the system to pump water up from a lower pressure zone to a higher pressure zone also.

The transmission system in the main pressure zones is comprised of 24-in diameter pipelines (there are some 30-in diameter pipelines at some reservoirs). The bulk of the transmission system is ductile iron pipe with cement mortar lining and was installed in the last 10 to 15 years. There are a number of small distribution lines (4-in and smaller) that are gradually being replaced over time with minimum 8-in diameter ductile iron pipe. All developments, since the

early 1980s, have installed mortar lined, ductile iron pipe. The distribution system is capable of providing over 4,000 gallons per minute (gpm) fire flow in the industrial/commercial areas of the service area.

5.3 Imported Water and Recharge Facilities

Around 2001, BCVWD began investigating an 80-acre site on the east side of Beaumont Avenue between Brookside Avenue and Cherry Valley Boulevard as a location for a facility to recharge captured storm flow and imported water. After extensive hydrogeologic investigations, including pilot testing, the District eventually purchased the site (known as the Oda Property) and developed Phase 1 of the recharge facility on the westerly half of the site. The Phase 1 facilities were completed and went online in late summer 2006. Phase 2 of the recharge facility was completed in 2014. The 80-acre site has excellent recharge capabilities with long-term percolation rates around 7 to 10 acre-ft/acre/day, with proper maintenance.

The District completed construction of a 24-in pipeline from the SGPWA turnout on East Branch Extension (EBX) of the State Water Project to the District's recharge facilities in 2006. A metering station was installed at the turnout at Noble Creek and Vineland Avenue and BCVWD began taking imported water deliveries from SGPWA for recharge in September of 2006. In 2019, the EBX facility was expanded to allow for additional imported water capacity. Since its operation in 2006 through the end of 2020, nearly 108,900 acre-ft (about 35.5 billion gallons) of imported water have been recharged. As of the end of 2020, BCVWD has 39,750 acre-ft "banked" in the Beaumont Basin; this is more than a three-year supply. From 2020 to 2022, the region experienced a severe drought which required the District to extract supplies from its storage account. As of the end of 2022, BCVWD has 23,193 acre-feet in its storage account.

The District also recently worked with Riverside County Flood Control and Water Conservation District to complete the construction of the MDP Line 16 Project, which will allow the District to capture and recharge stormwater at the Phase 2 recharge facilities. The expected volume of stormwater able to be recharged is approximately 250 AFY. Construction is expected to be completed in 2023.

5.4 Non-potable (Recycled) Water System

Currently, BCVWD has over 40 miles of non-potable water transmission and distribution pipelines (6-in and larger) in-place. This construction has occurred since about 2002. A 24-in diameter ductile iron pipeline forms a loop around the City of Beaumont. The system includes a 2 million gallon recycled (non-potable) water reservoir which provides gravity storage and

pressurization for the system. The 2 MG non-potable water reservoir is configured to receive potable water or untreated State Project Water (SPW) through air gap connections. The non-potable water system can have a blend of recycled water, imported water, non-potable groundwater, and potable water. The 2 MG reservoir is located at the District's groundwater recharge facility at Beaumont Avenue between Brookside Avenue and Cherry Valley Boulevard. There are about 300 existing irrigation connections to the recycled water system receiving about 1,600 acre-ft of water based on 2020 water meter records (in 2019, the non-potable water demand was 1,540 acre-ft). The effects of increased development in the District's service area impacted the non-potable system, also.

A large part of the non-potable water system is currently supplied from Well 26 and supplemented with potable water which is introduced into the 2 MG non-potable water tank through an air gap connection. The non-potable water system in the Tournament Hills and Fairway Canyon area is currently supplied with potable water through temporary interconnections between the potable and non-potable water system.

BCVWD is currently working with the City of Beaumont to secure recycled water for use in the non-potable water system. As of the end of 2020, the City is nearing the completion of the expansion and upgrade of its existing wastewater treatment facility to bring it to 6 MGD capacity and will be installing a new membrane bioreactor (MBR) treatment unit followed by reverse osmosis membrane treatment. A brine line from the treatment plant to the Inland Empire Brine Line (IEBL) in San Bernardino was constructed in 2020. Upon the availability of recycled water from the City, the non-potable system will be completely severed from the potable system.

A memorandum of understanding between BCVWD and the City for recycled water purchase and use was signed in July 2019 and the City and BCVWD are in the process of finalizing an agreement for purchase of recycled water through an ad-hoc committee consisting of City Council members and BCVWD Board Members.

The Regional Water Quality Control Board (RWQCB) has ordered the City to be in compliance with the maximum benefit provisions, which include providing recycled water for beneficial use, by November 30, 2020. Construction completion has been delayed due to wet weather and the Covid-19 virus shutdown.

When the demand for recycled water for landscape irrigation is less than the supply available (winter months), BCVWD may ultimately recharge surplus recycled water at BCVWD's groundwater recharge facility or some alternative facility with appropriate treatment and permits.

Recycled water use and recharge is permitted by the Beaumont Basin Adjudication.

6. Updated Water Demands in San Geronio Pass Area

In 2018, BCVWD developed a series of White Papers (White Papers No. 1 through 7) that evaluated water supply, water demands, current and future water supply costs, funding requirements and funding strategies considering both BCVWD's service area and the SGPWA as a whole. These White Papers were presented at BCVWD Board Meetings and elsewhere. The purpose of the White Papers was to assess the water supply situation vis-à-vis the growth in demand. The results of this series of White Papers indicated that the regional imported water demands in BCVWD's 2020 UWMP and the SGPWA 2020 UWMP may be overstated, primarily because of over-aggressive growth in demand, and limited consideration of recent state-mandated conservation and indoor water use requirements.

6.1 Regional Water Supply and Demand Spreadsheet Models

BCVWD, in cooperation with the other major retailers, developed a Regional Water Demand Spreadsheet or Workbook which included a separate worksheet for each of the three major retailers in the SGPWA service area: BCVWD, City of Banning, and Yucaipa Valley Water District (YVWD)/City of Calimesa. The other water supply agencies, e.g., Cabazon Water District, High Valleys Water District, etc. that are not currently receiving imported water from SGPWA were also included, based on data in SGPWA's 2020 UWMP.

The spreadsheet model allows the water agency to input (and adjust):

- New EDU Water Demand, AFY/EDU
- Existing EDU Water Demand, AFY/EDU
- Infill EDUs/year
- Commercial & Institutional EDUs/yr, %Residential EDUs
- Commercial & Institutional EDUs, Minimum EDUs/yr
- Water Conservation, % Reduction on Existing Demands
- Water Conservation, % Reduction on New Demands
- 2020 Year Ending Potable Water Demand, AF
- Beaumont Basin Groundwater Storage Account Maximum, AF
- Beaumont Basin Groundwater Storage Account 2020 Ending Balance, AF

The demand worksheets included the major development projects in each of the retailer's service areas, based on data in specific plans, water supply assessments, regional water resource planning studies, and other sources. The spreadsheets allow the water supply agencies to input their own development rates, on a year by year basis, to adjust anticipated housing startups, build-out years for large developments, and the amount of in-fill development and commercial/institution development; adjust unit water demands for new and existing housing, and account for any anticipated conservation for new and existing demands, among other items. Each water supplier could adjust their imported water banking requirements and evaluate the impact of their strategies on their own Beaumont Basin storage accounts over time. Table 6-1, below, displays the water supply demands for the different SGPWA service areas.

**Table 6-1: Projected Total Water Supply for SGPWA
Region through 2045 (AFY)**

Service Area Water Supply to Meet Demands	2025	2030	2035	2040	2045
City of Banning	9,473	10,198	10,853	11,565	12,278
Beaumont Cherry Valley	14,963	16,160	17,515	18,710	19,693
Yucaipa Valley WD (Riverside Portion)	1,509	1,841	2,174	2,507	2,839
South Mesa WC (Riverside Portion)	1,032	1,084	1,138	1,196	1,196
High Valley WD	3,400	3,600	3,900	4,100	4,300
Cabazon County WD					
Mission Springs (SGPWA area)					
Other SGPWA service area not served by named retailers					
Total SGPWA Boundary Supply to meet Demands	30,400	32,900	35,600	38,100	40,300

Note:

1. Taken from Table 3-16 in the SGPWA 2020 UWMP
2. The supply totals necessary to meet demands shown in the table above are rounded to the nearest 100.

The spreadsheet provides a graph of the agency's annual groundwater storage account balance which is automatically updated with any input change. The purpose is to allow the agencies to model, on a year by year basis, various imported water purchase and banking strategies vis-à-vis available imported water from SGPWA. Adjustments can be made to water demands using conservation factors on new and existing (older) housing units; water supply sources can include groundwater, recharged recycled water (indirect potable reuse), and captured storm water.

Beaumont Basin Watermaster's redistribution of unused overlied rights and forbearance water are included in the model.

The worksheets were reviewed by the retail water agency managers for reasonableness of growth taking into account the housing market and absorption capacity of the SGPWA service area. These spreadsheets, and their criteria are described in detail in White Paper No. 6, and

summarized below:

Separate spreadsheet models have been developed for:

- BCVWD
- City of Banning, including Banning Heights Mutual Water Company, High Valleys Water District
- YVWD (Summerwind Ranch and Mesa Verde Area)
- All combined

6.1.1 City of Banning

Major development projects in the City of Banning which are included in the Regional Spreadsheet Model are shown in Table 6-2.

Table 6-2 - Major Development Projects in City of Banning

Project Name	Projected EDUs	Estimated Start-up Year	Build-out Years
Butterfield Ranch (Atwell)	4,862	2020	30
Rancho San Gorgonio	3,385	2019	18

The data in Table 6-2 is taken from the water supply spreadsheets; these and other projects have been delayed. As a result, the water supply spreadsheets most likely overestimate the near-term water demands.

Butterfield Ranch (Atwell by Pardee) was projected to start in 2015 and extend for 30 years to buildout in 2045 per the Project's Water Supply Assessment (WSA). The project recently started grading operations and currently is selling homes to be occupied in 2020. Butterfield Ranch proposes 4,862 EDUs, calculating to an average of 160 EDUs per year over the 30-year build-out period. Rancho San Gorgonio is planned for 3,385 EDUs and was initially projected to start in 2017 and be fully built out by 2034 (17 years) per the Project's WSA (about 200 EDUs per year average over the build-out period).

The City of Banning has firm groundwater supplies from the Banning Storage Unit, Banning Bench Storage Unit, Cabazon Storage Unit, and Banning Canyon Storage Unit totaling 7,017 AFY⁸.

⁸ Table 3.4 in Banning 2020 UWMP.

In addition, in accordance with the Adjudication, the City of Banning is entitled to 31.43% of the unused overlie pumping rights in the Beaumont Storage Unit. Watermaster developed estimates for years 2022 through 2027 and are included in the spreadsheet. The amount of unused pumping rights varies from year to year, depending on hydrologic conditions and other factors, and is evaluated by Watermaster annually. The Draft 2022 Annual Watermaster Report indicates that Banning's reallocated unused overlie pumping amount for 2022 is 1,350 AFY, slightly less than that reported in the City's 2020 UWMP. As some of the overlying parties develop their properties, the overlie rights will be used by the potable water and recycled water supplying agency and will no longer be available for reallocation. As a result, the total amount subject to reallocation will decrease over time.

The City of Banning has 46,570 AF banked in their Beaumont Basin Storage account at the end of 2022 per Watermaster. For the period 2008 through 2022, the City of Banning has recharged an average of 932 AFY of SPW in BCVWD's recharge facility. The City can store up to 80,000 AF.

Table 6-3 presents a summary on the Supply-Demand Spreadsheet Model for the City of Banning. Table 6-3 was based on the following criteria:

- Average consumption rate of last 10 years: 234 gallons per capita per day
- Consumption Rate in 2001: 363 gpcd
- Consumption Rate in 2020: 247 gpcd
- Approximate "passive" savings over past 20 years: 6 gpcd per year

This was reviewed by the City of Banning. Table 6-3 indicates that the City of Banning has adequate local supply until 2045.

Table 6-3 – Summary of Spreadsheet Supply-Demand Model for City of Banning (AF)

Demand or Supply	Year				
	2025	2030	2035	2040	2045
Population					
Water Service Area Population	38,180	45,235	52,290	59,345	66,400
Consumption Rate (GPCD)	222	211	201	191	181
Supply					
Groundwater Pumped (Total)	8,508	8,574	8,595	8,542	8,476
Pumped from Beaumont Basin Storage Account	999	2,126	3,156	4,128	4,991
Total Anticipated Use of Supplies	9,507	10,700	11,751	12,670	13,467
Total Available Supply, AFY	56,358	52,388	44,066	33,124	21,098
Demand					
Total Estimated Demand	9,507	10,701	11,751	12,670	13,467
Supply/Demand Comparison					
Supply-Demand (Difference)	0	0	0	0	0
Supply/Demand (%)	100%	100%	100%	100%	100%
Available Leftover Supply Capacity	46,851	41,687	32,315	20,454	7,631

Note:

(1) Taken from City of Banning 2020 UWMP Table 7.1

6.1.2 YVWD/City of Calimesa

To develop the spreadsheet for YVWD, several references were reviewed for YVWD's water supply and projected demands within their service area lying within the SGPWA boundaries:

- 2020 SGPWA UWMP
- 2020 Integrated Regional Urban Water Management Plan Part 2 – Chapter 11

Water supply sources for these projects are:

- Reallocated unused overlie pumping rights in the Beaumont Basin
- Oak Valley Partners' earmarked transfer right
- Banked groundwater from storage
- Imported Water from SGPWA

- Treated potable water from the YVWD's Regional Water Treatment Plant

In accordance with the Adjudication, YVWD's share (13.58%) of the reallocated unused overlier pumping right was determined by Watermaster for 2022 through 2027 and reported in the 2022 Draft Watermaster annual report. To project the amount available under more long-term conditions, BCVWD made an evaluation of a fully developed condition of the developable overlier parcels as shown on the worksheet in the spreadsheet.

YVWD calculates water use projections by calculating actual 2020 water use and projecting planned development projects estimates to extrapolate annual projections to 2045. For the 2020 YVWD UWMP, water use projections also considered codes, ordinances and land use plans in order to refine the estimates.

YVWD has groundwater banked in the Beaumont Basin; at the end of 2022, per Watermaster, the amount in storage was 15,969.10 AF. YVWD has a 50,000 AF storage account.

Table 6-4 presents a summary on the Supply-Demand Spreadsheet Model for YVWD in the SGPWA service area, i.e., principally the City of Calimesa. Table 6-4 indicates that YVWD, in SGPWA service area has sufficient local supply to meet demands until 2045.

Table 6-4 - Summary of Spreadsheet Supply-Demand Model for YVWD (City of Calimesa)

Demand or Supply	Year				
	2025	2030	2035	2040	2045
Total Supplies (AF)	59,180	65,400	72,700	78,950	85,300
Total Demand (AF)	16,288	15,826	15,430	15,072	14,746
Difference (AF)	42,892	49,574	57,270	63,879	70,554

Note:

(1) Taken from YVWD 2020 UWMP Table 11-28

6.1.3 BCVWD

6.1.3.1 City of Beaumont – Cherry Valley Growth and Development

Historic and current populations for the District's service area were extracted from the District's 2020 UWMP are presented in Table 6-5 (Table 3-4 from the BCVWD 2020 UWMP) as the District is still awaiting the results of the 2020 census. There were some adjustments to account for the latest census data. The data in Table 6-5 came from several sources:

- 1980 and 1990 populations and household information – U.S. Census Bureau, 2000 Census of Population and Housing, Population and Housing Unit Counts, PHC-3-6, California, Washington D.C., 2003. This data was used for the City of Beaumont. Data for Cherry Valley for this period was estimated.
- 2000, and 2010, 2015, and 2019 population and household information – U.S. Census Bureau American Fact Finder for Beaumont, CA and Cherry Valley CDP⁹, CA.
- 2020 Population- Estimated for Cherry Valley based on historic growth from 2018. Estimate for the City of Beaumont based on housing completions from City Planning Department, Major Project Status for period 2010 through 2019¹⁰, and District staff discussions with various developers regarding construction progress for major projects in the District's service area (ongoing projects discussed herein).

⁹ CDP = Census-designated place

¹⁰ City of Beaumont Major Project Status Table and Map, December 16, 2019.

Table 6-5: Historical Population and Housing

	1980	1990	2000	2005	2010	2015	2020
City of Beaumont							
Population	6,818	9,685	11,384	19,105	36,877	43,370	51,647
Households	2,852	3,718	3,881	6,307	11,801	12,759	
People/Household	2.39	2.60	2.93	3.03	3.12	3.18	
Housing Units			4,258	6,949	12,908	13,563	
Occupied Housing Units			3,881	6,307	11,801	12,759	
Cherry Valley							
Population	5,012	5,945	5,891	6,126	6,362	6,595	7,610
Households	2,023	2,530	2,310	2,416	2,612	2,692	
People/Household	2.48	2.35	2.55	2.54	2.44	2.45	
Housing Units			2,627	2,750	2,874	2,903	
Occupied Housing Units			2,434	2,523	2,612	2,692	
Total							
Population	11,830	15,630	17,275	25,231	43,239	49,965	59,258
Households	4,875	6,248	6,191	8,723	14,413	15,451	
People/Household	2.43	2.5	2.79	2.89	3.00	3.23	
Housing Units			6,885	9,699	15,782	16,466	
Occupied Housing Units			6,315	8,830	14,413	15,451	

Notes

1. Taken from Table 3-4 in the 2020 BCVWD UWMP.

Figure 4 shows the population growth in the City of Beaumont and Cherry Valley from 1980 to 2020. The population after 2015 was estimated as described for Table 6-5.

The data in Table 6-5 and Figure 4 shows a very rapid growth for the City of Beaumont between the years 2000 to 2020. Nearly 2/3 of this growth occurred between 2000 and 2010 based on building permits issued by the City of Beaumont. The high rate of growth decreased after 2010 following the economic turndown in the U.S. and California in 2008 which continued for several years. The rate of growth in the District's service area has increased again after 2015 after the start of the economic recovery. The population in Cherry Valley remained relatively constant since 1990. The community of Cherry Valley did not experience the same growth spurt that occurred in the City of Beaumont and other areas in Western Riverside County.

Figure 4: Historical Population Growth in District

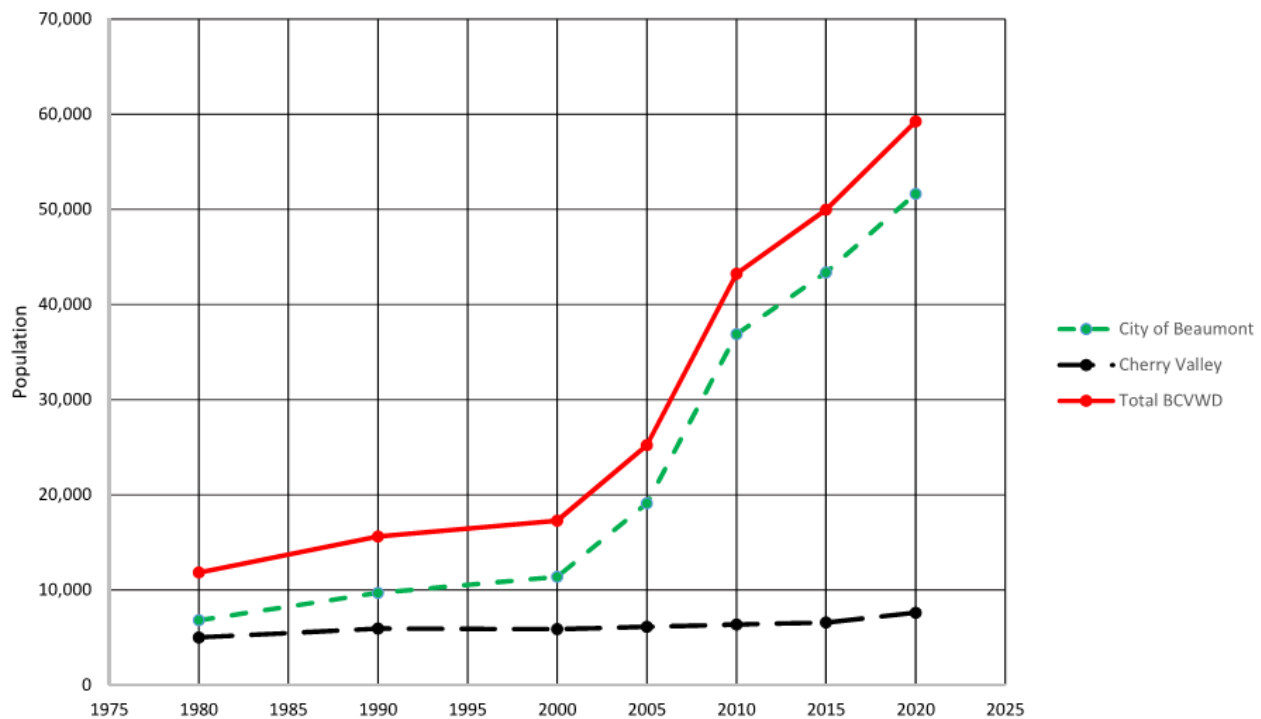
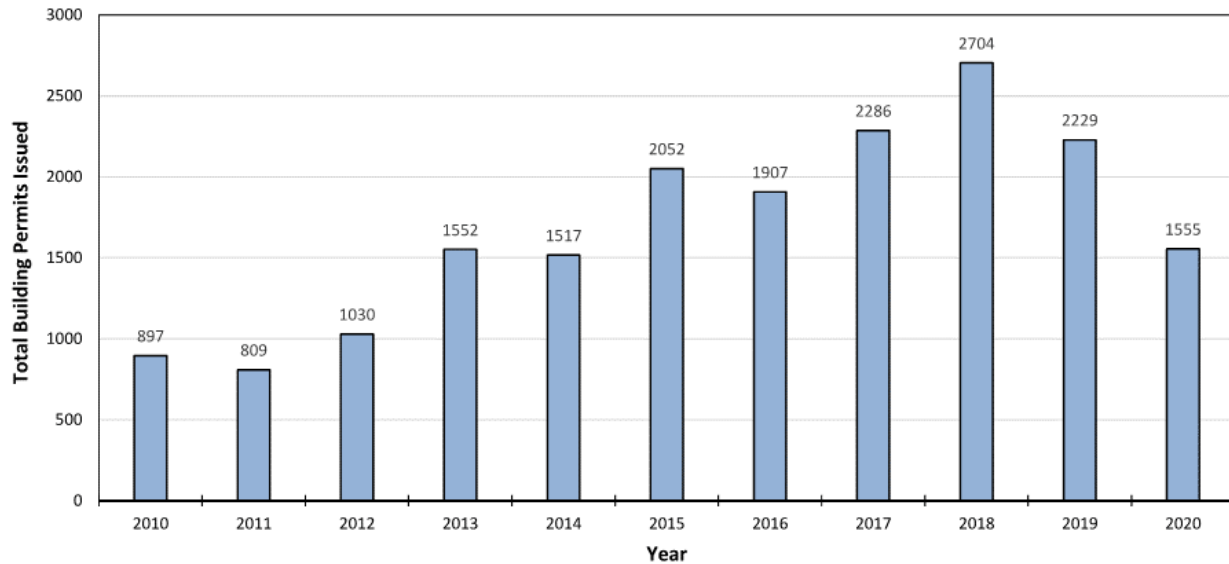


Figure 5 shows the number of single-family home building permits issued in the City of Beaumont for the year 2010 through 2019 (February 2020). BCVWD projects that approximately 500 single family home building permits were issued in 2020. Although not shown in Figure 5, the permits started picking up in 1999-2000 and reached their peak in 2005 with nearly 2,300 new home permits issued for that year. The number of permits for new homes declined to a low of 169 in 2011. Over the last 10 years (2011-2020), permit averaged 450 per year; over the last 5 years (2016-2020), permits averaged 541 per year. The 20-year average has been 693 per year. Future growth will likely be in the range of 350 to 650 permits per year, although some developers have projected slightly higher amounts in their build-out forecasts.

Figure 5: Growth in Beaumont as Shown by Single Family Home Building Permits



BCVWD uses Equivalent Dwelling Units (EDUs) to project water demands, water supply needs, and estimated population growth in the service area. Review of the City of Beaumont's Major Project Status Report listed five (5) projects that were currently under development (on-going construction). These are listed in Table 6-6 below. It appears there are about 3,155 EDUs in the current on-going projects yet to be constructed as of February 2021.

Table 6-7 presents a list of other projects in various stages of approval the City of Beaumont. The total number EDUs is estimated to about 9,200.

Table 6-6: Projects within BCVWD Service Area Under Construction

Development Name	Total Anticipated EDU's	Estimated Housing Units Yet to be Constructed (Feb. 2021) ¹⁶	Estimated Build-out Year
Sundance	4,450	808	2027
Fairway Canyon SCPGA	3,300	1,650	2035
Olivewood (Heartland)	981	697	2030
Hidden Canyon Industrial Park (Beaumont Distribution Center)	Industrial	-	2021
Sundance Corporate Center	Commercial	-	2021
Totals	8,731	3,155	

Note:

1. Taken from Table 3-6 in the BCVWD 2020 UWMP

The housing units yet to be constructed in Table 6-6 plus the EDUs in the other projects in Table 6-7 total about 12,400 EDUs in the City of Beaumont. This would result in an increase in population of about 35,000 people based on 3.28 people per EDU (average density for the City of Beaumont). This would bring the total Beaumont population to about 95,000. Based on the estimated build-out year for each project in Table 6-7, this population would not occur until after 2045.

Table 6-7: Other Projects within BCVWD Service Area or Sphere of Influence

Development Name	Total Probable EDU's	Estimated Build-out Year	Status (April 2021)
Beaumont Industrial Park (Industrial) ^{1,2}	70	2040	
Beaumont Downtown District	900	Unknown	
Beaumont Village (Mixed Use) ^{1,2}	2350	Unknown	
Beaumont Pointe (Jack Rabbit Trail – Commercial/Industrial) ¹	221	2027	
CJ Foods (Industrial)	225	2023	Incremental EDU increase per year, beginning 2018 and ending in 2023
Dowling Orchard (Industrial) ^{1,2}	50	Unknown	
Potrero Logistics (Hidden Canyon II) ^{1,2}	59	2031	
I-10 & Oak Valley Parkway (Commercial) ¹	200	2035	
Kirkwood Ranch	391	2040	Specific Plan (1991), Tent. Tract Map 27357 Approved
Loma Linda/BUSD (Commercial/Industrial) ^{1,2}	100	2040	
MCM Chicken Ranch (Industrial) ^{1,2}	50	2045	
Noble Creek Vistas (Tract 29522)	298	Unknown	
Noble Creek Meadows (Tract 29267)	274	2025	
Oak Creek Village*(Commercial) ^{1,2}	100	Unknown	
Oak Valley Parkway/Oak View Drive (Commercial) ^{1,2}	75	Unknown	
Olivewood (Commercial) ^{1,2}	40	2035	
Potrero Creek Estates ^{1,2}	700	Unknown	Specific Plan (1989)
Riedman Properties (Merlin Properties)	140	2035	

Note:

1. Taken from Table 3-7 in the BCVWD 2020 UWMP

Table 6-7 Cont.: Other Projects within BCVWD Service Area or Sphere of Influence

Development Name	Total Probable EDU's	Estimated Build-out Year	Status (April 2021)
SDC Fairway Canyon Commercial ^{1,2}	75	Unknown	
Sunny Cal Egg Ranch	529	2040	
Taurek	244	Unknown	
Legacy Highlands (Residential, Commercial, Industrial) ²	2,542	Unknown	
Tournament Hills Phase 3, (TM 36307)	284	2028	Tract 36307, Amendment to Oak Valley Specific Plan Approved
Oak Valley Towncenter (NW Corner Beaumont Avenue & Oak Valley Parkway)	60	2030	
Manzanita (Tract 32850)	95	2035	
Xenia Apartments ³	100	2029	
Totals	9,272		

(1) Commercial/Industrial "EDUs" determined based on 0.546 AFY/EDU, or approximately 487 gal/EDU/day.

(2) District staff estimated EDUs due to project not fully entitled.

Note:

1. Taken from Table 3-7 in the BCVWD 2020 UWMP

Prior "proposed" projects equivalent dwelling units within the BCVWD service area were estimated at 2,542 (Legacy Highlands WSA, June 2020). The Legacy Highlands Development project site was previously planned with a land use density of 2,000 equivalent dwelling units (EDUs). The new Legacy Highlands Development land use plan estimates a significantly reduced density of 1,655 EDUs, representing a reduced site density by 46 percent. As part of the Project's ongoing water conservation efforts, the Project will be designed to utilize NPW for all outdoor irrigation demands or approximately 450 EDUs.

To clarify, when the District was preparing the basis for future water demands within the District's service area in the BCVWD's 2020 UWMP, the District utilized the potable water demands from the Legacy Highlands DRAFT WSA. This draft version of the Project's WSA identified the potable water demand as 2,542 EDUs as shown in Table 6-7. Because the Project's updated land use plan has a potable water demand of 887 EDUs, the District's 2020 UWMP conservatively included the Project's anticipated potable water demands.

Table 6-8: Summary of New EDUs in BCVWD Service Area

	Cumulative New EDUs					
	2020	2025	2030	2035	2040	2045
Beaumont	1947	4026	6293	8732	10693	12502
Cherry Valley	14	40	97	158	228	262
Total	1961	4066	6390	8889	10922	12764
Average New EDUs/year	654	421	465	500	406	368

Note:

1. Taken from Table 3-8 in the BCVWD 2020 UWMP

Based on the past history of building permits in the City of Beaumont, presented previously in Figure 5, an average of 470 EDUs per year for the period 2020 through 2045 shown in Table 6-8 is believed to be a reasonable market assimilation rate for the area. Table 6-9 shows the growth in population for Beaumont, Cherry Valley and BCVWD, as a whole, based on the anticipated EDU growth shown in Table 6-8.

Table 6-9: Current and Projected Population in BCVWD Service Area

	Based on Expected EDU Growth in Table 3-8					
	2020	2025	2030	2035	2040	2045
Beaumont	51,647	58,467	65,901	73,901	80,335	86,266
Cherry Valley	7,610	7,682	7,838	8,005	8,197	8,290
Total	59,258	66,149	73,739	81,906	88,532	94,556

Note:

1. Taken from Table 3-9 in the BCVWD 2020 UWMP

The growth in EDUs in Table 6-9 was the basis for projecting the water demand in the 2020 UWMP and is presented in future sections of this WSA addendum.

The BCVWD service area build-out or “saturation” population was determined using the City of Beaumont’s Zoning Map and Table 3.2a from the City’s General Plan (2020) to determine the total areas of the various zoning categories in the District’s SOI. Actual GIS data was obtained from the City and integrated into the District’s GIS system to determine the land uses within the District’s SOI. The zoning designation includes a range of dwelling units/acre. Table 3.2 from the City’s General Plan Update includes the estimated number of residential units per land use category.

A similar approach was used for Cherry Valley, only the data from Riverside County General Plan, Pass Area Land Use Plan was used¹¹. Again, the GIS data set was obtained from the County and integrated into the District's GIS system to determine the land use category areas within the District's SOI.

BCVWD believes the build-out population for the SOI will increase from that presented in the 2015 UWMP, but the increase is yet to be determined. Build-out will not occur until sometime after 2045. Build-out population is valuable to determine ultimate water demands and ultimate facility requirements.

6.1.3.2 Supply Demand Model for BCVWD

BCVWD's current and future water sources can be summarized in the Table below and as described below. As shown in the table above, the total BCVWD demand is less than the total available supply showing BCVWD will have sufficient water supplies for the Project under normal operating conditions.

Table 6-10: Current and Future Water Sources Available to BCVWD

Water Source	Current	Future
Groundwater, Edgar Canyon	•	•
Groundwater stored in the Beaumont Basin	•	•
Imported Water purchased through SGPWA	•	•
Recycled water for landscape irrigation		■
Recycled water for groundwater recharge from the City of Beaumont		Potential
Storm Water Capture and Recharge from Edgar Canyon, Noble Creek and other local watershed		■
Urban Storm Runoff captured in detention and water quality basins		■
Captured, nitrate-contaminated shallow groundwater from Edgar Canyon to supplement non-potable water system		Potential
Singleton Basin groundwater		Potential
San Timoteo Basin groundwater to supplement non-potable water system		■
Joint Projects with Other Agencies with Exchanges		Potential
Sites Reservoir		Potential

• Firm, existing source ■ Firm, future source

Note:

1. Taken from Table 6-1 in the BCVWD 2020 UWMP

¹¹ The Pass Area Land Use Plan, December 6, 2016. (Part of the Riverside County General Plan)

BCVWD's source of supply consists of:

- **Edgar Canyon (Little San Geronio Creek) Groundwater** – BCVWD has long-term records on pumping. From 1957 to 2020, a period of 64 years, the average production from the Edgar Canyon Wells is 1,881 AFY. However, prior to 1983, the ability to utilize the water pumped from Edgar Canyon was limited due to a lack of sufficient conveyance capacity to deliver water from Edgar Canyon to Cherry Valley and Beaumont. In 1983, the District installed the 14-in Edgar Canyon Transmission Main which enabled larger quantities of water to be conveyed from Edgar Canyon to Cherry Valley and Beaumont. From 1983 to 2020, a period of 38 years, the average amount pumped was 2,073 AFY. This is far more indicative of Edgar Canyon's ability to produce water. As shown in Table 6-7 in the BCVWD 2020 UWMP the Edgar Canyon Wells produced about 10% of the District's annual demand (potable and non-potable) in 2020.
- **Beaumont Basin**
 - **Overlier Potable and Non-Potable Water Forbearance** – is credited to a water supplier by Watermaster for any potable and/or recycled water provided to an overlying party or an overlying party's land. The overlier forbears pumping the equivalent amount of water supplied and the appropriator then has the right to pump the volume of water forgone by the overlier. This is done through the Beaumont Basin Watermaster who transfers forgone water to the appropriator's groundwater storage account on an annual basis.
 - **Reallocated Unused Overlier Pumping Rights** – All of the "safe yield" from the Beaumont Basin is allocated to the overlying parties (overliers). Each overlier was given a share of the safe yield and was allowed to pump no more than five times that share in any five-year period. Most, if not all, of the overlies do not pump their entire share of the safe yield. The amount of groundwater not produced by an overlying party shall be available for allocation to appropriators in accordance with their percentage shares of unused safe yield stated in the Adjudication Exhibit C¹². BCVWD's share is 42.51% of the unused overlier pumping rights. The Beaumont Basin Watermaster administers this reallocation and transfers the appropriate amounts into the appropriators' storage accounts on an annual basis.
 - **Return Flow Credits** – Return flow is defined as the portion of water which is applied to the land which is not evaporated or evapo-transpired and which ultimately percolates (returns) to the groundwater table and which can be re-extracted for use. Return flows originate from irrigation of agricultural land and lawns and landscaped areas in rural and urban settings and from deep percolation of septic tank effluent in unsewered areas, e.g.,

¹² Beaumont Basin Watermaster Rules and Regulations, Article 7.8

Cherry Valley. In most adjudicated groundwater basins, credit is given to the supplier of water which is used on land overlying the groundwater basin and which percolates back or “returns” to the groundwater. Watermaster provided annual return flow estimates from various land uses in Table 3 of the Safe Yield Report and were used in estimating current and future return flow credits.

- **Storm Water** – Stormwater capture plays a significant role in BCVWD's local water resources supply development. Diverted stormwater is/will be routed to percolation ponds capable of recharging the groundwater basins. The District currently has stormwater diversion located in the Upper and Middle of Edgar Canyon
 - **Potential Stormwater Capture Projects** – The District has a number of potential stormwater capture projects as summarized in Table 6-11 with their potential estimated stormwater capture flows shown in Table 6-12.

Table 6-11: Potential Stormwater Capture Projects

Project	Brief Description
Soft plug in Noble Creek at BCVWD Groundwater Recharge Facility	Large flows which would bypass the spreading basins at the mouth of Edgar Canyon (Figure 6-10 above) could still be captured. Provide “soft plug” in lined portion of Noble Creek channel and divert flows into BCVWD’s recharge facility. (Note that only extreme flows actually make it out of the canyon). Estimated Yield – 500 AFY.
Stormwater Capture Noble Creek	Noble Creek flows could be desilted on property owned by BCVWD (15.7 acres) along Noble Creek upstream of Noble St and west of Cherry Ave. Unfortunately, this area is not over the Beaumont Basin, but the property could be used for desilting basins with the desilted water released back into Noble Cr. and recaptured at a soft plug in the lined channel and diverted into the District’s recharge site. Estimated Yield = 400 AFY.
Marshall Creek s/o Elm to I-10	There is a significant amount of urban runoff from the developed area east of Beaumont Ave, between Oak Valley Parkway and Brookside Ave. which could be captured in the soft bottom of Marshall Creek using training dikes to prevent the water from going under the I-10 bridge. There is about 300 ac of urban drainage. Estimated Yield = 150 AFY.
Beaumont MDP Line 16	Approximately 517 acres of area could be intercepted by a storm drain along Grand Ave. and conveyed to the District’s Recharge facility. This water is relatively free of sediments and runoff is generated with even the slightest amount of rainfall. Refer to Table 6-11 for estimates of stormwater capture.
Sundance Urban Runoff	Eighth St., Cherry Ave., and Starlight Ave. Basins capture runoff from the Sundance development. These basins capture runoff effectively, but percolation needs to be improved. Refer to Table 6-11 for estimates of stormwater capture.

Note:

1. Taken from Table 6-8 in the BCVWD 2020 UWMP.

Table 6-12: Summary of the Urban Runoff Drainage Areas and Retention Basin Volumes

Facility	Drainage Area, acres	Basin Volume, acre-ft
Beaumont MDP Line 16	517	90
Cherry Ave Basin	426	240
Eighth St. Basin	475	128
Starlight Basin	250	32

Note:

1. Taken from Table 6-11 in the BCVWD 2020 UWMP.

- **Non-Potable Groundwater**
 - **Mouth of Edgar Canyon (Potential)** – High nitrate groundwater located at the mouth of Edgar Canyon can supplement the recycled water/non-potable water system flow in the summer, high demand months, making well water available for potable water use. BCVWD believes as much as 300 AFY can be captured and reused.
 - **San Timoteo Creek (Potential)** – San Timoteo Canyon Extraction Wells to capture groundwater from the Beaumont Basin flowing into San Timoteo Canyon and also to capture City of Beaumont wastewater flow discharged to Cooper's Creek once the water has percolated and is no longer available for habitat maintenance. It is estimated that 400 to 800 AFY can be captured and put into the recycled water/non-potable water system to meet summertime demands.
- **Recycled Water** – The District is currently in the process of finalizing its Non-Potable Water Master Plan, which includes more current non-potable system facility requirements and recycled water supply projections. The non-potable/recycled water supply data provided in this WSA addendum are consistent with the District's 2020 UWMP. The non-potable/recycled water supply projections are considered draft as of the date of approval of this Addendum 1. Data from the BCVWD 2020 UWMP is used for consistency.

BCVWD is currently working with the City of Beaumont to distribute Title 22 recycled water produced at the City of Beaumont's Treatment Plant No. 1. Phase 1 of the City's wastewater treatment plant construction has been completed, increasing the rated capacity from 4 MGD to 6 MGD. Process upgrades include redundant coarse screens, a grit removal system, a flow equalization basin, a fine screen system, an activated sludge process coupled with a new MBR system followed by a partial RO, and a new UV disinfection system. The City submitted a Title 22 Recycled Water Engineering Report to the Santa Ana Regional Water Board in September 2019 and is awaiting formal comment. Another component to the treatment facility upgrades is the construction of a 12-inch diameter gravity pipeline

from the Beaumont WWTP to the nearest connection point in the Inland Empire Brine Line (IEBL) to dispose of the brine waste generated by the upgraded treatment facility. Construction of the brine line was completed around early 2020 and is approximately 23 miles long.

BCVWD continues to work with the City relative to recycled water. Historically, the City of Beaumont's effluent has experienced TDS concentrations of about 400 mg/L, which is an excess of the Regional Board's Maximum Benefit Water Quality Objectives for the Beaumont Basin. With the implementation of the reverse osmosis system, the recycle water from the City will be treated to a high-level and should have no issue in achieving the Maximum Benefit Water Quality Objectives.

Table 6-13 below lists the estimated recycled water produced, the recycled water that must be reserved for habitat mitigation (1.8 mgd), and the net amount of recycled water available for recycling. Please note that not all the wastewater can be recycled due to onsite recycled water demands and reject water from the reverse osmosis process.

Table 6-13: Recycled Water Available from City of Beaumont's WWTP

Year	2020	2025	2030	2035	2040	2045
City of Beaumont Population	51,663	59,261	67,104	74,891	79,522	81,513
Wastewater Generation Flow Rate, gpcd	70	67.5	65	65	62	60
Wastewater Flow, mgd	3.62	4	4.36	4.87	4.93	4.89
Environmental Mitigation Flow, mgd	1.8	1.8	1.8	1.8	1.8	1.8
Wastewater Available for Recycling, mgd	1.82	2.2	2.56	3.07	3.13	3.09
Estimated amount which can be recycled, mgd	1.45	1.8	2.13	2.58	2.64	2.6
Estimated amount which can be recycled, AFY	1,630	2,017	2,381	2,892	2,955	2,915
Estimated amount which can be recycled, AF/month	136	168	198	241	246	243
Estimated amount which can be recycled, gal/min	1,020	1,260	1,480	1,800	1,840	1,810

Notes

1. The City of Beaumont population growth is less aggressive than shown in tables presented in Section 3 of the BCVWD 2020 UWMP to be conservative in the amount of recycled water available.
2. Table taken from Table 6-15 in the BCVWD 2020 UWMP.

- **Imported Water from SGPWA** – The amount of imported water which BCVWD is able to purchase and recharge is only the amount left over after YVWD, the City of Banning, and others have purchased the amount each needs to meet their demands and banking. The amount available from the SGPWA collectively is discussed later in this WSA. BCVWD has entered into an agreement, and participated financially, with the SGPWA for a share of the yield from the Sites Reservoir Project. This is discussed later in this WSA.

For the normal year, there is more than enough supply to meet the demand and BCVWD can bank water in the Beaumont Basin, which will be needed during dry periods. As noted in Table 6-14 below, demand totals include BCVWD's need include banking imported water to ground water storage for drought proofing. Any additional supply available after all demands have been satisfied would be recharged and added to BCVWD's storage account.

A summary of the Water Supply Assessment for an average year is indicated below in Table 6-14.

Table 6-14: Water Supply Assessment for Normal Year Conditions

	YEAR				
	2025	2030	2035	2040	2045
DEMAND					
Potable Water Demand, AFY	13,196	14,252	15,391	16,285	17,082
Drought Proofing, AFY	1,500	1,200	1,000	1,000	1,000
Supplemental Water to Non-Potable System, AFY	276	246	-	-	-
Non-Potable Water Demand, AFY	1,957	2,175	2,478	2,561	2,578
Total Water Demand, AFY	16,929	17,873	18,869	19,846	20,660
LOCAL SUPPLY					
Potable Groundwater					
Edgar Canyon, AFY	2,073	2,073	2,073	2,073	2,073
Beaumont Basin Groundwater Available					
Overlier Potable Forebearance, AFY	-	67	264	384	384
Overlier Non-Potable Forebearance, AFY	471	480	1,123	1,158	1,158
Reallocation of Unused Overlier Rights, AFY	1,322	1,286	1,165	1,099	1,099
Return Flow Credits, AFY	280	514	868	922	1,155
Storm Water, AFY	185	535	535	535	535
Non-Potable Groundwater					
Mouth of Edgar Canyon, AFY	-	-	300	300	300
San Timoteo Creek, AFY	-	-	600	600	600
Recycled Water Available, AFY	2,017	2,381	2,892	2,955	2,915
Subtotal Local Supply, AFY	6,348	7,335	9,820	10,027	10,220
BCVWD's Share of Imported Supply					
Table A Allocation (58%), AFY	7,877	7,184	6,653	5,860	5,248
Yuba Accord, AFY	182	166	154	135	121
AVEK Nickel, AFY	1,335	1,217	1,127	993	889
Ventura, AFY	4,553	4,153	3,845	3,387	-
SGPWA Carryover Water, AFY	2,368	2,159	2,000	1,761	1,577
Sites Reservoir, AFY	-	-	3,037	5,623	7,911
Additional SWP Transfers/Exchanges, AFY	455	415	385	339	303
Subtotal Imported Supply (Normal Conditions), AFY	16,769	15,295	17,200	18,098	16,050
Total Supply, AFY	23,118	22,631	27,020	28,125	26,270
From (To) Banked Beaumont Basin Storage, AF	(6,189)	(4,758)	(8,151)	(8,279)	(5,610)

Note:

1. Modified Table 7-8 from the BCVWD 2020 UWMP to include Ventura Water

6.2 Summary of Member Agency Imported Water Demands on SGPWA

Table 6-15 includes a projected amount of imported water for member agencies in SGPWA that are not currently taking SPW. These amounts were taken from SGPWA's 2020 UWMP. BCVWD believes these amounts are conservative considering the growth rates in the SGPWA Area.

Table 6-15 - Regional Summary of Spreadsheet Supply-Demand Model for SGPWA

Demand or Supply	Year				
	2025	2030	2035	2040	2045
Potable Water Demand, Banning, YVWD (Calimesa), BCWD Potable & Non-Potable, AFY	39,094	40,600	42,050	43,388	44,473
Local Supply, Banning, YVWD (Calimesa), BCVWD, AFY	26,005	26,094	27,671	26,934	26,203
Imported Water Demand, AFY	19,277	19,262	22,530	24,733	23,880
Total Imported and Local Supply, AFY	45,282	45,356	50,201	51,667	50,083
Total to (from) Regional Groundwater Storage, AF	6,188	4,756	8,151	8,279	5,610
SGPWA Imported Water Demands for those agencies not currently taking imported water, from SGPWA 2020 UWMP, AFY	3,400	3,600	3,900	4,100	4,300
Total Imported Water Demand, AFY	22,677	22,862	26,430	28,833	28,180

Note:

1. Taken data from Tables 6-3, 6-4, and 6-14.

7. SGPWA Available Imported Water

In November of 1962, SGPWA entered a State Water Project water service contract (SWP Contract) with the State of California Department of Water Resources (DWR). The SWP Contract authorized DWR to deliver SWP water to SGPWA under certain terms and conditions.

SGPWA also acquires water supplies through contracts with other agencies and annual water transfers and exchanges. SGPWA annually acquires Yuba Accord water as well as water under the Nickel Agreement. SGPWA may also acquire water through an agreement with San Bernardino Valley Municipal Water District (SBVMWD) as well as annual transfers and exchanges with other SWP contractors. And, in the future, SGPWA will acquire water through the Sites Reservoir Agreement. All of these additional supplies, beyond SGPWA's SWP supply, are discussed in the following sections.

SGPWA's delivery of supplemental water includes both delivery to water filtration facilities and groundwater recharge basins to assist with the management of groundwater in the SGPWA service area. Whether by direct delivery, in-lieu recharge, or direct recharge, the SGPWA plays a critical role in the local management of groundwater and surface water resources.

7.1 State Water Project Overview

The State Water Project (SWP) is the largest state-built, multi-purpose water project in the country. It was authorized by the California State Legislature in 1959, with the construction of most facilities completed by 1973. Today, the SWP includes 28 dams and reservoirs, 26 pumping and generating plants, and approximately 660 miles of aqueducts.

The primary water source for the SWP is the Feather River, a tributary of the Sacramento River. The water flowing in the Feather River is captured by the SWP in Oroville dam and reservoir. Storage released from Oroville Dam flows down natural river channels to the Sacramento-San Joaquin River Delta (Delta). While some SWP supplies are pumped from the northern Delta into the North Bay Aqueduct or diverted by SWP contractors upstream, the vast majority of SWP supplies are pumped from the southern Delta into the 444-mile-long California Aqueduct. The California Aqueduct conveys water along the west side of the San Joaquin Valley to the Edmonston Pumping Plant, where water is pumped over the Tehachapi Mountains. From there the California Aqueduct divides into the East and West Branches. SGPWA takes its SWP deliveries from the East Branch, which was completed in 2003. Phase 2 of the East Branch Extension was completed in 2018 which increased the capacity of the supplemental water supplies and allowed the SGPWA to take the Agency's official maximum allotment of State Project Water.

SGPWA delivers its SWP supplies, along with other water supplies, to recharge local groundwater basins through transmission pipelines and recharge systems as well as some delivery to Yucaipa Valley Water District.

SGPWA is one of 29 water agencies that have a SWP Contract with DWR. Each SWP contractor's SWP Contract contains a "Table A Annual Amounts" (Table A) which lists the contracted maximum amount of water an agency may receive under its contract. Table A is also used in determining each contractor's share of the total SWP water supply DWR determines to be available each year. The total planned annual delivery capability of the SWP and the sum of all contractors' maximum Table A amounts was originally 4.23 million acre-feet. The initial SWP storage and conveyance facilities were designed to meet contractors' water demands with the construction of additional storage facilities planned as demands increased. However, few additional SWP storage facilities have been constructed since the early 1970s and a portion of the original conveyance design was never completed. SWP conveyance facilities were generally designed and have been constructed to deliver Table A to all contractors. The maximum Table A of all SWP contractors now totals about 4.133 million AF. SGPWA manages its SWP supplies to maximize the availability of these supplies to its retail customers. In this way, SGPWA seeks to optimally manage its Table A wet year supplies, acquire additional SWP supplies through Article 21 conditions (SWP surplus conditions), access Advanced Table A supplies, and potentially exchange Table A supplies with other SWP contractors. All of these actions improve the long-term reliability of Table A supplies.

7.1.1 Table A Allocations

SGPWA's Table A Annual Amount is 17,300 acre-feet per year up through the 2045 UWMP planning horizon. SGPWA's Table A represents a maximum contract amount that could be available each year assuming that the SWP could deliver 100% contract supplies to all SWP contractors. Though not shown on Table 7-1, 2023 was a 100% allocation year. Prior to 2023, the last 100% allocation year occurred in 2006. SGPWA's SWP Contract has numerous components that allow SGPWA to manage and control the annually available SWP water supplies.

More often than not, actual SWP allocations are less than 100% SGPWA's Table A Annual Amount. Annual SWP percentage Table A allocations fluctuate based upon hydrology, water storage, and regulatory criteria in the Delta. Table 7-1 below shows the SGPWA Table A Annual Amount from 2010 through 2020, the SWP allocation percentage, and the final available Table A allocation from 2010-2020. During this period, the SGPWA received on average 8,335 acre-feet, or about 48% of the Table A contract amount. It is important to recognize that this period included a significant and recent drought event.

Table 7-1: SWP Table A Allocations and Deliveries

Year	SWP Contract Table A	Percent Allocation	Allocation Amount
2010	17,300	50%	8,650
2011	17,300	80%	13,840
2012	17,300	65%	11,245
2013	17,300	35%	6,055
2014	17,300	5%	865
2015	17,300	20%	3,460
2016	17,300	60%	10,380
2017	17,300	85%	14,705
2018	17,300	35%	6,055
2019	17,300	75%	12,975
2020	17,300	20%	3,460

Notes

1. Taken from Table 3-1 in the 2020 SGPWA UWMP.

DWR has projected that it is less likely that 100% allocation years will occur on a regular basis in the future. In August 2020, DWR finalized the “2019 SWP Delivery Capability Report” (DCR) that outlined the probable future water supply allocations for the SWP system. The DCR showed variations in future Table A deliveries based upon hydrological and regulatory conditions. These conditions are summarized in Table 7-2 below along with SGPWA’s corresponding Table A amount.

Table 7-2: SWP Estimated Table A Deliveries from DCR (values in acre-feet)

	Long Term Average		Single Dry Year (1977)		Dry Periods							
					2 Year Drought (1976-1977)		4-Year Drought (1931-1934)		6-Year Drought (1987-1992)		6 Year Drought (1929-1934)	
2017 Report	2,571	62%	336	8%	1,206	29%	1,397	34%	1,203	29%	1,408	34%
2019 Report	2,414	58%	288	7%	1,311	32%	1,228	30%	1,058	26%	1,158	28%

Notes

1. Taken from Table 3-2 in the 2020 SGPWA UWMP

As shown in Table 7-2, DWR’s long-term average reliability shows a downward trend from 62% in the 2017 SWP DCR to 58% in the 2019 DCR. DWR attributes this downward trend to climatological and hydrological factors that impact precipitation patterns and snowfall accumulation above its main SWP facility, Lake Oroville. In this way, SGPWA characterizes its average normal year SWP water supply through 2045 as 58% of its Table A Annual Amount in accordance with the DCR. Thus, from 2025 through 2045, SGPWA’s projected Table A final available allocation will be 58% of 17,300 acre-feet or 10,034 acre-feet per year. Importantly, SGPWA anticipates years where its Table A Allocation exceeds

the average normal year delivery of 58%. In these years, SGPWA will capture and store the surplus water assets.

The single dry year characterization and five consecutive dry year characterization for the SWP supplies are also an important consideration in SGPWA's UWMP. The 2017 and 2019 DCR represent the single driest year as 1977 with an 8% SWP allocation estimate in 2017 DCR and a 7% SWP allocation estimate in 2019 DCR. The single lowest historical SWP allocation occurred in 2014 at 5%, and this 5% allocation is also representative of the 2021 Table A Allocation. As such, to be conservative in its projections, SGPWA will use 5% of 17,300 acre-feet or 865 acre-feet per year as the single dry year allocation through 2045 as depicted in Table 7-3.

Table 7-3: SWP Future Table A Projected Water Year Deliveries During Single and Multi-Year Drought Conditions (AFY)

Table A	Year Type	Amount
Normal		10,034
Single Dry Year		865
Multi-Year Drought	Year 1	6,055
	Year 2	865
	Year 3	865
	Year 4	3,460
	Year 5	6,055

Notes

1. Taken from Table 3-3 in the 2020 SGPWA UWMP

The 2019 DCR also identifies various drought periods for purposes of characterizing SWP allocation percentages that would accompany those drought periods. The averaging of the allocations over the course of the drought period is not representative of SGPWA drought planning purposes. SGPWA will use the following drought characterization for its short-term and long-term planning: year 1 at 35%; year 2 at 5%; year 3 at 5%; year 4 at 20%; and year 5 at 35%. SGPWA examined the historical record and determined that there was no representative five consecutive year historical SWP delivery dry period that adequately reflects a potential future five-year critical drought condition that could drastically reduce SWP supply deliveries for SGPWA's service area. As such, taking a more conservative planning approach, SGPWA created a more restrictive dry year characterization that adequately represents a critical drought over five consecutive years. In this dry year modeled sequence, two consecutive critically dry years are bounded by Table A allocations that are reflected in the recent historical record. Table 7-4 shows the normal year, single dry year, and five consecutive dry years planned SWP Table A Allocation for San Geronio Pass Water Agency through 2045.

Table 7-4: Future SWP Allocations by Year Type Through 2045 (AFY)

Total Supply		2025	2030	2035	2040	2045
Normal		10,034	10,034	10,034	10,034	10,034
Single Dry Year		865	865	865	865	865
Multi-Year Drought	Year 1	6,055	6,055	6,055	6,055	6,055
	Year 2	865	865	865	865	865
	Year 3	865	865	865	865	865
	Year 4	3,460	3,460	3,460	3,460	3,460
	Year 5	6,055	6,055	6,055	6,055	6,055

Notes

1. Taken from Table 3-4 in the 2020 SGPWA UWMP

7.1.2. Table A Carryover Water

SGPWA’s SWP Contract allows it to forego use of its allocated SWP Table A supply and retain a portion of that allocated supply in storage for future use. This retained supply is termed “Carryover” and is governed under Article 56 of SGPWA’s SWP contract. Carryover water is water that is released from Oroville dam and reservoir, re-diverted at the Delta, and then stored in San Luis Reservoir – an off-stream reservoir located just outside the City of Santa Nella at the junction of Interstate 5 and California State Highway 152. San Luis Reservoir is jointly owned and operated by the state and federal governments and all SWP contractors may use the storage facility to manage Carryover water supplies. In short, the San Luis Reservoir receives, regulates, and stores exported water derived from the State Water Project and Federal Central Valley Project.

The amount of water that SGPWA may carryover in any given year is subject to a set of rules that implicate all SWP contractors throughout California. In brief, SGPWA delivers its Table A supplies to Carryover in San Luis Reservoir with an expectation that it will be able to divert all or a portion of these supplies in a subsequent year. In the event that water supplies are abundant, San Luis Reservoir may “spill.” When San Luis Reservoir reaches a “spill” stage, DWR releases SGPWA’s Carryover in accordance with the aforementioned rules as they apply in the context of all entities with stored water in San Luis Reservoir. Nevertheless, over the last 10 years SGPWA has retained a portion of its Table A Allocation as Carryover even in the driest years and continues to maintain a Carryover balance. Table 7-5 shows SGPWA’s Carryover balance from 2010 through 2020.

Table 7-5: SGPWA Historic SWP Carryover Storage and Use (AFY)

Year	Source	Available Carryover
2010	97-12 Historic Delivery Database	2,719
2011	97-12 Historic Delivery Database	4,535
2012	97-12 Historic Delivery Database	4,956
2013	Finalization Report	5,277
2014	Finalization Report	5,264
2015	Finalization Report	954
2016	Finalization Report	936
2017	Finalization Report	1,700
2018	Finalization Report	5,159
2019	Finalization Report	2,668
2020	Finalization Report	4,211

Notes

1. Taken from Table 3-5 in the 2020 SGPWA UWMP

The Carryover supplies noted in Table 7-5 combine a number of water management factors that impact SGPWA's overall water supply availability. For example, where SGPWA is able to acquire additional water assets in normal and wet year types, SGPWA may carryover SWP supplies to water shortage years for use. Moreover, where SGPWA may acquire alternative supplies through transfers and exchanges, even in the driest years, the Agency may then manage its supply portfolio to preserve Carryover supplies for later use. For instance, in 2015, SGPWA stored 954 acre-feet of water supplies as Carryover when SWP allocations were at the lowest historical allocation on record – five percent (5%) – in the 2014 water year (see Table 7-1). Similarly, in 2015 – a 20% allocation year – SGPWA was able to carryover 936 acre-feet of water into the 2016 water year by acquiring alternative supplies and flexibly managing regional supplies in coordination with the retail agencies. SGPWA's management actions coordinated the Agency's available water supply portfolio in these years with the regional retail agencies water supply portfolios and water conservation efforts in order to preserve SWP supplies for future uses.

SGPWA will have access to its Table A Carryover supplies in future years based upon the hydrological and regulatory conditions. The Table A Carryover supplies result from a number of variables that are tied to the SWP Table A annual percent allocation, operations in San Luis Reservoir, and water supply management by SGPWA throughout its service area. In wet years, SGPWA carries over substantial supplies that are considered in the annual carryover numbers.

Accordingly, water years 2013 through 2017 above are representative of a five-year Carryover supply availability for SGPWA – and include 2014 and 2015 two of the driest years on record. Furthermore, SGPWA conservatively estimates future Carryover supplies in a normal year to be approximately 5,200 acre-feet similar to 2013, 2014, and 2018 and carryover in a single dry year to be just over 900 acre-feet like 2015 and 2016. These supplies are estimated based upon typical SWP management in a normal year in context of SGPWA's total water supply portfolio. The future normal year Carryover supply represents approximately half of SGPWA's normal year carryover number as noted in Table 7-5 but other years represent Carryover supplies that may result from additional SGPWA multi-year management actions that allow Carryover supplies to be available in these year types. Table 7-6 shows the Carryover supplies through 2025 and Table 7-7 shows the representative Table A Carryover supplies through 2045.

Table 7-6: Carryover Supplies Through 2025 (AFY)

Carryover	Year Type	Amount
	Normal	3,000
	Single Dry Year	936
Multi-Year Drought	Year 1	3,000
	Year 2	2,500
	Year 3	954
	Year 4	936
	Year 5	1,700

Notes

1. Taken from Table 3-6 in the 2020 SGPWA UWMP

Table 7-7: Future Available Table A Carryover Supplies (AFY)

Year Type	2025	2030	2035	2040	2045
Normal	3,000	3,000	3,000	3,000	3,000
Single Dry Year	936	936	936	936	936
Multi-Year Drought	Year 1	3,000	3,000	3,000	3,000
	Year 2	2,500	2,500	2,500	2,500
	Year 3	954	954	954	954
	Year 4	936	936	936	936
	Year 5	1,700	1,700	1,700	1,700

Notes

1. Taken from Table 3-7 in the 2020 SGPWA UWMP

7.1.3 Delta Conveyance Project Future SWP Increment

The Delta Conveyance Project, if implemented, would increase the future reliability of SGPWA water supplies derived from the SWP. Consistent with Executive Order N-10-19, in early 2019, the state announced a new single tunnel project, which proposed a set of new diversion intakes along Sacramento River in the north Delta for SWP. In 2019, the California Department of Water Resources (DWR) initiated planning and environmental review for a single tunnel Delta Conveyance Project (DCP) to protect the reliability of State Water Project (SWP) supplies from the effects of climate change and seismic events, among other risks. DWR's current schedule for the DCP environmental planning and permitting extends through the end of 2024. DCP will potentially be operational no later than 2040 following extensive planning, permitting, and construction.

SGPWA anticipates that the DCP will increase access to water assets by providing conveyance opportunities that are currently unavailable. SGPWA recently increased its investment in the DCP from 1.22% to 2% of project capacity in order to improve future conveyance actions related to its water asset portfolio. As such, the DCP investment should provide better access to SWP supplies in normal and wet

years as well as opportunities to deliver alternative planned supplies as they become available to SGPWA

7.2 SGPWA Additional Imported Water Supplies

SGPWA has numerous other current and future water assets besides its Table A Annual Amount and Table A carryover supplies. These supplies are derived from the following items: Yuba Accord, Nickel Agreement, San Bernardino Valley Municipal Water District Agreement, Sites Reservoir Agreement, and Ventura Water Agreement. These additional water sources are more fully described below.

7.2.1. Yuba Accord Water

In 2008, SGPWA entered into the Yuba Accord Agreement and has amended the agreement several times through 2014. The Yuba Accord Agreement allows SGPWA to purchase water from Yuba County Water Agency through its contractual arrangement with DWR that permits 21 SWP contractors (including SGPWA) and the San Luis and Delta-Mendota Water Authority regular access to the supply. Yuba Accord water comes from the Yuba River, located north of the Delta, and the water purchased under this agreement is subject to losses associated with transporting it to SGPWA's service area. While the amount of this water varies each year depending on hydrologic conditions, the Agency anticipates receiving an average future amount of approximately 300 AFY. The Agency recently signed an extension to this agreement allowing it to purchase this water well into the future. Table 7-8 shows the last five years of Yuba Accord water supplies coming to SGPWA. Table 7-9 shows the normal, single dry, and five consecutive dry year water supplies available under the Yuba Accord.

Table 7-8: Last Five Years of Yuba Accord Water Deliveries (AFY)

Year	Yuba Accord Deliveries
2015	0
2016	0
2017	0
2018	124
2019	0
2020	406

Notes:

1. Taken from Table 3-8 in the 2020 SGPWA UWMP

Table 7-9: Yuba Accord Future Water Deliveries in all Year Types (AFY)

Yuba Accord Supply		2025	2030	2035	2040	2045
Normal		400	400	400	400	400
Single Dry Year		100	100	100	100	100
Multi-Year Drought	Year 1	300	300	300	300	300
	Year 2	100	100	100	100	100
	Year 3	100	100	100	100	100
	Year 4	200	200	200	200	200
	Year 5	300	300	300	300	300

Notes:

1. Taken from Table 3-9 in the 2020 SGPWA UWMP

7.2.2. Nickel Agreement

SGPWA signed an agreement with Antelope Valley – East Kern Water Agency (AVEK) on July 7, 2017 (hereafter called “Nickel Agreement”). The Nickel Agreement entitles SGPWA to purchase 1,700 acre-feet of AVEK water each year under a take or pay provision. The AVEK water is non-project water that is provided by the Kern County Water Agency. The Nickel Agreement expires in 2036 and SGPWA has a right of first refusal for an additional 20-year term. AVEK is required to deliver 100% of the supply in all years. Table 7-10 shows SGPWA Nickel Agreement water deliveries since 2017.

Table 7-10: Nickel Agreement Water Deliveries since 2017 (AFY)

Year	Nickel Agreement Deliveries
2017	1,700
2018	1,700
2019	1,700
2020	1,700

Notes:

1. Taken from Table 3-10 in the 2020 SGPWA UWMP

SGPWA may consider the Nickel Agreement water supply always available in normal, single dry, and five consecutive dry years. The Nickel Agreement is a take or pay contract with no shortage provision that obligates AVEK to deliver the water in all year types. Table 7-11 shows the SGPWA Nickel Agreement future water supply availability.

Table 7-11: Nickel Agreement Future Water Deliveries in all Year Types (AFY)

Nickel Agreement Deliveries		2025	2030	2035	2040	2045
Normal		1,700	1,700	1,700	1,700	1,700
Single Dry Year		1,700	1,700	1,700	1,700	1,700
Multi-Year Drought	Year 1	1,700	1,700	1,700	1,700	1,700
	Year 2	1,700	1,700	1,700	1,700	1,700
	Year 3	1,700	1,700	1,700	1,700	1,700
	Year 4	1,700	1,700	1,700	1,700	1,700
	Year 5	1,700	1,700	1,700	1,700	1,700

Notes:

1. Taken from Table 3-11 in the 2020 SGPWA UWMP.

7.2.3. San Bernardino Valley Municipal Water District Agreement

SGPWA entered the Surplus Water Sale Agreement with San Bernardino Valley Municipal Water District Surplus Water Sale Agreement (SBVMWD Agreement) in June of 2018. SBVMWD is a SWP contractor that holds an entitlement to 102,600 acre-feet under its Table A Annual Amount in its 1960 SWP contract. The SBVMWD Agreement entitles SGPWA to purchase up to 5,000 acre-feet of SWP entitlement each year with SBVMWD's express concurrence. The SBVMWD Agreement expires on December 31, 2032, and there is no right of renewal. Nevertheless, SGPWA anticipates renewing this contract. The amount of water available under the contract varies each year and is subject to the "sole discretion" of SBVMWD whether the water will be made available for SGPWA to purchase. The water supply under this agreement may be available depending upon SBVMWD's supply availability determination. The SGPWA is not incorporating this potential supply into its water supply reliability determinations for all year types but considers the supply a component of its available transfer and exchange supplies and, when acquired, may be incorporated into its groundwater storage facilities.

7.2.4. Sites Reservoir Agreement

SGPWA signed the Sites Reservoir Agreement in 2019. Sites Reservoir is a proposed new 1,500,000 acre-feet off-stream storage reservoir in northern California near Maxwell. Sacramento River flows will be diverted during excess flow periods and stored in the off-stream reservoir and released for use in the drier periods. Sites Reservoir is expected to provide water supply, environmental, flood, and recreational benefits. The proponents of Sites Reservoir include 30 entities including several individual SWP Public Water Agencies (PWAs). Sites Reservoir is expected to provide approximately 240 TAF of additional deliveries on average to participating agencies under existing conditions. Sites Reservoir is currently undergoing environmental planning and permitting. Full operations of the Sites Reservoir are estimated to start by 2029 following environmental planning, permitting, and construction. Sites was conditionally awarded \$816 million from the California Water Commission for ecosystem, recreation, and flood control

benefits under Proposition 1. Reclamation has also invested in Sites Reservoir and has allocated \$13.7 million in 2021 for the project. Both SGPWA and Beaumont Cherry Valley Water District have purchased shares in Sites Reservoir, 10,000 shares and 4,000 shares respectively, that would augment supplies in the San Geronio Pass Water Agency service area. Table 7-12 shows the future availability of Sites Reservoir water in the SGPWA's service area and incorporates both the SGPWA and Beaumont Cherry Valley potential supplies. Other stakeholders with investments in Sites Reservoir have accounted for available supplies in 2035 as well.

Table 7-12 Future Availability of Sites Reservoir Water (AFY)

Sites Reservoir		2025	2030	2035	2040	2045
Normal		0	0	10,000	12,000	15,000
Single Dry Year		0	0	10,000	12,000	15,000
Multi-Year Drought	Year 1	0	0	10,000	12,000	15,000
	Year 2	0	0	10,000	12,000	15,000
	Year 3	0	0	10,000	12,000	15,000
	Year 4	0	0	10,000	12,000	15,000
	Year 5	0	0	10,000	12,000	15,000

Notes:

1. Taken from Table 3-12 in the 2020 SGPWA UWMP.

7.2.5. Ventura Water

In 2022, SGPWA entered into a 20-year Agreement with the City of San Buenaventura (Ventura) and the Casitas Municipal Water District (Casitas). Together, the City of Ventura and the Casitas Municipal Water District have a combined Table A water allocation of 20,000 acre-feet. Ventura and Casitas do not plan to take direct delivery of their respective Table A water. The Ventura Water Agreement allows SGPWA to purchase water from Ventura and Casitas through its contractual arrangement. Of the 20,000 acre-feet total Table A allocation, the agreement allows for SGPWA to receive up to 10,000 acre-feet in addition to the existing 17,300 acre-feet Table A allocation for SGPWA.

7.2.6. Water Transfers and Exchanges

SGPWA also engages in water transfers and exchanges involving its SWP assets and other contractors' SWP water assets. Historically, SGPWA has both received and delivered water through these transfers and exchanges with various agencies throughout California. These transfers are essentially spot market transfers where short-term opportunities are identified and then actions taken for acquisition. These transfers help support management of SGPWA's and the retail agencies' water supply portfolios. Future SGPWA transfers and exchanges depend upon the allocations available to SGPWA and other water purveyors. As noted in Section 7.2.1., SGPWA has regularly acquired Yuba Accord water through its transfer and exchange activities. In addition, the State Water Contractors collectively develop annual water transfer and exchange programs to develop transferable supplies and negotiate transfer terms. SGPWA regularly participates in SWC's transfer programs. SGPWA seeks to augment potential

opportunities for exchanges and transfers with SWP contractors and alternative transfer opportunities like the SWC annual transfer program. Table 7-13 shows the planned future SWP and other water transfer opportunities that could be available for SGPWA.

Table 7-13 SGPWA Future Transfers and Exchanges (AFY)

Target Supply	2025	2030	2035	2040	2045
State Water Project	500	1,000	1,000	1,000	1,000
Additional Supplies	600	1,100	1,600	2,100	2,600
Total Transfers	1,100	2,100	2,600	3,100	3,600

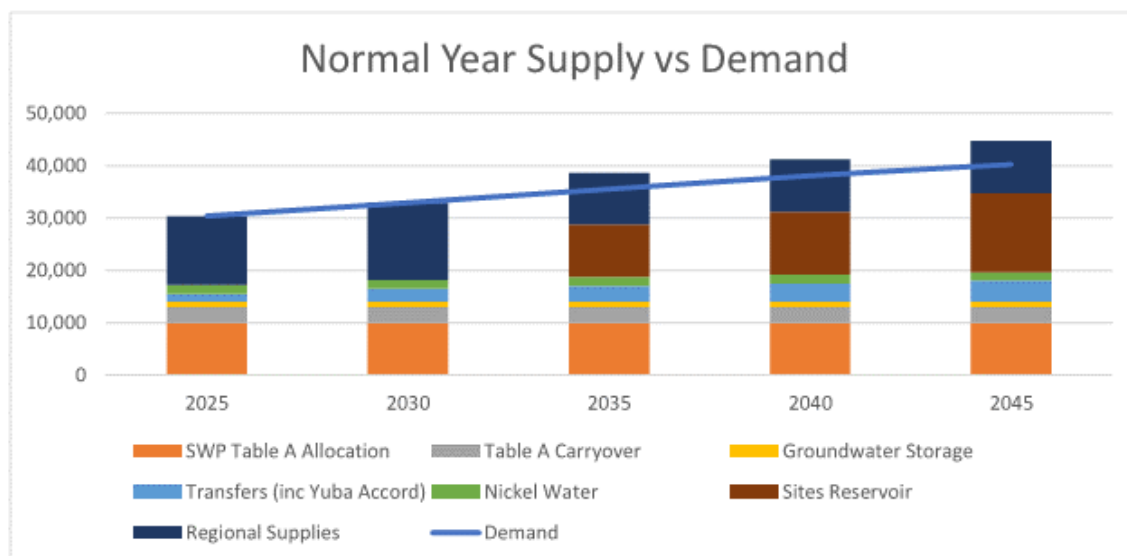
Notes:

1. Taken from Table 3-13 in the 2020 SGPWA UWMP.

7.3 Summary of Available Imported Water Supplies

As shown in Figure 6, SGPWA has reliable water supplies through the 2045 planning horizon. SGPWA has assessed the available SWP supplies, imported supplies, and locally available managed water supplies to assess regional water supply reliability through this planning horizon. In addition, SGPWA engages in annual water transfers and exchanges and stores water both within SGPWA's service area boundaries and outside its boundaries to address variable water conditions. Together, these supplies make up SGPWA's regional water asset portfolio that is actively managed by coordinated actions between SGPWA and the regional retail agencies to ensure long-term reliability.

Figure 6: SGPWA's Water Service Reliability through 2045 (AFY)



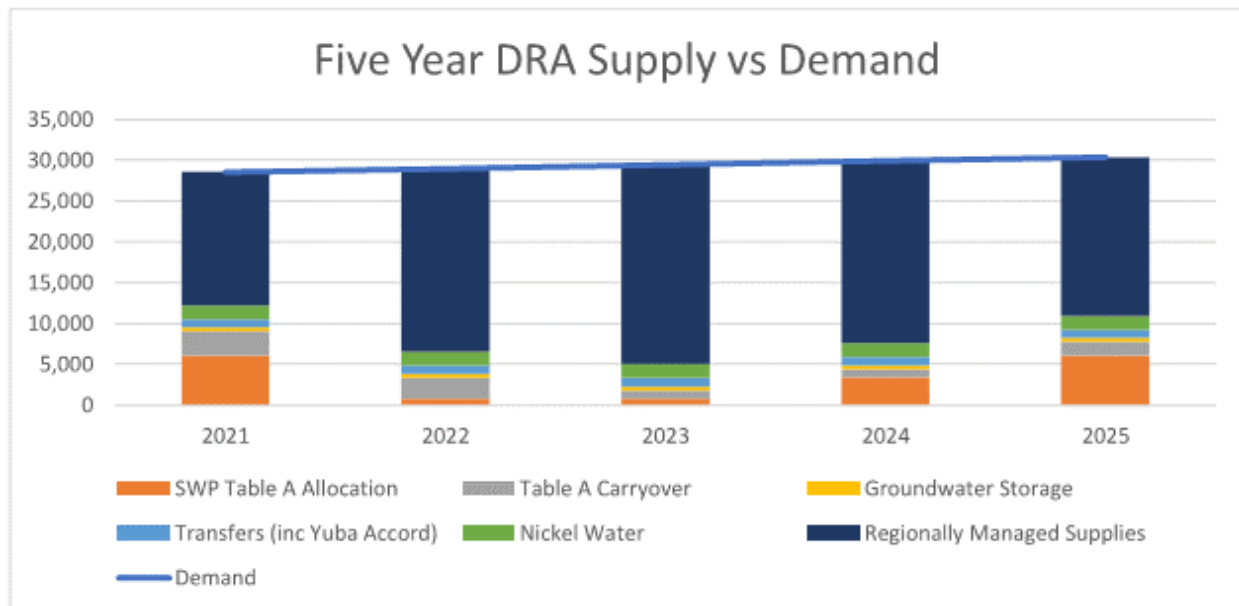
Notes

1. Taken from Figure ES-2 from the 2020 SGPWA UWMP.

SGPWA also coordinates management of its water supplies with the retail agencies to address projected dry conditions. Specifically, SGPWA and the retail agencies capture and store surplus imported water in

normal and wet years in order to use the stored water assets to meet regional demands in dry years. Moreover, the retail agencies rely upon locally managed water supplies, including native groundwater, recycled supplies, surface water assets, and return flows, to meet their annual demands. These actions stabilize annual fluctuations in recurring imported supplies that may not meet regional demands under certain dry conditions. Figure 7 shows a water reliability assessment for a drought lasting five consecutive years where the retail agencies in SGPWA service area use stored water and regionally managed supplies to offset fluctuations in its SWP supplies. In summary, SGPWA's diverse surface water supply portfolio, combined with its coordinated management of regionally managed surface and groundwater resources with retail purveyors, provide stable and reliable water supplies to meet SGPWA's current and 2045 future water demands in its service area.

Figure 7: SGPWA's Drought Risk Assessment from 2021 through 2025 (AFY)



Notes

1. Taken from Figure ES-3 from the 2020 SGPWA UWMP.

8. Water Supply and Demand for BCVWD

Section 6.1.3 presented the water demand and water supply requirements, including imported water, under average hydrologic conditions for BCVWD. Section 7 quantified the imported water demands on the SGPWA from BCVWD and the other member agencies of the SGPWA. As presented in Section 7, SGPWA will have enough, or has made commitments for or taken steps to acquire, imported water supply to meet its needs to year 2045 and beyond. Since BCVWD's demands and imported water requirements are included in SGPWA's demands, including imported water, it can be concluded that BCVWD has sufficient supply and imported water to

meet demands beyond 2045 under average demand and supply conditions.

It should be pointed out that 28.6% of the Sites Reservoir Project yield, (4,000 AFY/14,000 AFY) shown in Figure 7 above, is committed to BCVWD by virtue of BCVWD's financial commitment to the Sites Reservoir Project Phase 1 and Phase 2 - 2019. Figure 8 shows BCVWD's demand is less than the available supply. Figure 8 is based on the data in Table 6-16. Figure 9 shows the accumulated volume in BCVWD's Beaumont Basin groundwater storage account. By 2045, the storage account is significantly full (58,009 AF in storage). Figure 9 has been updated to account for the loss of storage due to the drought from 2020 – 2022. Table 6-16 indicates that BCVWD's imported water demand will be 10,440 AFY in 2045; this means that BCVWD is projected to have 7.1 years of imported water demand in storage which can be used to supply water during drought periods even if no SPW is available.

Figure 8: BCVWD's Water Supply and Demand Projection to 2045

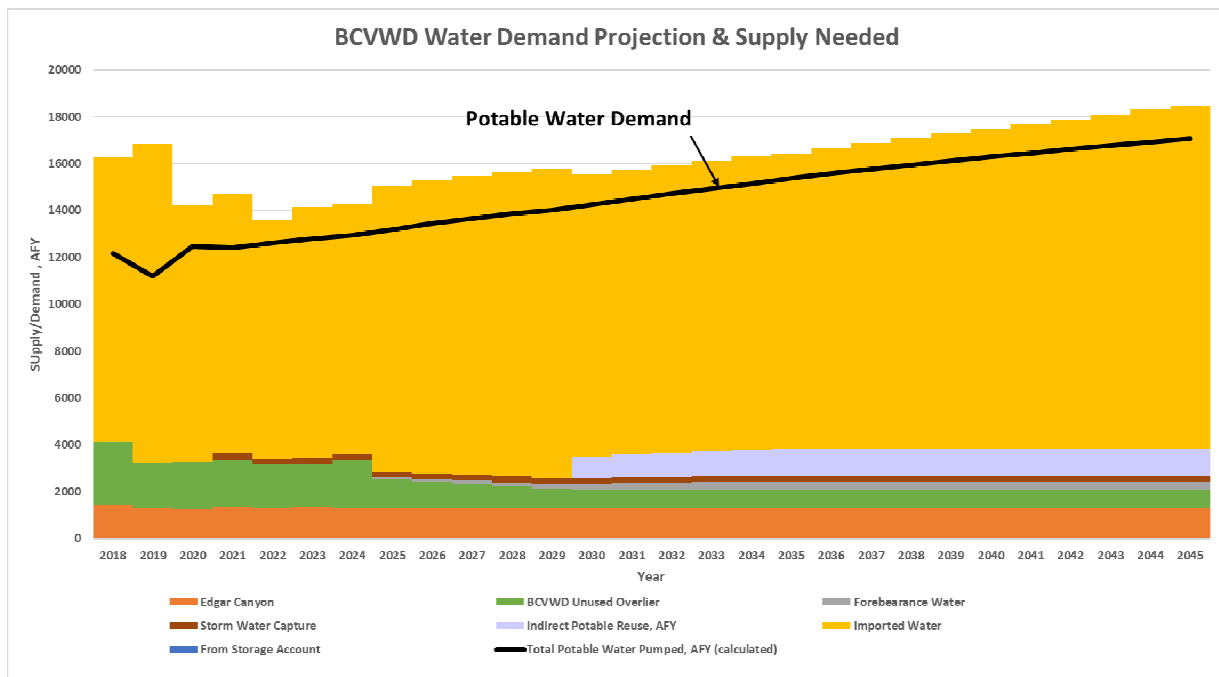
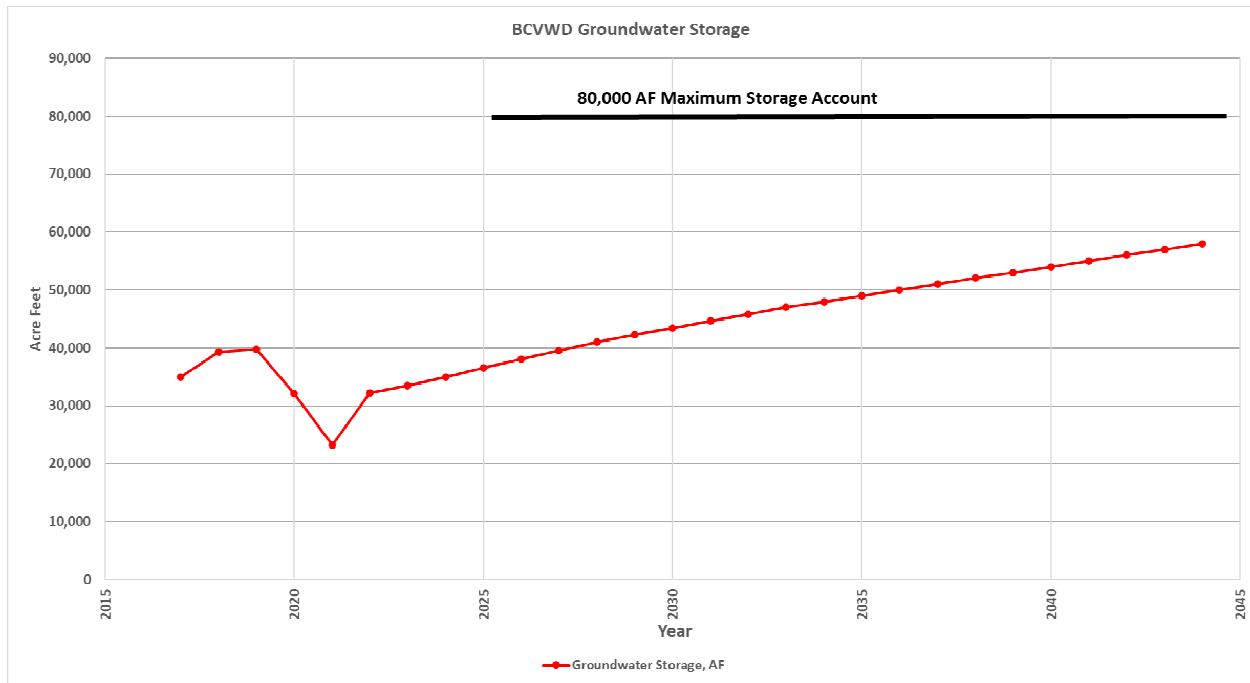


Figure 9: BCVWD's Groundwater Storage Balance to 2045



9. Water Supply Single and Multiple Dry Period Analysis

9.1 Constraints on Water Sources

A detailed description of BCVWD's current and future water sources are described previously in Section 6 of this WSA. Table 9-1, below shows a summary of BCVWD's current and future water sources and identifies the factors that affect the specific source's consistency of supply. Climate affects the amount of water available from most of the sources; there are some legal constraints on the Beaumont Groundwater Basin Source due to the Adjudication and contractual and environmental constraints on the imported State Project Water.

Table 9-1: Factors Resulting in Inconsistency of Supply

Water Supply Source	Cause of Inconsistent Supply				Additional Information
	Legal	Environmental	Water Quality	Climate	
Edgar Canyon Groundwater				X	
Beaumont Basin Groundwater Appropriator Rights	X				(1)
Beaumont Basin Groundwater Unused Overlier Rights	X			X	(2)
Imported State Project Water	X	X		X	(3)
Recycled Water				X	(4)
Stormwater Capture and Percolation				X	
Urban Runoff Capture and Percolation				X	
Nitrate-contaminated Groundwater from mouth of Edgar Canyon				X	

(1) After 2014, the Appropriator production rights are zero per Adjudication

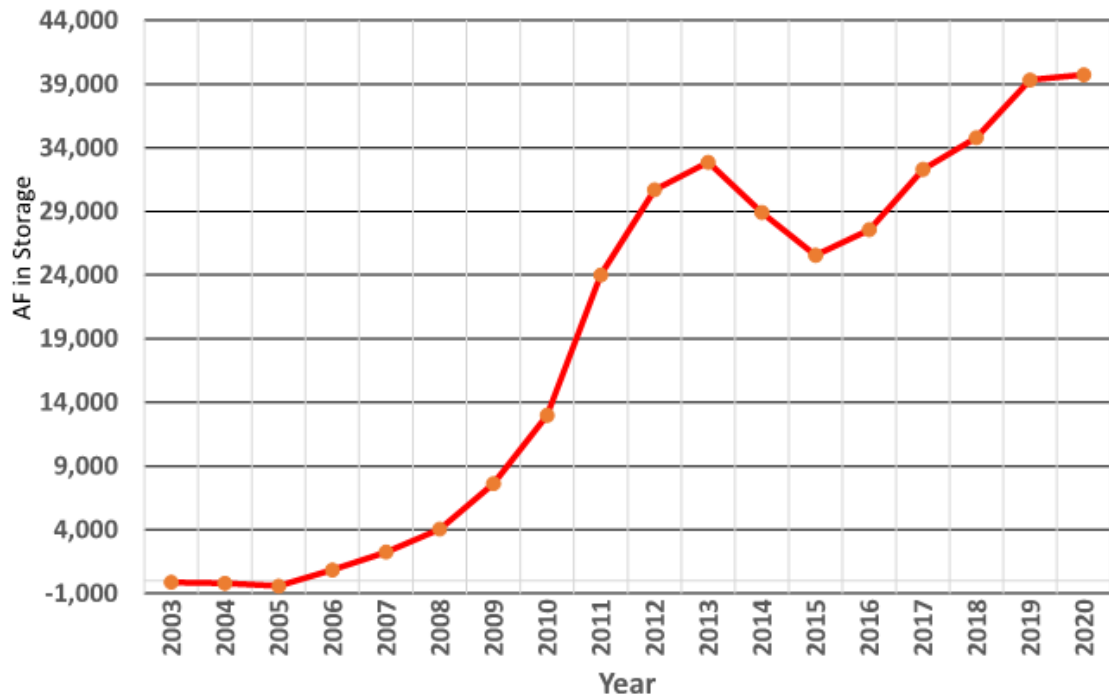
(2) Reallocation of Overlier pumping rights are variable. Estimated to drop to 200 AFY by 2045.

(3) SWP reliability discussed in text. 10% of Table A is available 100% of the time; adjusted per draft allocation agreement.

(4) Recycled water is not subject to any significant variations; but some drought period reductions in flow are experienced – maybe 10%. Domestic water restrictions typically have the greatest impact on outdoor water use.

The District relies on groundwater banking within the Beaumont Basin during wet periods to supply demands during specified dry periods. Complementing the large storage capacity is the fact that percolation and recharge occur at relatively high rates making it very easy to “bank” water in the Beaumont Basin. Figure 10 below shows the amount of water BCVWD has accumulated in its storage account since 2003. Please note that imported water began to be recharged in 2006.

Figure 10 – BCVWD’s Beaumont Basin Storage Amount
BCVWD Beaumont Storage Account



Notes

1. Taken from Figure 7-1 in the BCVWD 2020 UWMP

With the ability to bank water and the large “underground” reservoir, BCVWD and its neighboring agencies can withstand extended periods of drought without severe restrictions. At the end of 2020, for example, BCVWD had 39,750 AF in storage. This amount in BCVWD’s storage account has seen an increase of about 14,182 AF since 2015. BCVWD can store up to 80,000 AF in the Beaumont Basin managed by the Watermaster.

In Table 9-2 below (Table 6-24 in the 2020 BCVWD UWMP) a quantity of BCVWD-purchased imported water was identified as “From SGPWA for Banking.” This varied from 1,000 AFY to 1,500 AFY and is over and above the amount of imported water needed to meet demands. The purpose of this “banking water” is to build up BCVWD’s Beaumont Basin Groundwater Storage Account to be used as reserve for drought periods when adequate SPW is not available.

SGPWA is to supply the imported water requested in Table 9-2 below to meet BCVWD’s needs plus the anticipated SPW for banking. If, in any year(s), either of these quantities cannot be supplied for any reason, the accumulated shortfall is expected to be delivered to BCVWD by SGPWA as soon as possible once imported water is available. In this way, BCVWD will be able to keep adequate water in storage for current (2020) needs and accommodate growth in BCVWD’s service area. BCVWD anticipates banking

around 28,500 AF of water over the next 25 years, which would bring BCVWD's storage account to about 68,250 AF. This is over 3 years of SPW requirements to meet 2045 demands with no SPW for over 3.5 years. The following subsections quantify the variability in BCVWD's water sources.

Table 9-2: BCVWD Water Supplies – Projected

DWR Table 6-9 Retail: Water Supplies — Projected											
Water Supply	Additional Detail on Water Supply	Projected Water Supply * Report To the Extent Practicable									
Drop down list May use each category multiple times. These are the only water supply categories that will be recognized by the WUEdata online submittal tool		2025		2030		2035		2040		2045 (opt)	
		Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)
Add additional rows as needed											
Groundwater (not desalinated)	Little San Gorgonio Canyon	2,070	2,200	2,070	2,200	2,070	2,200	2,070	2,200	2,070	2,200
Groundwater (not desalinated)	Beaumont Basin (Reallocated unused overlie rights)	1,322		1,286		1,165		1,099		1,099	
Groundwater (not desalinated)	Beaumont Basin total forbearance water	471		547		1,387		1,542		1,542	
Groundwater (not desalinated)	Return flows	280		514		868		922		1,155	
Stormwater Use	Beaumont MDP Line 16	185		185		185		185		185	
Stormwater Use	Misc. Stormwater	0		350		350		350		350	
Purchased or Imported Water	From SGPWA for Replenishment of Beaumont Basin (Potable water)	8,868		9,300		9,966		10,717		11,281	
Recycled Water	From City of Beaumont for Landscaping	2,017		2,381		2,892		2,955		2,915	
Purchased or Imported Water	To supplement Non-Potable Water Supply (Purchased for Replenishment)	276		246		0		0		0	
Groundwater (not desalinated)	Non-Potable Groundwater at Mouth of Edgar Canyon	0		0		300		300		300	
Groundwater (not desalinated)	Non-Potable Groundwater along San Timoteo Creek	0		0		600		600		600	
Purchased or Imported Water	From SGPWA for Banking	1,500		1,200		1,000		1,000		1,000	
Purchased or Imported Water	Additional Imported Water Available from SGPWA	1,572		396		2,389		2,994		3,769	
Total		18,561	2,200	18,475	2,200	23,172	2,200	24,734	2,200	26,266	2,200
Total Imported Water Required		10,644		10,746		10,966		11,717		12,281	
Total Imported Water Available to BCVWD from SGPWA (See Table 7-8)		12,216		11,142		13,355		14,711		16,050	
*Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.											
NOTES:											

9.2 Regional Supply Reliability

BCVWD has a very diverse water portfolio that allows it to maintain a reliable water supply to its current and future customers. The existing sources include:

- Unadjudicated groundwater from the Little San Geronio Creek (Edgar Canyon)
- Adjudicated groundwater from the Beaumont Basin
- Stormwater capture in Edgar Canyon (Little San Geronio Creek) and recharge in percolation ponds in Upper and Middle Canyon and at the Canyon mouth in recently added desilting and recharge basins.
- Non-potable groundwater supplying the existing non-potable water system
- Imported State Project Water from SGPWA
- AVEK-Nickel Water leased through SGPWA
- Yuba Accord water purchased through SGPWA

Potential Future Sources include the following and were described in Section 6.1.3.2 in this WSA Addendum.

- Recycled water from the City of Beaumont for landscape irrigation and with advanced treatment for indirect potable reuse (groundwater recharge).
- Improved recharge of captured urban runoff from Sundance development
- Non-potable groundwater from the mouth of Edgar Canyon
- Non-potable groundwater from San Timoteo Creek
- Stormwater capture and recharge via the MDP Line 16 Storm Drain (cost shared with RCFC&WCD, SAWPA grant and preparing for construction)
- Stormwater capture from Noble and Marshall Creek
- Additional urban runoff capture and recharge from developing areas

BCVWD's water management strategy since its formation has always been to maximize local water resources including local groundwater and capture and percolate surface flows in Little San Geronio Creek for subsequent extraction in the District's Edgar Canyon wells. With the development that occurred starting about year 2000, BCVWD began installation of a non-potable water system with the intent of using recycled water from the City of Beaumont. Currently (2020), the water demand in the non-potable system is about 12% of the total water demand. This demand is being partially met by non-potable groundwater. When recycled water becomes available, the District's non-potable demand will be primarily met with recycled water. Any additional non-potable demands will be met with non-potable groundwater.

As discussed above, BCVWD has an 80,000 AF storage account in the Beaumont Basin to purchase and store imported water when available in ample supply during wet years. In addition to SGPWA's Table A amount, there are two other sources of imported water over and that are available and are discussed within Section 7 above:

- Article 21 Water
- Turn-Back Pool Water

9.3 Water Service Reliability Assessment

The amount of water available during the dry periods from BCVWD's water sources are presented below.

9.3.1 Groundwater

9.3.1.1. Beaumont Basin

The Beaumont Basin is managed by the Beaumont Basin Watermaster. In any given year, BCVWD can pump out its stored (banked) water. The storage is replenished, at least partially, every year by forbearance water, reallocated unused Overlying Party pumping rights, return flows, and imported water, when available. The amount of imported water that can be recharged in any year depends on DWR's SWP allocation and varies from year to year. The amount of unused Overlying Party rights is based on a 5-year moving average and could decrease slightly during drought periods as the Overlying Parties use more well water to compensate for the lack of rainfall. The forbearance water and return flows will also decrease during dry periods as users reduce water consumption.

Table 9-3 below (Table 7-2 in the BCVWD 2020 UWMP) shows the estimated amount of water credited to BCVWD by Watermaster for a single or multiple dry year analysis. For the dry year analysis, it was estimated that there would be a 15% conservation effect; in other words, for dry year analysis, only 85% of average annual forbearance, reallocated Overlying Party rights, etc. would be available. In Table 9-3, the 15% reduction factor is also applied to the recycled forbearance water to account for a potential reduction in treated wastewater due to water conservation effects. This is believed to be conservative.

Return flow credits, included in Table 9-3 below, were not applied with a 15% reduction factor as return flows are dependent upon the conservation factors in effect during the year for which credits are given.

Table 9-3 Summary of BCVWD's Beaumont Basin Storage Credits^{1,2}

Item	2025	2030	2035	2040	2045
Total Return Flow Credits, Reallocated Unused Overlier Rights, and Forbearance Water from Table 6-10, AFY	2,073	2,346	2,820	2,963	3,196
Expected Ground Water Available for Dry Year Analysis, AFY	1,804	2,065	2,483	2,583	2,816

Note

1. Taken from Table 7-2 in the BCVWD 2020 UWMP.
2. Reference Table 6-10 included in the table above should reference to Table 7-8 in the 2020 BCVWD UWMP.

Edgar Canyon

Groundwater from Edgar Canyon is affected to some degree by climate change. The average annual extraction from Edgar Canyon is 2,073 AFY based on records from 1983-2020. During that period of time, the minimum extracted was 1,117 AFY, which occurred in 1991. This can be considered the "Single Dry Year Water Available." The 2-year, 3-year, 4-year, 5-year and 6-year moving averages for the extractions from 1983 -20 were determined and are presented in Table 9-4 (Table 7-3 in the BCVWD 2020 UWMP) along with the Base Period for moving averages.

Table 9-4 Groundwater Available from Edgar Canyon for Single and Multiple Dry Year Analysis

Drought Condition (Base Years)	Average Available over the Drought Period, AFY
Single Dry Year (1991)	1,117
2 Consecutive Dry Years (1990 – 91)	1,173
3 Consecutive Dry Years (1989 – 91)	1,230
4 Consecutive Dry Years (1989 – 92)	1,267
5 Consecutive Dry Years (1988 – 92)	1,305
6 Consecutive Dry Years (1987 – 92)	1,367

Note

1. Taken from Table 7-3 in the BCVWD 2020 UWMP.

9.3.2 Imported Water

The amount of imported water available from the SGPWA via the State Water Project is very climate dependent. A spreadsheet was developed using the 2019 DWR Delivery Capability Report simulation data (1922 to 2003) for SGPWA to develop an estimate of the delivery capability for the single dry year and multiple dry year reliability analysis. The 2-, 3-, 4-, 5-, and 6-year moving averages of annual estimated delivery allocations were determined for the period 1922-2003. A summary of the Table A delivery percentages is shown in Table 9-5 (Table 7-4 in the BCVWD 2020 UWMP).

Table 9-5 SGPWA SWP Delivery Capability as Percent of Table A

Year	Long-term Average		Single Dry Year (1977)		Dry Periods							
					2-Year Drought (1976-1977)		4-Year Drought (1931-1934)		6-Year Drought (1987-1992)		6-Year Drought (1929-1934)	
2017 Report	2,571	62%	336	8%	1,206	29%	1,397	34%	1,203	29%	1,408	34%
2019 Report	2,414	58%	288	7%	1,311	32%	1,228	30%	1,058	26%	1,158	28%

Note

1. Taken from Table 7-4 in the BCVWD 2020 UWMP.

The percentages in Table 9-3 were compared to actual SWP delivery allocations for the period 1922 to 2020. The allocations found in BCVWD's analysis of available data are indicated below:

Minimum year	5% (2015, 2020)
Minimum 2 consecutive years	12.5% (2014 - 2015)
Minimum 3 consecutive years	18% (1990 – 1992)
Minimum 4 consecutive years	26% (1988 – 1991)
Minimum 5 consecutive years	24% (1988 – 1992)
Minimum 6 consecutive years	25% (1987 – 1992)

As can be seen, the actual minimum single dry year and minimum 2 consecutive dry years are less than those from the 2019 DWR SWP Delivery Capability Report. For the reliability analysis in this 2020 UWMP and this WSA, the allocation percentages in Table 9-6 (Table 7-5 in the BCVWD 2020 UWMP) will be used.

Table 9-6 SGPWA SWP Delivery Capability as Percent of Table A (Used for Reliability Analysis)

Dry Year(s)	Single	2-Year	3-Year	4-Year	5-Year	6-Year
Table A Annual Delivery Average Over the Drought Period, %	5	12.5	18	26	24	25

Note

1. Taken from Table 7-5 in the BCVWD 2020 UWMP.

For the reliability analysis, the percentages in Table 9-6 will be applied to BCVWD's estimated available imported water supplies for any particular dry year period. The results of the reliability analysis are presented in Tables 9-11 through 9-16.

By Resolution 2015-05, the SGPWA Board of Directors established an obligation to meet the future water supply needs of the region, including BCVWD. BCVWD can rely on the SGPWA to secure and deliver the imported water needed to meet BCVWD's current and future demands as set forth in this 2020 UWMP and subsequent UWMP updates in concert with DWR's Delivery Capability Reports.

9.3.3. Recycled Water

Recycled water is consistently available; although during droughts, consumers are more aware of water conservation and reduce their indoor water consumption. They are more aware of the need to do only full

loads of laundry, full loads for the dishwasher etc. Agencies, including the City of Beaumont, have observed a reduction in wastewater flows during the current drought.

BCVWD is counting on one source of recycled water, the City of Beaumont. For a single dry year, an estimate of 90% of the normal, average recycled water will be available. As the drought becomes more pervasive, the amount of recycled water is estimated to reduce further to 85% of normal. Table 9-7 provides an estimate of the available recycled water during extended dry periods. The amount of recycled water under normal conditions is shown in the updated Section 6 above.

Table 9-7 Estimated Recycled Water Available During Extended Dry Periods

		Year				
		2025	2030	2035	2040	2045
City of Beaumont Recycled Water Available (AFY)	% Available	2017	2381	2892	2955	2915
Single Dry Year	90%	1820	2150	2610	2660	2630
2-Years	85%	1720	2030	2460	2520	2480
3-Years	85%	1720	2030	2460	2520	2480
4-Years	85%	1720	2030	2460	2520	2480
5-Years	85%	1720	2030	2460	2520	2480
6-Years	85%	1720	2030	2460	2520	2480

Notes:

1. Taken from Table 7-6 in the BCVWD 2020 UWMP.
2. The District is currently in the process of finalizing its Non-Potable Water Master Plan, which includes more current non-potable system facility requirements and recycled water supply projections. The non-potable/recycled water supply data provided in this WSA addendum are consistent with the District's 2020 UWMP. The non-potable/recycled water supply projections are considered draft as of the date of approval of this Addendum 1. Data from the BCVWD 2020 UWMP is used for consistency.

9.3.4. Storm Water and Urban Runoff Reliability (Potential Projects).

Storm water and Urban Runoff quantities are very dependent on rainfall. Review of the rainfall record at Beaumont for the period 1888 – 2006 resulted in the data shown in Table 9-8 (Table 7-7 in the BCVWD 2020 UWMP). To determine the multiple dry year rainfall as a percent of the average rainfall, the 2-, 3-, 4-, 5- and 6-year moving averages of the annual rainfall was determined.

Table 9-8 Estimated Storm Water Available During Extended Dry Periods

Dry Year (s)	Normal	Single	2 - Year	3 - Year	4 - Year	5 - Year	6 - Year
% of Annual Average		36%	45%	52%	52%	61%	63%
Facility	Estimated Average Annual Stormwater Capture, AFY						
MDP Line 16	185	66	83	96	96	113	117
Misc. Urban Runoff Basins	350	126	158	182	182	213	222
Total Stormwater Capture	535	192	241	279	278	325	339

Notes:

1. Taken from Table 7-7 in the BCVWD 2020 UWMP.

9.4 Drought Risk Assessment

A conservative approach was taken when considering the amount of imported supply BCVWD could expect in future conditions. BCVWD has included in its anticipated imported water supplies from the anticipated Table A Allocation available (using percentages described previously in Table 9-6), as well as additional potential sources of imported water identified in SGPWA's 2020 UWMP (June 2021). In any given year, when the demand for imported water exceeds the available supply, it is reasonable to assume that the imported water will be allocated by SGPWA in proportion to each member agency's fraction of the total imported water demand without banking. A summary of the expected allocation percentages for each agency is indicated in Table 9-9, below. Percentages as indicated were determined based on a series of White Papers (White Papers No. 1 through 7) that evaluated water supply and demand for the major retailers in the SGPWA service area.

Table 9-9 Member Agency's Percent of Available Imported Water When Demand Exceed Supply

Agency	Year				
	2025	2030	2035	2040	2045
City of Banning	0.0%	0.0%	0.0%	5.6%	5.6%
YVWD/Calimesa	7.0%	7.3%	7.9%	8.1%	8.5%
BCVWD	78.5%	71.6%	66.3%	58.4%	52.3%
Other Member Agencies	14.5%	21.1%	25.8%	27.9%	33.6%
Total	100%	100%	100%	100%	100%

Notes:

1. Taken from Table 7-9 in the BCVWD 2020 UWMP.

In the future, other SGPWA water retailers will require greater supplies of imported water to meet growing demands. As a result, the allocation percentages described above will continue to change. BCVWD

expects to update these percentages after the adoption of the 2020 UWMP updates for the other member agencies in the SGPWA service area.

For the Single Dry Year, potable and non-potable water demands in Table 9-11 (Table 7-11 in the BCVWD 2020 UWMP) did not reflect any conservation. For 2 consecutive dry years through 6 consecutive dry years, demand reductions for potable and non-potable water were included. The estimated demand reductions (as percent) that could be seen during various multiple dry years are indicated below in Tables 9-12 through 9-16 (Tables 7-12 through 7-16 in the BCVWD 2020 UWMP).

Table 9-10 Estimated Demand Reductions During Various Dry Year Periods

Dry Year Analysis Period	Demand Reductions
Single Dry Year	0%
2 Consecutive Dry Years	10%
3 Consecutive Dry Years	20%
4 Consecutive Dry Years	25%
5 Consecutive Dry Years	30%
6 Consecutive Dry Years	40%

Notes:

1. Taken from Table 7-10 in the BCVWD 2020 UWMP.

This is a reasonable assumption since there would be adequate time to implement the potential water use restrictions identified in Section 10 for a dry period lasting longer than a single year.

Tables 9-11 through 9-16 present the water service reliability assessment for single through 6 consecutive dry years.

Table 9-11 Water Service Reliability Assessment for Single Dry Year

	YEAR				
	2025	2030	2035	2040	2045
DEMAND					
Potable Water Demand, AFY	13,196	14,252	15,391	16,285	17,082
Supplemental Water to Non-Potable System, AFY	276	246	228	278	328
Non-Potable Water Demand, AFY	1,957	2,175	2,478	2,561	2,578
Total Water Demand, AFY	15,429	16,673	18,097	19,124	19,988
LOCAL SUPPLY					
Groundwater					
Edgar Canyon, AFY	1,117	1,117	1,117	1,117	1,117
Beaumont Basin Groundwater Available					
Overlier Potable Forebearance, AFY	-	67	264	384	384
Overlier Non-Potable Forebearance, AFY	471	480	523	558	558
Reallocation of Unused Overlier Rights, AFY	1,322	1,286	1,165	1,099	1,099
Return Flow Credits, AFY	280	514	868	922	1,155
Storm Water, AFY	66	192	192	192	192
Recycled Water Available, AFY	1,820	2,150	2,610	2,660	2,630
Subtotal Local Supply, AFY	5,076	5,805	6,739	6,932	7,135
BCVWD's Share of Imported Supply					
Table A Allocation (5%), AFY	679	619	573	505	452
Yuba Accord, AFY	16	14	13	12	10
AVEK Nickel, AFY	1,335	1,217	1,127	993	889
Ventura, AFY	393	358	332	292	-
SGPWA Carryover Water, AFY	204	186	172	152	136
Sites Reservoir, AFY	-	-	286	571	1,143
Additional SWP Transfers/Exchanges, AFY	39	36	33	29	26
Subtotal Imported Supply, AFY	2,665	2,431	2,537	2,554	2,657
Total Supply, AFY	7,742	8,236	9,276	9,487	9,792
From Banked Beaumont Basin Storage, AF	7,687	8,437	8,821	9,637	10,196

Notes:

1. Modified Table 7-11 from the BCVWD 2020 UWMP to include Ventura Water.

Table 9-12 Water Service Reliability Assessment for 2 Consecutive Dry Years

	YEAR				
	2025	2030	2035	2040	2045
DEMAND					
Potable Water Demand, AFY	13,196	14,252	15,391	16,285	17,082
Supplemental Water to Non-Potable System, AFY	276	246	228	278	328
Non-Potable Water Demand, AFY	1,957	2,175	2,478	2,561	2,578
Total Water Demand, AFY	15,429	16,673	18,097	19,124	19,988
Total Water Demand (10% Demand Reduction), AFY	13,886	15,006	16,287	17,212	17,989
LOCAL SUPPLY					
Groundwater					
Edgar Canyon, AFY	1,173	1,173	1,173	1,173	1,173
Beaumont Basin Available, AFY					
Overlier Potable Forebearance, AFY	-	60	237	346	346
Overlier Non-Potable Forebearance, AFY	424	432	471	502	502
Reallocation of Unused Overlier Rights, AFY	1,190	1,157	1,049	989	989
Return Flow Credits, AFY	280	514	868	922	1,155
Storm Water, AFY	241	241	241	241	241
Recycled Water, AFY	1,720	2,030	2,460	2,520	2,480
Subtotal Local Supply , AFY	5,028	5,607	6,499	6,693	6,886
BCVWD's Share of Imported Supply					
Table A Allocation (12.5%), AFY	1,698	1,548	1,434	1,263	1,131
Yuba Accord, AFY	39	36	33	29	26
AVEK Nickel, AFY	1,335	1,217	1,127	993	889
Ventura, AFY	981	895	829	730	-
SGPWA Carryover Water, AFY	510	465	431	380	340
Sites Reservoir, AFY	-	-	286	571	1,143
Additional SWP Transfers/Exchanges, AFY	98	90	83	73	65
Subtotal Imported Supply, AFY	4,661	4,251	4,222	4,039	3,594
Total Supply, AFY	9,689	9,858	10,721	10,732	10,481
From Banked Beaumont Basin Storage, AF	4,197	5,147	5,566	6,479	7,508
Total Withdrawn from Storage during Dry Period, AF	8,394	10,294	11,132	12,959	15,017

Notes:

1. Modified Table 7-12 from the BCVWD 2020 UWMP to include Ventura Water.

Table 9-13 Water Service Reliability Assessment for 3 Consecutive Dry Years

	YEAR				
	2025	2030	2035	2040	2045
DEMAND					
Potable Water Demand, AFY	13,196	14,252	15,391	16,285	17,082
Supplemental Water to Non-Potable System, AFY	276	246	228	278	328
Non-Potable Water Demand, AFY	1,957	2,175	2,478	2,561	2,578
Total Water Demand, AFY	15,429	16,673	18,097	19,124	19,988
Total Water Demand (20% Demand Reduction), AFY	12,343	13,338	14,478	15,299	15,990
LOCAL SUPPLY					
Groundwater					
Edgar Canyon, AFY	1,230	1,230	1,230	1,230	1,230
Beaumont Basin Available, AFY					
Overlier Potable Forebearance, AFY	-	54	211	308	308
Overlier Non-Potable Forebearance, AFY	377	384	418	446	446
Reallocation of Unused Overlier Rights, AFY	1,058	1,028	932	880	880
Return Flow Credits, AFY	280	514	868	922	1,155
Storm Water, AFY	241	241	241	241	241
Recycled Water, AFY	1,720	2,030	2,460	2,520	2,480
Subtotal Local Supply , AFY	4,906	5,481	6,361	6,546	6,739
BCVWD's Share of Imported Supply					
Table A Allocation (18%), AFY	2,444	2,230	2,065	1,819	1,629
Yuba Accord, AFY	57	52	48	42	38
AVEK Nickel, AFY	1,335	1,217	1,127	993	889
Ventura, AFY	1,413	1,289	1,193	1,051	-
SGPWA Carryover Water, AFY	735	670	621	547	490
Sites Reservoir, AFY	-	-	286	571	1,143
Additional SWP Transfers/Exchanges, AFY	141	129	119	105	94
Subtotal Imported Supply, AFY	6,125	5,586	5,458	5,128	4,282
Total Supply, AFY	11,030	11,067	11,819	11,674	11,021
From Banked Beaumont Basin Storage, AF	1,313	2,271	2,658	3,625	4,969
Total Withdrawn from Storage during Dry Period, AF	3,939	6,814	7,975	10,876	14,908

Notes:

1. Modified Table 7-13 from the BCVWD 2020 UWMP to include Ventura Water.

Table 9-14 Water Service Reliability Assessment for 4 Consecutive Dry Years

	YEAR				
	2025	2030	2035	2040	2045
DEMAND					
Potable Water Demand, AFY	13,196	14,252	15,391	16,285	17,082
Supplemental Water to Non-Potable System, AFY	276	246	228	278	328
Non-Potable Water Demand, AFY	1,957	2,175	2,478	2,561	2,578
Total Water Demand, AFY	15,429	16,673	18,097	19,124	19,988
Total Water Demand (25% Demand Reduction), AFY	11,572	12,505	13,573	14,343	14,991
LOCAL SUPPLY					
Groundwater					
Edgar Canyon, AFY	1,267	1,267	1,267	1,267	1,267
Beaumont Basin Available, AFY					
Overlier Potable Forebearance, AFY	-	50	198	288	288
Overlier Non-Potable Forebearance, AFY	353	360	392	418	418
Reallocation of Unused Overlier Rights, AFY	992	964	874	825	825
Return Flow Credits, AFY	280	514	868	922	1,155
Storm Water, AFY	241	241	241	241	241
Recycled Water, AFY	1,720	2,030	2,460	2,520	2,480
Subtotal Local Supply , AFY	4,853	5,426	6,300	6,481	6,674
BCVWD's Share of Imported Supply					
Table A Allocation (26%), AFY	3,531	3,221	2,982	2,627	2,352
Yuba Accord, AFY	82	74	69	61	54
AVEK Nickel, AFY	1,335	1,217	1,127	993	889
Ventura, AFY	2,041	1,862	1,724	1,518	-
SGPWA Carryover Water, AFY	1,061	968	896	790	707
Sites Reservoir, AFY	-	-	286	571	1,143
Additional SWP Transfers/Exchanges, AFY	204	186	172	152	136
Subtotal Imported Supply, AFY	8,253	7,528	7,256	6,712	5,282
Total Supply, AFY	13,107	12,954	13,557	13,193	11,956
From Banked Beaumont Basin Storage, AF	(1,535)	(450)	16	1,150	3,035
Total Withdrawn from Storage during Dry Period, AF	(6,139)	(1,798)	64	4,601	12,140

Notes:

1. Modified Table 7-14 from the BCVWD 2020 UWMP to include Ventura Water.

Table 9-15 Water Service Reliability Assessment for 5 Consecutive Dry Years

	YEAR				
	2025	2030	2035	2040	2045
DEMAND					
Potable Water Demand, AFY	13,196	14,252	15,391	16,285	17,082
Supplemental Water to Non-Potable System, AFY	276	246	228	278	328
Non-Potable Water Demand, AFY	1,957	2,175	2,478	2,561	2,578
Total Water Demand, AFY	15,429	16,673	18,097	19,124	19,988
Total Water Demand (30% Demand Reduction), AFY	10,800	11,671	12,668	13,387	13,992
LOCAL SUPPLY					
Groundwater					
Edgar Canyon, AFY	1,305	1,305	1,305	1,305	1,305
Beaumont Basin Available, AFY					
Overlier Potable Forebearance, AFY	-	47	185	269	269
Overlier Non-Potable Forebearance, AFY	330	336	366	390	390
Reallocation of Unused Overlier Rights, AFY	926	900	816	770	770
Return Flow Credits, AFY	280	514	868	922	1,155
Storm Water, AFY	241	241	241	241	241
Recycled Water, AFY	1,720	2,030	2,460	2,520	2,480
Subtotal Local Supply , AFY	4,801	5,373	6,241	6,417	6,610
BCVWD's Share of Imported Supply					
Table A Allocation (24%), AFY	3,259	2,973	2,753	2,425	2,171
Yuba Accord, AFY	75	69	64	56	50
AVEK Nickel, AFY	1,335	1,217	1,127	993	889
Ventura, AFY	1,884	1,718	1,591	1,402	-
SGPWA Carryover Water, AFY	980	894	827	729	653
Sites Reservoir, AFY	-	-	286	571	1,143
Additional SWP Transfers/Exchanges, AFY	188	172	159	140	126
Subtotal Imported Supply, AFY	7,721	7,043	6,807	6,316	5,032
Total Supply, AFY	12,523	12,415	13,048	12,733	11,642
From Banked Beaumont Basin Storage, AF	(1,722)	(744)	(380)	654	2,350
Total Withdrawn from Storage during Dry Period, AF	(8,612)	(3,721)	(1,898)	3,271	11,748

Notes:

1. Modified Table 7-15 from the BCVWD 2020 UWMP to include Ventura Water.

Table 9-16 Water Service Reliability Assessment for 6 Consecutive Dry Years

	YEAR				
	2025	2030	2035	2040	2045
DEMAND					
Potable Water Demand, AFY	13,196	14,252	15,391	16,285	17,082
Supplemental Water to Non-Potable System, AFY	276	246	228	278	328
Non-Potable Water Demand, AFY	1,957	2,175	2,478	2,561	2,578
Total Water Demand, AFY	15,429	16,673	18,097	19,124	19,988
Total Water Demand (40% Demand Reduction), AFY	9,257	10,004	10,858	11,474	11,993
LOCAL SUPPLY					
Groundwater					
Edgar Canyon, AFY	1,367	1,367	1,367	1,367	1,367
Beaumont Basin Available, AFY					
Overlier Potable Forebearance, AFY	-	40	158	231	231
Overlier Non-Potable Forebearance, AFY	283	288	314	335	335
Reallocation of Unused Overlier Rights, AFY	793	771	699	660	660
Return Flow Credits, AFY	280	514	868	922	1,155
Storm Water, AFY	241	241	241	241	241
Recycled Water, AFY	1,720	2,030	2,460	2,520	2,480
Subtotal Local Supply , AFY	4,684	5,251	6,107	6,275	6,468
BCVWD's Share of Imported Supply					
Table A Allocation (25%), AFY	3,395	3,097	2,867	2,526	2,262
Yuba Accord, AFY	79	72	66	58	52
AVEK Nickel, AFY	1,335	1,217	1,127	993	889
Ventura, AFY	1,963	1,790	1,658	1,460	-
SGPWA Carryover Water, AFY	1,021	931	862	759	680
Sites Reservoir, AFY	-	-	286	571	1,143
Additional SWP Transfers/Exchanges, AFY	196	179	166	146	131
Subtotal Imported Supply, AFY	7,987	7,285	7,032	6,514	5,157
Total Supply, AFY	12,671	12,537	13,139	12,789	11,625
From Banked Beaumont Basin Storage, AF	(3,414)	(2,533)	(2,281)	(1,314)	368
Total Withdrawn from Storage during Dry Period, AF	(20,484)	(15,198)	(13,685)	(7,885)	2,208

Notes:

1. Modified Table 7-16 from the BCVWD 2020 UWMP to include Ventura Water.

In all of the assessments, water must be extracted from BCVWD's Beaumont Basin Storage Account. Tables 9-11 through 9-16 clearly indicate the importance of maintaining substantial amounts of water in the storage account. The total amount required to be withdrawn from banked storage will increase if conservation measures and restrictions described in Section 10 cannot be achieved. If no conservation

occurs (worst case, conservative), BCVWD will need to maintain about 52,000 AF in its storage account to meet the demands during a 5 consecutive year dry period.

A summary of the available supplies expected during a 5-year drought, beginning in 2020 are summarized in Table 9-17 (Table 7-17 in the BCVWD 2020 UWMP) below. The results of the Drought Risk Assessment above assume that the demand reductions and conservation measures described in Section 12 (Section 8 in the BCVWP 2020 UWMP) are achieved.

Table 9-17 5-Year Drought Risk Assessment

	YEAR				
	2021	2022	2023	2024	2025
DEMAND					
Potable Water Demand, AFY	12,412	12,604	12,787	12,952	13,472
Non-Potable Water Demand, AFY	1,642	1,664	1,686	1,696	1,957
Total Water Demand, AFY	14,054	14,268	14,473	14,648	15,429
Demand Reduction (%)	0%	10%	20%	25%	30%
Total Water Demand (Including Reductions), AFY	14,054	12,841	11,578	10,986	10,800
LOCAL SUPPLY					
Groundwater					
Edgar Canyon, AFY	1,117	1,173	1,232	1,267	1,305
Beaumont Basin Available, AFY					
Overlier Potable Forebearance, AFY	-	-	-	-	-
Overlier Non-Potable Forebearance, AFY	-	-	-	-	330
Reallocation of Unused Overlier Rights, AFY	2,025	1,826	1,827	2,017	926
Return Flow Credits, AFY	235	246	258	269	280
Storm Water, AFY	-	185	185	185	241
Recycled Water, AFY		1,520	1,580	1,650	1,720
Subtotal Local Supply , AFY	3,377	4,950	5,082	5,388	4,802
BCVWD's Share of Imported Supply					
Table A Allocation (%), AFY	5%	12.5%	18%	26%	24%
Table A Allocation , AFY	679	1,698	2,444	3,531	3,259
Yuba Accord, AFY	16	39	57	82	75
AVEK Nickel, AFY	1,335	1,335	1,335	1,335	1,335
Ventura, AFY	393	981	1,413	2,041	-
SGPWA Carryover Water, AFY	204	510	735	1,061	980
Sites Reservoir, AFY	-	-	-	-	-
Additional SWP Transfers/Exchanges, AFY	39	98	141	204	188
Subtotal Imported Supply, AFY	2,665	4,661	6,125	8,253	5,837
Total Supply, AFY	6,042	9,611	11,207	13,641	10,639
From Banked Beaumont Basin Storage, AF	8,012	3,230	372	(2,655)	161
Total Withdrawn from Storage during Dry Period, AF	8,012	11,242	11,614	8,959	9,120

Notes:

1. Modified Table 7-17 from the BCVWD 2020 UWMP to include Ventura Water.

10. Water Shortage Contingency Plan

As a companion to the BCVWD 2020 UWMP and required by the State, the District prepared and approved the BCVWD 2020 Water Shortage Contingency Plan (WSCP) as a strategic planning process to prepare for and respond to water shortages. As part of this new requirement, BCVWD will assess each year's water supplies to determine if there was a water volume shortage for that year. Based on the water shortage, the District may implement one of the six water conservation levels (shown in Table 10-1 below), as defined in the District's WSCP, to encourage or require water conservation among its service area. The Legacy Highlands Development will be subject to these water conservation levels as dictated by BCVWD.

Table 10-1 Water Shortage Contingency Levels

DWR Table 8-1 Water Shortage Contingency Plan Levels		
Shortage Level	Percent Shortage Range	Shortage Response Actions (Narrative description)
1	Up to 10%	Up to 10% reduction in normal, "long term" water supply (including conjunctive use water in storage); response actions includes voluntary public demand reduction of 10%, and community outreach encouraging conservation.
2	Up to 20%	Up to 20% reduction in normal, "long term" water supply (including conjunctive use water in storage); includes any actions from Shortage Level 1. Response actions include mandatory 10% reduction - Increased public outreach, restaurants serve water upon request, lodging must offer opt out of linen services
3	Up to 30%	Up to 30% reduction in normal, "long term" water supply (including conjunctive use water in storage); response actions includes any actions from Shortage Levels 1 and 2. Response actions include mandatory 20% reduction - limit landscape irrigation to certain number of days per week
4	Up to 40%	Up to 40% reduction in normal, "long term" water supply (including conjunctive use water in storage); response actions includes any actions from Shortage Levels 1, 2 and 3. Response actions include mandatory 25% reduction - limit irrigation of lawns to once a week except for lawns and turf irrigate with recycled water, restrict water use for decorative water features, limit filling of pools only to cases where appropriate cover is in place
5	Up to 50%	Up to 50% reduction in normal, "long term" water supply (including conjunctive use water in storage); response actions includes any actions from Shortage Levels 1 - 4. Response actions include mandatory 30% reduction - prohibit filling of swimming pools, washing of automobiles only limited to facilities using recycled water, prohibit potable water use for construction activities, industrial water users required to reduce water use (food processing, concrete mixing plant)
6	>50%	Greater than 50% reduction in normal, "long term" water supply (including conjunctive use water in storage); response actions includes any actions from Shortage Levels 1 - 5. Response actions include mandatory 30% reduction - prohibit landscape irrigation except for irrigation with use of recycled water, industrial water users required to further reduce water use (food processing, concrete mixing plant)
NOTES:		

Notes:

1. Taken from Table 8-1 in the BCVWD 2020 UWMP.

11. Conclusion

1. The projected water demand from the Legacy Highlands Development project is 485 AFY of which 246 AFY is outdoor, non-potable water use. This equates to approximately 2.8% of the District existing water demand for 2025.
2. The Legacy Highlands development project site was included in the list of planned development projects in BCVWD's 2020 UWMP which demonstrated adequate water supplies up to the year 2045. To clarify, when the District was preparing the basis for future water demands within the District's service area in the BCVWD's 2020 UWMP, the District utilized the potable water demands from the WSA for the original Legacy Highlands Development Project (Tentative Tract Map 31570). This draft version of the Project's WSA identified the potable water demand as 2,542 EDUs as shown in Table 3-7 in the BCVWD's 2020 UWMP. Because the Project's updated land use plan has a potable water demand of 887 EDUs, the District's 2020 UWMP conservatively included the Project's anticipated potable water demands at 2,542 EDUs.
3. BCVWD prepared a series of White Papers which analyzed the regional (SGPWA) imported water supply requirements and funding requirements. These White Papers are referenced for the Legacy Highlands Development WSA. The basis for the White Papers was a regional spreadsheet demand model, developed by BCVWD, which was reviewed by the City of Banning and YVWD.
4. The White Papers indicate that SGPWA can obtain sufficient imported water supply to supplement local supplies to meet regional needs including BCVWD's needs. The White Papers also indicated that adequate funding is available to implement the imported water projects currently planned for the short and long terms.
5. BCVWD prepared and adopted a Potable Water Master Plan which identified water needs and facility needs to build-out. The BCVWD 2020 UWMP identified recycled water from the City of Beaumont for non-potable water irrigation with a plan for the recharge of surplus recycled water with appropriate treatment and permits. The City and BCVWD signed a Memorandum of Understanding (MOU) in 2019 which began the process of an agreement for purchase of recycled water by BCVWD. In addition, storm water capture and other local water resource projects were identified. One of these projects, MDP-Line 16, (Grand Avenue Storm Drain) was

recently constructed by the Riverside County Flood and Water Conservation District and BCVWD. The storm drain will be partially funded through a grant from the Santa Ana Watershed Project Authority.

6. SGPWA and BCVWD have made financial commitments to the Sites Reservoir project Phase 1 studies and will commit funds to Phase 2.
7. Adequate water supply exists, or is planned, for the Legacy Highlands development project to 2045 and beyond as outlined in Section 9. BCVWD can meet the Project needs as well as BCVWD's existing demands and the demands of the other planned developments within BCVWD's service area which are listed in the Legacy Highlands WSA.
8. Multiple dry-year reliability analysis demonstrates that BCVWD will be able to meet its existing demands and the demands of the other planned developments within its service area which were listed in the Legacy Highlands WSA. BCVWD will supplement its existing supply sources during these dry periods with banked water in BCVWD's Beaumont Basin Groundwater Storage Account, and implement its Water Shortage Contingency Plan, when appropriate.
9. Pursuant to §10910 of the California Water Code (SB 610) and information provided in the Legacy Highlands WSA, BCVWD has determined that currently available and planned supplies are sufficient to meet the water demands of the proposed Legacy Highlands project in addition to the existing and other planned project demands during normal, single dry and multiple dry years over the next 20 years, as outlined in Sections 6 through 9 in this WSA.
10. Pursuant to the California Government Code Section 66473.7, (SB 221) BCVWD has determined that it has sufficient and adequate water supply available to serve the long-term needs of the Legacy Highlands development in addition to the existing and other planned project demands during normal, single dry and multiple dry years over the next 20 years, as outlined in Sections 6 through 9.

12. References

Approved Legacy Highlands WSA, dated June 15, 2020

2020 Urban Water Management Plan, Beaumont Cherry Valley Water District, adopted by Board of Directors, August 26, 2021

Potable Water Master Plan, Beaumont Cherry Valley Water District, adopted by Board of Directors, January 13, 2016.

White Paper No 1, Discussion of the Analysis of State Project Water (SPW) Requirements for SGPWA and BCVWD, prepared by BCVWD, September 6, 2017.

White Paper No 2, Role of Groundwater Storage and Banking in Meeting State Project Water (SPW) Requirements for SGPWA and BCVWD, prepared by BCVWD, November 15, 2017.

White Paper No 3, Water Supply Portfolio Unit Costs, prepared by BCVWD, December 20, 2017.

White Paper No 3, Water Supply Portfolio Unit Costs, prepared by BCVWD, December 20, 2017.

White Paper No 4, Water Supply Portfolio Funding Requirements, prepared by BCVWD, December 20, 2017.

White Paper No 5, Funding Strategies, prepared by BCVWD, January 2, 2018.

White Paper No 6 (Rev. 4), Updated San Geronio Pass Regional Water Supply Planning Spreadsheet, prepared by BCVWD, May 16, 2018.

White Paper No 7 (Draft), Funding Strategies for New and Existing Regional Water Supplies, Sites Reservoir and Other Sources, prepared by BCVWD, August 15, 2018.

Appendix F, San Geronio Pass Water Agency 2015 UWMP, Yuba Accord Agreements.

Sites Project Authority, Sites Reservoir Project Description and Assumptions of with-Project Conditions for Years 2030 and 2070, plus with and without-Project current conditions, Appendix A1 to Application, August 9, 2017

Sites Project Authority, Attachment D, Water Operations Review, response to California Water Commission Comments on Application, February 23, 2018.

Sites Project Authority, Modeling Results Compendium, Appendix A6.D. to Application, August 9, 2017

Sites Project Authority, Sites Project to Receive \$816 million in State Funding, press release, July 24, 2018.

San Gorgonio Pass Water Agency, Update of Sites Reservoir, presentation to Board of Directors, July 9, 2018

Consideration of the San Gorgonio Pass Water Agency's April 6, 2017 Sites Reservoir Cost Sharing Draft Agreement and Associated Transmittal Letter dates April 6, 2017, prepared by Eric Fraser (BCVWD) to BCVWD Board of Directors, May 9, 2017.

San Gorgonio Pass Water Agency, 2015 Urban Water Management Plan, prepared by Kennedy/Jenks Consultants, adopted by Board of Directors, March 20, 2017.

SGPWA General Manager to Board of Directors, Surplus Water Sale Agreement with San Bernardino Valley MWD ("Valley District") October 16, 2017. Approved by SGPWA Board of Directors per Regular Board Meeting Minutes, October 16, 2017.

SGPWA General Manager to Board of Directors, Consideration and possible action to enter into a Water Supply Agreement with the Antelope Valley-East Kern Water Agency, June 19, 2017

San Gorgonio Integrated Regional Water Management Plan, prepared by the Regional Water Management Group of the San Gorgonio Integrated Regional Water Management Region, May 2, 2018, Revised August 1, 2018

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RWQCB, Waste Discharge Requirements and Master Reclamation Permit for the City of Beaumont, Beaumont Wastewater Treatment Plant, Riverside County, Order No. R8-2015- 0026, NPDES No. CA0105376, July 24, 2015.

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Pass Area Land Use Plan, October 7, 2003, Part of Riverside County General Plan.

The Pass Area Plan, County of Riverside General Plan Amendment 960, Draft March 2014.

DWR, State Water Project Delivery Reliability Report 2011. State of California Dept. of Water Resources, June 2012.

DWR, Agreement for the Supply and Conveyance of Water by the Department of Water Resources for the state of California to the Participating State Water Contractors under the Dry Year Water Purchase Program, March 31, 2008.

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Appendix “A”
2020 BCVWD Urban Water Management Plan

Appendix “B”
Site Plan (Full Size)

Appendix “C”
ROW Landscape Exhibit

Appendix “D”
2020 SGPWA Urban Water Management Plan

RESOLUTION 2023-__

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEAUMONT-CHERRY VALLEY WATER DISTRICT APPROVING THE WATER SUPPLY ASSESSMENT (WSA) FOR THE LEGACY HIGHLANDS DEVELOPMENT PROJECT

WHEREAS, the Legacy Highlands Industrial Development Project site is approximately 1,365 gross acres located South of Interstate 60 and East of Potrero Boulevard, upon Riverside County Assessor's Parcel Nos. 421-190-002, -003, -005, -006, 421-080-002, 421-070-001, -004, -005, -006, -007, 424-050-011, and -012; and

WHEREAS, the project consists of approximately 21.3 million square feet (SF) of mixed commercial and warehouse uses and approximately 554.4 acres of open space, therefore qualifying as a "project" under the Water Code, and requiring the preparation of a Water Supply Assessment; and

WHEREAS, the Water Supply Assessment (WSA) has been prepared in accordance with Water Code §10910 (c)(1) and SB 610; and

WHEREAS, the Beaumont-Cherry Valley Water District Board of Directors has the authority and responsibility for approving the WSA; and

WHEREAS, Beaumont-Cherry Valley Water District staff reviewed the WSA prepared by the Applicant's engineer, which includes any and all WSA addendums; and

WHEREAS, the WSA relied on existing information in the Urban Water Management Plan and more recent District water planning analysis and did conclude that the District has sufficient water supplies to serve the Project; and

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the Beaumont-Cherry Valley Water District finds and determines as follows:

1. The above recitals are true and correct and reflect the independent judgment of the Board
2. The WSA was prepared in accordance with the California Water Code
3. The conclusions set forth in the WSA are supported by substantial evidence and reasonable analysis, and are consistent with District policies, plans, documents and operations; and
4. The WSA demonstrated that the District's water supplies are sufficient to satisfy the water demands of the Project, while still meeting the current and projected future water demands of the community.

NOW THEREFORE, BE IT FURTHER RESOLVED that, in the exercise of independent judgment, and taking into consideration the WSA and engaging in due deliberations, the Board does hereby adopt the Legacy Highlands Industrial Project Water Supply Assessment.

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ADOPTED this _____ day of _____, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Director David Hoffman, President of the
Board of Directors of the
Beaumont-Cherry Valley Water District

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

Attachment: Water Supply Assessment for the Legacy Highlands Industrial Development Project

421-190-002	421-190-003	421-190-005
421-190-006	421-080-002	421-070-001
421-070-004	421-070-005	421-070-006
421-070-007	424-050-011	424-050-012



**Beaumont-Cherry Valley Water District
Engineering Workshop
September 26, 2023**

Item 4

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: Request for Will Serve Letter and Approval of Annexation for Beaumont Cross-Dock Building (Riverside County Assessor's Parcel No. 417-020-070) in the City of Beaumont

Staff Recommendation

Subject to payment of all fees to the District and securing all approvals from the City/County, consider the request for a Will Serve Letter and Annexation Approval for the Beaumont Cross-Dock Building, a 600,000 square-foot (sf) warehouse building located at the northeast corner of Prosperity Way and Distribution Way in the City of Beaumont (Riverside County Assessor's Parcel No. [APN] 417-020-070):

1. Consider Will Serve Letter for Project
 - a. Approve the Application for Water Service and furnish Will Serve Letter with conditions as enumerated, or
 - b. Deny the Application for Water Service
2. Consider Project Annexation into District Service Boundary
 - a. Approve the request for Annexation of APN 417-020-070 to the District, or
 - b. Deny the Request for Annexation of APN 417-020-070 to the District

Executive Summary

The project proposes to construct a 600,000-sf warehouse building on a parcel within the District's Sphere of Influence (former Dowling Orchard property) and will require annexation prior to receiving service from the District. This project has previously been discussed with the Board of Directors and tabled to allow District staff and the applicant to have time to determine a solution regarding the condition relating to a potential well site.

Table 1 – Project Summary

Applicant / Developer	Orchard Logistics Venture, LLC (Trammell Crow Company)
Development Type	Commercial/Industrial
Development Name	Beaumont Cross-Dock Building
Annexation Required (Yes/No)	Yes – Requires Annexation
Estimated Domestic Water Consumption	10.0 Equivalent Dwelling Units (EDUs)
Estimated Irrigation Water Consumption	10.0 EDUs
Total Estimated Water Consumption	20.0 EDUs



Background

The Applicant is Orchard Logistics Venture, LLC (Trammell Crow Company). The proposed Project, titled “Beaumont Cross-Dock Building” and located at APN 417-020-070, is an estimated 600,000 square-foot (sf) warehouse building (See Attachment 1 – APN 417-020-070 [Beaumont Cross Dock Building] Site Plan).

On November 18, 2021, the applicant contacted District staff regarding the proposed project located at APN 417-020-070 and submitted a Will Serve Letter (WSL) application. District staff met with the Applicant and their development team on November 25, 2021. The Applicant’s Engineer agreed to provide data for both domestic and non-potable water demand. The District received the Applicant’s complete WSL application on March 2, 2022.

On March 28, 2022, Governor Gavin Newsom declared a drought emergency in California via Executive Order N-7-22 which activated the District’s Resolution 2014-05 restricting the issuance of WSLs for certain development projects. In March 2023, the Governor rescinded certain drought restrictions. Table 2, below, summarizes the Project’s WSL request along with Board actions related to the Governor’s and SWCRB’s requirements.

On March 24, 2023, Governor Newsom issued Executive Order N-5-23 identifying an end to the Drought Emergency Declaration and providing for the termination of a number of the drought restrictions which had been in effect since 2021. At the April 12, 2023 Regular Board meeting, the Board rescinded certain drought related resolutions with adoption of Resolution 2023-11, including the implementation of the District’s Water Shortage Contingency Plan (WSCP) Shortage Level 3. Said resolution did retain some conservation measures as defined by the Governor in Executive Order N-5-23. At that time, staff identified that the conditions activating Resolution 2014-05 appeared to no longer be in effect.

The Project was agendized to be presented to the Board of Directors at the April 27, 2023, Engineering Workshop, however, was removed from the Agenda to provide an opportunity for District staff and the applicant to resolve the potential well site size and location.

Table 2 – Project Processing Timeline

DATE	ACTION
11/18/2021	WSL application received
11/25/2021	District met with Applicant
3/2/2022	Received Applicant’s complete WSL application
3/28/2022	Governor issued Executive Order N-7-22, increasing drought regulations (and activating the District’s Resolution 2014-05)
8/31/2022	Board denied request for WSL, referencing Resolution 2014-05
3/24/2023	Governor issued Executive Order N-5-23, terminating certain drought restrictions
4/12/2023	Board enacted Resolution 2023-11 Rescinding Resolutions 2022-12, 2022-18, and 2022-23; Resolution 2014-05 no longer in effect
4/27/2023	This project was pulled from the April 27, 2023 Engineering Workshop to resolve the potential well site condition.



The Project is consistent with the City of Beaumont's land use designations for the property location. One Condition of Service for the project requires a potential well site be dedicated to the District. The Applicant and District staff have determined a solution for the potential well site size and general location (see Attachment 4).

Discussion

The Project is not within District's service area boundary; however, is within District's Sphere of Influence, therefore will require annexation. District staff met with the Applicant on June 30, 2022, to discuss the LAFCO annexation process and existing District facilities.

Southwest of the proposed site, at the intersection of Prosperity Way and Distribution Way, is an existing 18" Ductile Iron Pipe (DIP) domestic water main (2750PZ) and an existing 12" DIP non-potable water main (2800PZ). To the southeast along Nicholas Road, there is an existing 16" DIP domestic water main (2750PZ).

A main line extension is required to extend the potable and non-potable facilities across the frontage of the Project's property because along the south side of APN 417-020-070, connecting Prosperity Way and Nicholas Road:

- The District's 2016 Potable Master Plan identifies a future 18" DIP domestic potable water main (P-2750-0002)
- The District's 2022 Non-Potable Master Plan identifies a future 12" DIP recycled non-potable water main (P-2800-XXXX)

The Applicant requested domestic, irrigation, and fire service. Table 3, below, summarizes the estimated consumption (District reserves the right to review actual tenant consumption data and adjust fees accordingly):

Table 3: Estimated Consumption, Developer Provided

Demand	Est. Consumption (GPD)	Est. Consumption (EDUs)
Potable Domestic Water	5,805 GPD	10.0 EDUs
Non-Potable Irrigation Water	5,773 GPD	10.0 EDUs
Total Water Consumption	11,578 GPD	20.0 EDUs

Upon approval of service and completion of the annexation process, the Applicant shall prepare water improvement plans for the 18" potable waterline extension and the 12" non-potable waterline extension, including detailed connections to the existing infrastructure (potable and non-potable), dedicate land to the District for a potential well site and provide appropriate easement(s) for District ingress/egress, and pay all applicable District deposits and fees (including meter, non-tract service installation, water facilities [capacity charges], and front-footage).



Final potable and non-potable meter sizes will be determined by the Applicant. Fire flow requirements determined by the City of Beaumont/County of Riverside Fire Department will dictate actual required fire suppression needs, and Applicant is required to pay for additional storage beyond District's baseline fire flow demands (1,000 gpm for 2 hours). Applicant must secure final development approval from the City prior to construction.

Conditions of Development

Prior to final development approval, the Applicant shall conform to all District requirements for water service and all City of Beaumont/County of Riverside requirements.

1. The Applicant shall complete the annexation process for any project parcel which has yet to be annexed into the District's Service Boundary with LAFCO. All costs associated with the Plan of Services and annexation will be paid by the Applicant.
2. Unless fire flow requirements dictate a larger size, the Applicant shall design and construct an 18-inch potable water domestic main extension (2750PZ) connecting Prosperity Way and Nicholas Road, per the District's 2016 Potable Water System Master Plan.
3. The Applicant shall dedicate via easement to the District (width 25 feet or sized to fit) to operate and maintain District facilities for ingress/egress, operations, and maintenance.
4. The Applicant shall dedicate a suitable area (and associated easement[s]) for a potential future District well (approximately 1/3 acre located near the northwest corner of the project site).
5. The Applicant is required to pay for additional fire flow storage beyond District's baseline fire flow demands (1,000 gpm for 2 hours).
6. The Applicant shall install a fire service connection(s) to support the City of Beaumont/County of Riverside Fire Department's requirement for on-site fire suppression.
7. The District reserves the right to review annual consumption data (water consumption audit) and adjust the Applicant's capacity charges (facilities fees) at final buildout of the project and when project facilities are fully utilized, for any amount greater than 20.0 EDUs (10.0 EDUs [5,805 gpd] for the domestic demand and 10 EDUs [5,773 gpd] for the irrigation demand) which is currently identified in the table above.
8. If facilities constructed require additional water, qualifying as expansion or change of use as defined by the District, Applicant must upgrade the domestic service facilities requirements and pay additional capacity charges (facilities fees).
9. To minimize the use of potable water, the District requires the applicant to conform to the City of Beaumont Landscaping Ordinance which pertains to water efficient landscape requirements and the following:
 - a. Landscaped areas which have turf, shall have "smart irrigation controllers" which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall, automatically determine watering schedule based on weather conditions, and not require seasonal monitoring changes. Orchard areas, if any, shall have drip irrigation.



- b. Landscaping in non-turf areas should be drought-tolerant, consisting of planting materials which are native to the region. Irrigation systems for these areas should be drip or bubbler type.
- c. The District will provide service so long as landscape areas are not installed with, converted to, or modified to non-functional turf as set forth in the City of Beaumont's Landscape Ordinance.

Fiscal Impact

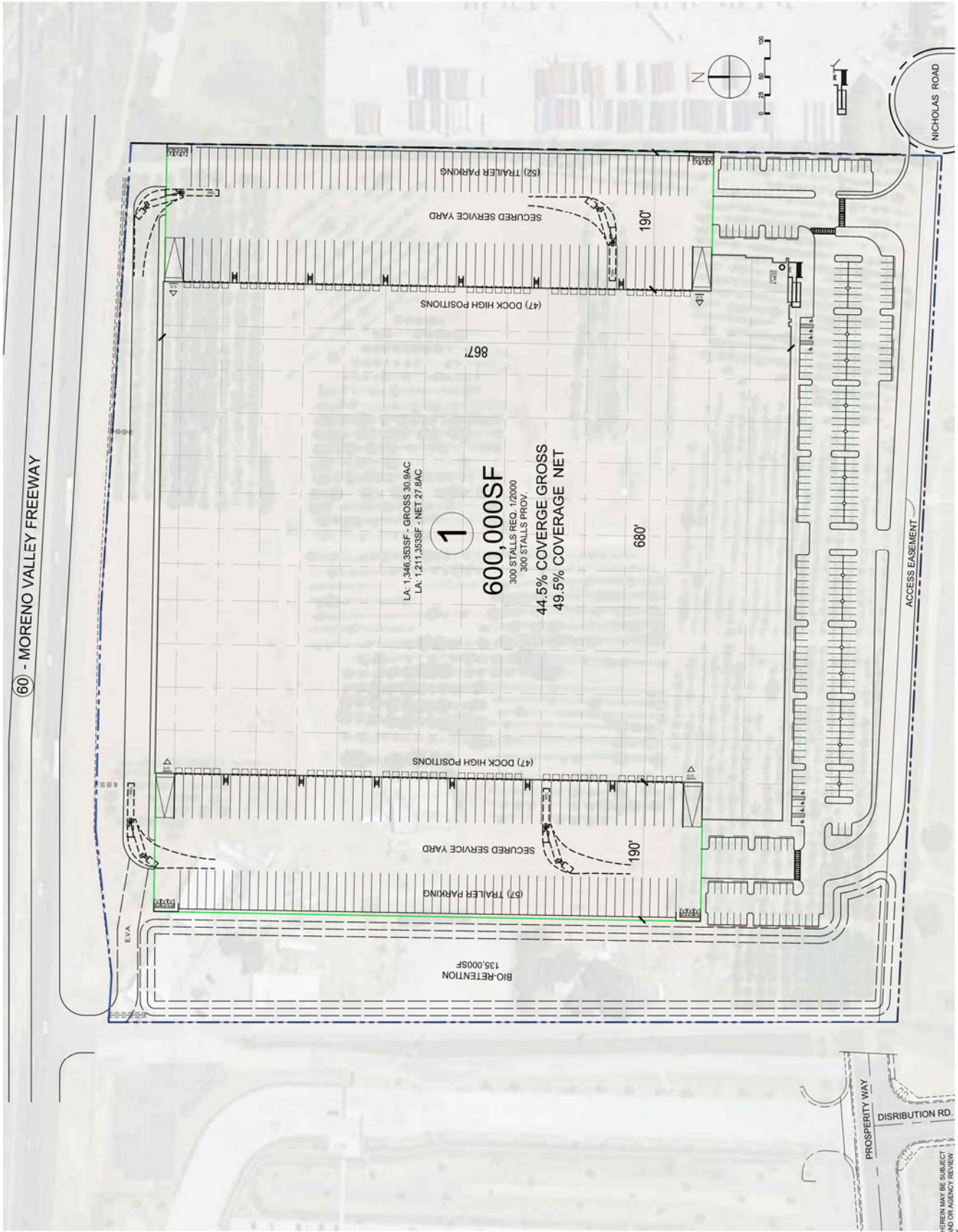
No negative fiscal impact to the District. All fees and deposits will be paid by the applicant prior to providing service.

Attachments

- 1. APN 417-020-070 (Beaumont Cross Dock Building) Site Plan
- 2. APN 417-020-070 (Beaumont Cross Dock Building) Vicinity Map
- 3. Will Serve Request Application
- 4. Well site to be finalized

Staff Report prepared by Inmar Shihab, Civil Engineering Assistant and Evan Ward, Civil Engineering Assistant

ATTACHMENT 1: APN 417-020-070 (BEAUMONT CROSS DOCK BUILDING) SITE PLAN



DISCLAIMER:
THIS PLAN IS A CONCEPTUAL DESIGN AND IS FOR INFORMATION ONLY.
IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

CONCEPTUAL SITE PLAN 11-08-2021

BEAUMONT CROSS-DOCK BUILDING CITY OF BEAUMONT, CA

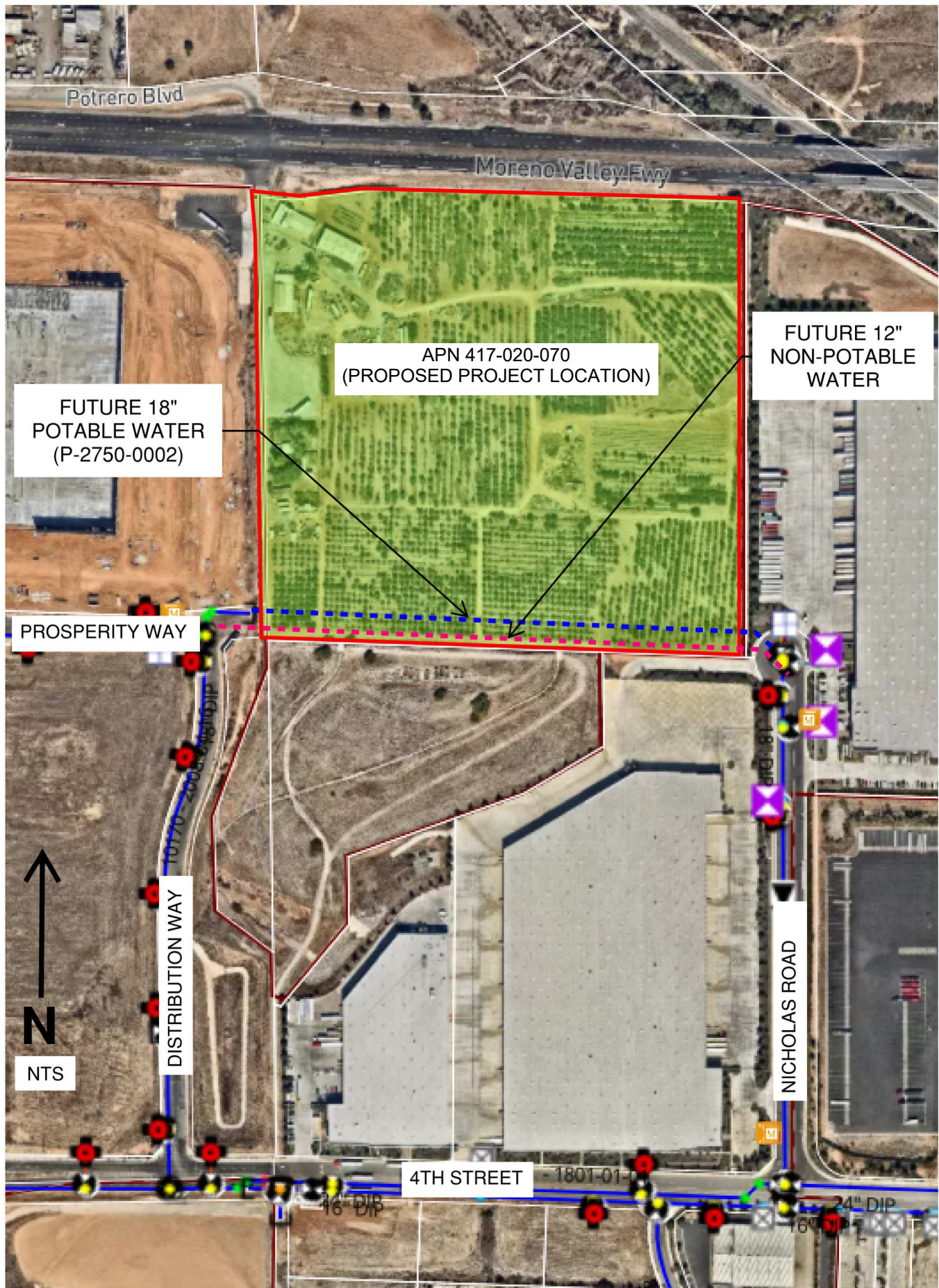
TRAMMELL CROW COMPANY /Newport Beach, CA

SP2d



1st North Orange Street, Orange, California 92668
Tel: 714.761.1111
www.aodesign.com

Attachment 2 - APN 417-020-070
(BEAUMONT CROSS DOCK BUILDING)
VICINITY MAP



Attachment 3 - WILL SERVE REQUEST
APPLICATION



BEAUMONT CHERRY VALLEY WATER DISTRICT

560 Magnolia Avenue • PO Box 2037

Beaumont, CA 92223-2258

Phone (951) 845-9581

www.bcvwd.org

customer #: 065107

☒ **Will Serve Request** ☐ **Water Supply Assessment (SB210)**

Applicant Name: Trammel Crow (Kyle Dorand)	Contact Phone # [REDACTED]
Mailing Address: [REDACTED]	Fax #: [REDACTED]
City: [REDACTED]	E-mail: [REDACTED]
State & Zip: [REDACTED]	
Service Address: Site is located northeast of Prosperity Way and Distribution Way south of the 60-Fwy and west of Nicholas Rd.	
Assessor's Parcel Number (APN), Tract Map No. Parcel Map No.: 417-020-070	
Project Type: <input type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Minor Subdivision (5 lots or less) <input type="checkbox"/> Major subdivision (6+ lots) <input type="checkbox"/> Other	
Site Map Attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

The letter should be delivered to:

Recipient: Kyle Dorand

[REDACTED]
[REDACTED]

PLEASE CHOOSE ONE:

☐ Mail (above address) ☒ E-mail
☐ Fax ☐ Will pick up

The District reserves the right to impose terms and conditions in Will Serve Letters and/or Water Supply Assessment Reports that take into account water availability issues, conservation issues and the District's existing facilities, all of which impact the District's ability to provide service to the subject property and maintain the District's ability to meet existing water demands.

Kyle Dorand
Applicant's Signature

11/18/21

Date

Approximate General Location of Potential BCVWD Well Site.
Estimated Area Approximately 1/3 acres.

ATTACHMENT 4: WELL SITE LOCATION (TO BE FINALIZED)

GRAPHIC LEGEND:

- = OFFICE ENTRY
- 6.D. = GRADE DOOR (14'X14')
- ADA = A.D.A. ACCESSIBLE PRKG.
- = PROPERTY LINE (SEE CIVIL)
- DOCK DOOR & LEVELER
- CANOPY OR OVERHANG
- CENTERLINE OR GRID LINE
- EASEMENT (SEE CIVIL)
- TRASH ENCLOSURE W/ SOLID ROOF
A.D.A. ACCESSIBLE
- WB-67 TRACTOR TRAILER
- ADA PATH OF TRAVEL
- 12' X 55' TRAILER PARKING
- LIGHT STANDARD LUMINAIR N.T.S.
MUST BE FULLY SHIELDED SEC. 19.7.8.E.2.a.4
- WALL PACK WITH CUT-OFF N.T.S. SHALL
NOT EXCEED 18" ABOVE GRADE

OCCUPANCY CLASSIFICATION:

BUILDING: B, S1
CONSTRUCTION TYPE: IIIB

KEY NOTES: #

- PEDESTRIAN PAVING (SEE CIVIL & LANDSCAPE)
- CONCRETE VEHICULAR PAVING (SEE CIVIL)
- LANDSCAPE AREA (SEE LANDSCAPE)
- NOT USED
- STEEL TUBULAR FENCE (8' HEIGHT)
- AUTOMATIC ROLLING GATE (8'-HEIGHT)
- TRASH ENCLOSURE (ADA COMPLIANT)
- PROVIDE KNOX BOX (LOCATION PER FIRE DEPT.)
- ADA RAMP (AS REQUIRED)
- ADA PATH OF TRAVEL
- LUNCH AREA
- HISTORICAL MARKER
- 6" HIGH CONCRETE CURB (SEE CIVIL)
- GUARD SHACK
- 9' HEIGHT CONCRETE TILT UP SCREEN WALL

PARKING STALL SIZES:

STANDARD PARKING STALL - 9' X 19' WITH 2' OVERHANG
A.D.A. (HANDICAP) STALLS - 9' X 18' & 12' X 18' (VAN)

PARKING REQUIREMENTS

WAREHOUSE: 1/1000 OFFICE: 1/250
PROPOSED PARKING REQUIRED:
WAREHOUSE: 1/2000 OFFICE: 1/250

LAND USE:

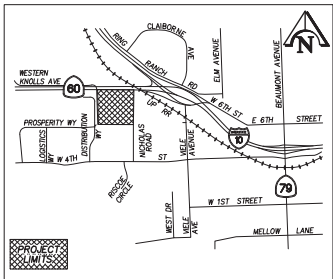
EXISTING: - EXISTING BUILDINGS / ORCHARD
PROPOSED: - MANUFACTURING/WAREHOUSE/OFFICE

MAXIMUM BUILDING HEIGHT

50'

SOLAR READY AREA

600,000 (ROOF AREA) - 15,000 (SKYLIGHT AREA) = 585,000 (NET ROOF AREA)
585,000 (ROOF AREA) * 15% = 87,750 SF. (REQ. SOLAR READY AREA)



VICINITY MAP

NOT TO SCALE

SHEET DESCRIPTION:

- A1 SITE PLAN & PROJECT DATA
- A2 SITE PLAN ALTERNATE STRIPING
- A3 CONCEPTUAL FLOOR PLAN
- A4 CONCEPTUAL ELEVATIONS
- A5 CONCEPTUAL COLOR ELEVATIONS
- A6 COLOR AND MATERIAL BOARD
- A7 CONCEPTUAL RENDER 1 VIEW
- A8 CONCEPTUAL RENDER 2 VIEW
- A9 CONCEPTUAL RENDER 3 VIEW
- C1 CONCEPTUAL GRADING PLAN
- L1 PRELIMINARY LANDSCAPE PLAN

TEAM PLAYERS:

APPLICANT/OWNER
ORCHARD LOGISTICS
VENTURE, LLC
CONTACT: KYLE DORAND
3501 JAMBOREE ROAD, SUITE 230
NEWPORT BEACH, CA 92660
(949)283-5713

CIVIL ENGINEER
HUITT-ZOLLARS, INC.
CONTACT: JOHNNY MURAD
3990 CONCOURS, SUITE 330
ONTARIO, CA 91764
(909)941-7799

ARCHITECT
AO ARCHITECTS ORANGE
144 NORTH STREET
ORANGE, CA 92668
CONTACT: STEPHEN PRZYBYLWOSKI
717-417-1122
stephenp@aoarchitects.com

LANDSCAPE
HUNTER LANDSCAPE
711 FEE ANA ST.
PLACENTIA, CA 92670
CONTACT: TOM HAYES
(TEL) 714-986-2400

STRUCTURAL

DFA
3230 E. IMPERIAL HIGHWAY, SUITE 302
BREA, CA 92621
CONTACT: DARIN FONG
(714) 494-4888 EXT 403
darin@dfengineering.com

ZONING ORDINANCE

EXISTING ZONING: MANUFACTURING

PROJECT DESCRIPTION:

A DISTRIBUTION WAREHOUSE FACILITY CONSISTING OF A WAREHOUSE
AND OFFICE TOTALING 610,000SF ON A 30.9 AC LOT

PROJECT DATA:

GROSS SITE AREA: 1,346,100 S.F. 30.9 AC.

BUILDING AREA
OFFICE 10,000 S.F.
WAREHOUSE 600,000 S.F.
TOTAL BUILDING AREA 610,000 S.F.

LOT FAR: 45.3%

PARKING PROPOSED OPTION "A"
WAREHOUSE (12000 SF) 305 STALLS
OFFICE (INCLUSIVE) 305 STALLS
TOTAL PARKING REQUIRED 305 STALLS

PARKING REQUIREMENTS OPTION "B"
WAREHOUSE (11000 SF) 600 STALLS
OFFICE (12000 SF) 40 STALLS
TOTAL PARKING REQUIRED 640 STALLS

PARKING PROVIDED OPTION "A"
ACCESSIBLE (8' x 18') 7 STALLS
VAN ACCESSIBLE (12' x 18') 1 STALLS
STANDARD (9' x 19') 302 STALLS
TOTAL PARKING PROVIDED 310 STALLS

PARKING PROVIDED OPTION "B"
ACCESSIBLE (8' x 18') 12 STALLS
VAN ACCESSIBLE (12' x 18') 2 STALLS
STANDARD (9' x 19') 644 STALLS
TOTAL PARKING PROVIDED 658 STALLS

TRAILER PARKING PROVIDED
OPTION "A" TRAILER (12' x 53') 114 STALLS
OPTION "B" TRAILER (12' x 53') 57 STALLS

ASSESSOR'S PARCEL NUMBER:

A.P.N.: 417-020-070

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A, AS SHOWN ON LOT LINE OF ADJUSTMENT NO. 06-LLA-09, AS EVIDENCED BY DOCUMENT RECORDED AUGUST 02, 2007 AS INSTRUMENT NO. 2007-0581539 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA WHICH LIES WITHIN THE FOLLOWING BOUNDARIES:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID NORTHWEST QUARTER DISTANT SOUTH 00°30'39" EAST THEREON 233.25 FEET FROM THE NORTHWESTERLY CORNER OF SAID SECTION 8 TO THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "B" IN DEED RECORDED JUNE 10, 2003 AS INSTRUMENT NO. 2003-44207, OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, SAID LAST MENTIONED CORNER ALSO BEING A POINT IN THE SOUTHERLY BOUNDARY OF CALIFORNIA STATE HIGHWAY 60;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID CERTAIN PARCEL OF LAND AND ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING COURSES:

SOUTH 86°49'31" EAST 65.12 FEET;

THENCE NORTH 83°14'55" EAST 203.04 FEET;

THENCE SOUTH 89°06'58" EAST 300.24 FEET;

THENCE SOUTH 86°49'31" EAST 600.00 FEET;

THENCE SOUTH 89°27'35" EAST 48.60 FEET TO A LINE PARALLEL WITH AND 110.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED JUNE 10, 2003 AS INSTRUMENT NO. 2003-435769, OF SAID OFFICIAL RECORDS;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°30'39" WEST 112.14 FEET TO A POINT IN THE NORTHERLY LINE OF PARCEL MAP NO. 25090 AS PER MAP FILED IN BOOK 165 PAGES 69, 70 AND 71, OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED NORTHERLY LINE, NORTH 87°34'43" WEST 119.79 FEET TO THE WESTERLY LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID LAST MENTIONED WESTERLY LINE, NORTH 00°30'39" WEST 1087.21 FEET TO "POINT OF BEGINNING".

SITE DATA TABLE OPTION "A"

BUILDING	LAND AREA AC	LAND AREA SF	FAR %	BLDG FOOT PRINT	BLDG MEZZ.	TOTAL BLDG SF	OFFICE SF	WAREHOUSE SF	OFFICE PRKG.	WAREHOUSE PRKG.	PRKG REQ.	PRKG PROV.	EVCS PRKG. REQ.	EVSE PRKG. REQ.	ADA REQ.	SHORT-TERM BIKE PRKG REQ.	LONG-TERM BIKE PRKG REQ.	LANDSCAPE PROV.
1	±30.90	±1,346,100	45.3%	600,000	10,000	610,000	10,000	600,000	~	~	305	310	62	16	8 MIN.	17	17	~
INCLUSIVE										(1/2000)	(0.51/1000)		EV CAPABLE SPACE	EV SUPPLY EQUIP.				

TrammellCrowCompany

ORCHARD LOGISTICS
BEAUMONT, CA

CONCEPTUAL SITE PLAN OPTION "A" & PROJECT DATA

AO
Architecture.
Design.
Relationships.

A1



**Beaumont-Cherry Valley Water District
Regular Board Meeting
September 26, 2023**

Item 5

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: Request for Will Serve Letter for RV Storage Facility, Riverside County Assessor's Parcel No. 403-220-014 (Corner of Beaumont Avenue and Cherry Valley Boulevard, in the Community of Cherry Valley)

Staff Recommendation

Consider the request for water service for a property located at the corner of Beaumont Avenue and Cherry Valley Boulevard, identified as **Riverside County Assessor's Parcel No. (APN) 403-220-014**, within the community of Cherry Valley, subject to payment of all fees to the District and securing all approvals from the City of Beaumont and:

1. Consider Will Serve Letter and,
 - a. Approve the Application for Water Service and furnish Will Serve Letter with conditions as enumerated, or
 - b. Deny the Application for Water Service

Executive Summary

The Applicant, Mark Weaver, has requested irrigation water service from the District for a proposed recreational vehicle (RV) storage facility to be constructed on an existing 6.4-acre parcel of land located at the northwest corner of Beaumont Avenue and Cherry Valley Boulevard. This parcel is within the District's service boundary.

Table 1 – Project Summary

Applicant	Mark Weaver (CV Acres, LLC)
Owner / Developer	CV Acres, LLC
Development Type	Commercial/Industrial
Development Name	RV Storage Facility
Annexation Required (Yes/No)	No
Estimated Domestic Consumption	0.0 EDU
Estimated Irrigation Water Consumption	1.0 EDU
Total Estimated Water Consumption	1.0 EDU

Background

The Applicant requested water service from the District on July 6, 2023, on behalf of the Project owner: CV Acres, LLC. The proposed Project (RV Storage Facility), located at APN 403-220-014, is estimated to be a 6.4-acre open-layout RV storage facility with no building structures on the property (See Attachment 2 – Developer Plot & Landscape Plan). The District has existing domestic water main pipelines fronting the property: 10" steel (3040PZ) on Beaumont Avenue and 8" DIP (3040PZ) on Cherry Valley Boulevard.



Discussion

The Applicant has identified that no potable domestic water service is required; only a fire service connection and an irrigation water service is being requested. The Applicant provided estimated water consumption data on September 7, 2023, with the on-site landscaping totaling 0.28 acre-feet per year (91,613 gallons per year) or approximately 251 gallons per day (gpd).

TABLE 2: Estimated Water Consumption, Developer Provided

Demand	Est. Consumption (gpd)	Est. Consumption (EDUs)
Potable Domestic Water	0	0.0
Potable Irrigation Water	251	1.0
Total Consumption	251	1.0

District staff identifies that this Project is located in an area where there are no lans for development of the District's non-potable system, therefore the Applicant will be required to take service from the potable water system to meet the Project's irrigation consumption.

Upon approval and completion of the service process, the Applicant shall pay all applicable District fees in effect at the time of application for service installation, including water capacity charges (facilities fees), meter fees, and property front footage fees. The Applicant will be required to pay for additional storage relating to the volumetric quantity of water required for the Project beyond baseline fire flow demands (1,000 gpm for 2 hours) per policy.

Final irrigation meter sizes will be determined by the Applicant. Fire flow requirements will be determined by the County of Riverside Fire Department and will dictate actual required fire suppression needs of the Project.

The Applicant will also be conditioned to secure final project approvals from the County of Riverside for the Project development prior to construction.

Conditions of Development

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

The Applicant shall conform to all District requirements for water service and all County of Riverside requirements.

1. The Applicant will be required to pay for additional storage relating to the Project's volumetric quantity of water greater than the baseline fire flow demands (1,000 GPM for 2 hours) per District policy.
2. The Applicant will be required to install a fire service connection(s) to support the County of Riverside Fire Department's requirement for off-site and/or on-site fire suppression.
3. The District reserves the right to review annual consumption data (water consumption audit) and adjust the Applicant capacity charges (facilities fees) (at final buildout of the project and when project facilities are fully utilized) for any amount greater than 1.0 EDU:



0.0 EDU for the potable domestic demand, and 1.0 EDU for the irrigation demand (service from the potable water system).

4. In the event the Applicant constructs facilities which require additional water (i.e., expansion or change of use), the Applicant will be required to upgrade the service to facilitate the increased consumption requirements and pay additional capacity charges (facilities fees) related to these components.
5. To minimize irrigation consumption, the District requires the Applicant to conform to the County of Riverside Landscaping Ordinance which pertains to water efficient landscape requirements and the following:
 - a. Landscaped areas which have turf, shall have “smart irrigation controllers” which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall, automatically determine watering schedule based on weather conditions, and not require seasonal monitoring changes. Orchard areas, if any, shall have drip irrigation.
 - b. Landscaping in non-turf areas should be drought-tolerant, consisting of planting materials which are native to the region. Irrigation systems for these areas should be drip or bubbler type.
 - c. The District will provide service so long as landscape areas are not installed with, converted to, or modified to non-functional turf.

Fiscal Impact

No negative fiscal impact to the District. All fees and deposits will be paid by the Applicant prior to providing service.

Attachments

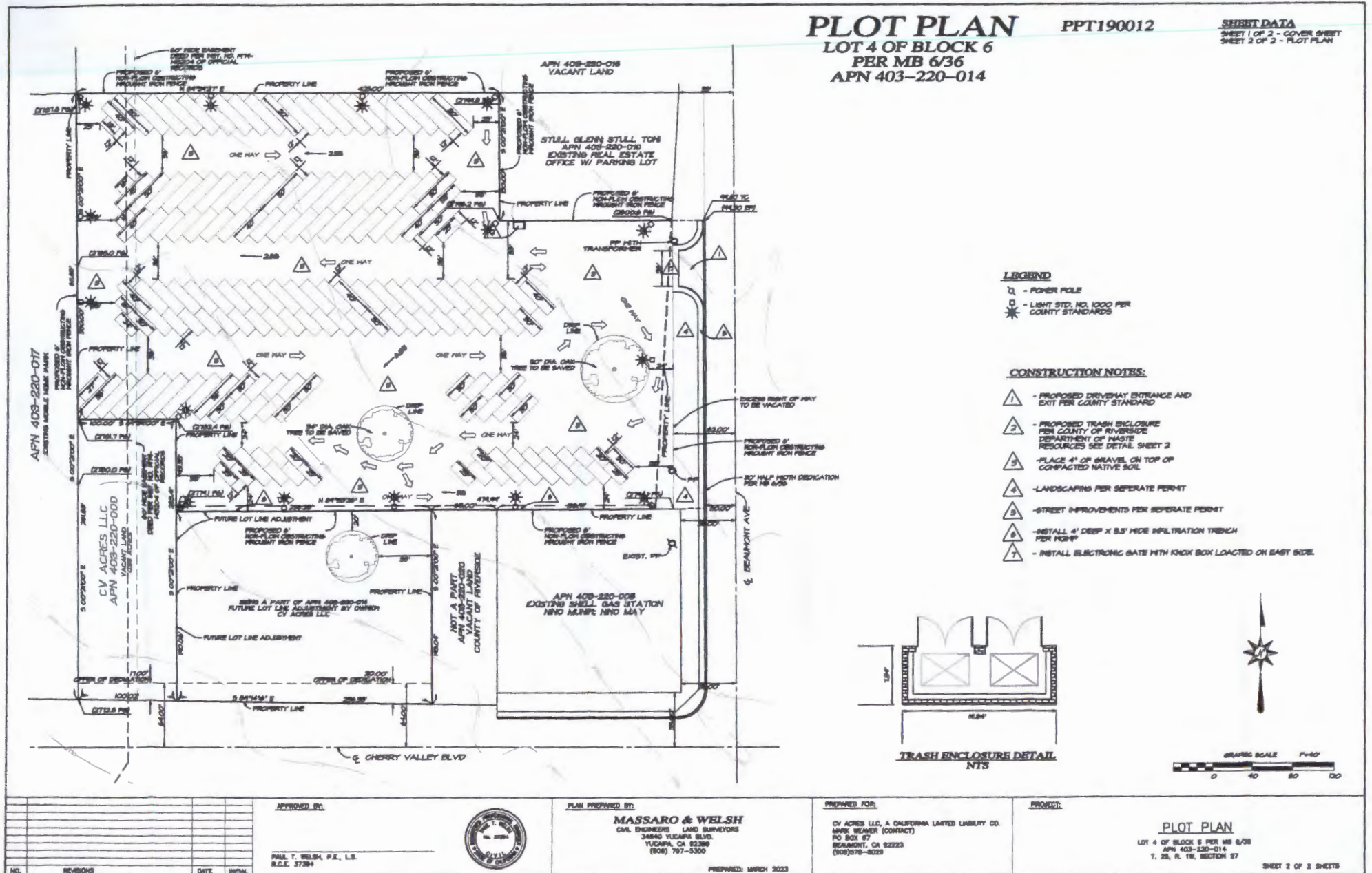
1. Vicinity Map (APN 403-220-014)
2. Developer Plot & Landscape Plan
3. Will Serve Request

Staff Report prepared by Inmar Shihab, Engineering Assistant

ATTACHMENT 1
APN 403-220-014, VICINITY MAP



ATTACHMENT 2
APN 403-220-014, DEVELOPER PLOT & LANDSCAPE PLAN



ATTACHMENT 2 APN 403-220-014, DEVELOPER PLOT & LANDSCAPE PLAN

CV Acres Rv Storage CONCEPTUAL LANDSCAPE PLAN

Beaumont Avenue
Cherry Valley, CA

APN: 403-220-009 & 403-220-014

Zoning: C-1/C-P

Specific Plan: Not in a Specific Plan,

Community Guidelines Area: Not in a Community Guidelines Area

MSHCP: Not within 1 mile of MSHCP Area

Fire Hazard Zone: Not in a Fire Hazard Zone

Existing Planting within 200': There is no established aesthetic within 200' of project.

WQMP: For WQMP swale, see Civil Plans. Lot to be permeable gravel.

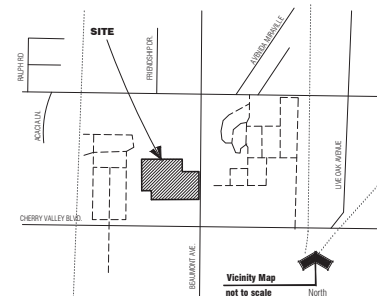
TOTAL LANDSCAPE AREA: 5,822 SQ. FT.

SCHOOL DISTRICT
BEAUMONT UNIFIED SCHOOL DISTRICT
GAS
SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY
SOUTHERN CALIFORNIA EDISON
WATER
SAN GORGONIO PASS WATER DISTRICT
SEWER
SEPTIC TANK
TELEPHONE
VERIZON

NOTE:

- NO WATER OR SEWAGE DISPOSAL IS BEING PROPOSED.
- LAND IS NOT SUBJECT TO LIQUEFACTION.
- NO EXISTING DWELLINGS ON SITE
- NO NEW DWELLINGS OR OTHER BUILDING ARE PROPOSED
- NO GRADING IS PROPOSED
- EXIST. TREES TO BE SAVED
- ALL RECREATIONAL VEHICLES TO BE PLACED ON FEMA MAPPED FLOODPLAIN SHALL:
- A) BE ON SITE FOR FEWER THAN 180 CONSECUTIVE DAYS
- B) BE FULLY LICENSED AND READY FOR HIGHWAY USE (COUNTY ORDINANCE 458 SECTION 8.A.9)

NOTE: LIGHTING STANDARD LOCATIONS ARE BASED ON CIVIL PLANS. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR LIGHTING STANDARD LOCATIONS.



PRELIMINARY WATER CALCULATIONS

CV Acres Rv Storage
Beaumont Avenue
Riverside County, Ca
RPA Job No.: 21-17
Reference Eto: 56.4
Allowance is 45% of Eto
Total Irrigated Landscape Area: 5,822 SQ. FT.

MAWA: Maximum Applied Water Allowance

ETo	Reference ET (inches per year)
0.45	ET Adjustment Factor
LA	Total Landscape Area
0.62	Conversion Factor (gallons per sq.ft.)
(MAWA) Total Landscape Area	
(Eto)	(0.45) (LA) (0.62) = Gallons Per Year
(56.40)	(0.45) (5,822) (0.62) = 91,612.66 Gallons Per Year

PLANTING LEGEND

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS IV WATER USAGE	INTENDED MATURE SIZE (H x W)
	2	Existing to Remain	Quercus agrifolia - PROTECT IN PLACE	Coast Live Oak	Low	65' H, Ø 65'
	6	15 Gal.	Rhus lancea	African Sumac	Low	25' H, Ø 25'
	14	5 Gal.	Agave americana	Century Plant	V. LOW	5'H, Ø 5'-7'
	5	5 Gal.	Bougainvillea 'San Diego Red'	Bougainvillea (Red)	Low	CLIMBING 12' H, Ø 4'
	18	5 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Mod	H 3', Ø 3'
	21	5 Gal.	Cistus salvifolius 'Prostratus'	Prostrate Sage-leaved Rock Rose	Low	18" H, Ø 5'
	10	5 Gal.	Dasyliro Wheeleri	Desert Spoon	Low	5'H, Ø 5'
	43	1 Gal.	Nassella tenuissima	Mexican Feather Grass	V. Low	2' H, Ø 3'
	4,252	Sq. Ft.	3" Layer of 3/8" Gravel - Color: Gold			

PROJECT IRRIGATION SHALL BE SUBSURFACE OR LOW-VOLUME IRRIGATION WITH NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF NON-PERMEABLE SURFACES.

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 859.3; ORDINANCE 348, ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

Applicant:

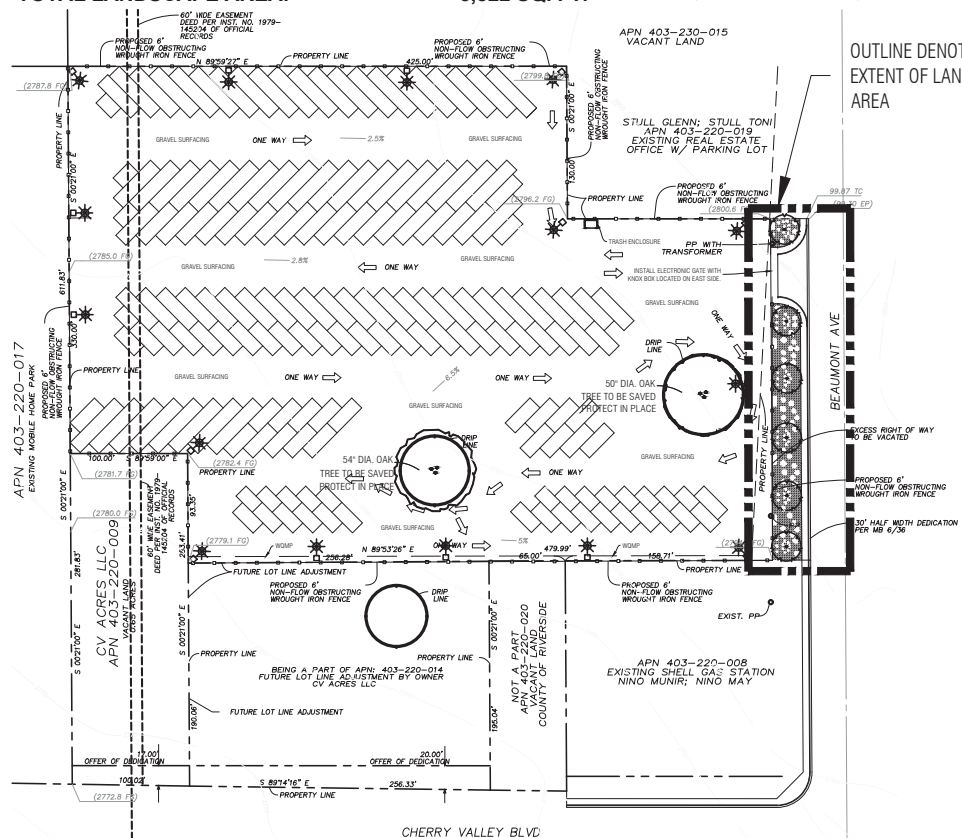
CV Acres, LLC
Mark Weaver
P.O. Box 67
Beaumont, CA 92223



1585 South 'D' Street, Suite 202
San Bernardino, CA 92408
phone: (909) 888-5568
fax: (909) 384-9854
e-mail: richardpopeassociates.la@gmail.com
Richard Pope, Landscape Architect CA# 264



JOB: 21-17 LKD CKE
May 21, 2021



OVERALL PLAN
Scale: 1"=40'
NORTH

CONCEPTUAL LANDSCAPE PLAN
Scale: 1"=20'
NORTH



BEAUMONT CHERRY VALLEY WATER DISTRICT

560 Magnolia Avenue • PO Box 2037

Beaumont, CA 92223-2258

Phone (951) 845-9581

www.bcvwd.org

☒ **Will Serve Request** ☐ **Water Supply Assessment (SB210)**

Applicant Name: MARK WEAVER	Contact Phone # [REDACTED]
Mailing Address: [REDACTED]	Fax #: [REDACTED]
City: [REDACTED]	E-mail: [REDACTED]
State & Zip: [REDACTED]	
Service Address: BEAUMONT AVE AND CHERRY VALLEY BLVD	
Assessor's Parcel Number (APN), Tract Map No. Parcel Map No.: 403-220-014	
Project Type: <input type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Minor Subdivision (5 lots or less) <input type="checkbox"/> Major subdivision (6+ lots) <input type="checkbox"/> Other	
Site Map Attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

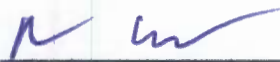
The letter should be delivered to:

Recipient: [REDACTED]

PLEASE CHOOSE ONE:

☐ Mail (above address) ☒ E-mail
☐ Fax ☐ Will pick up

The District reserves the right to impose terms and conditions in Will Serve Letters and/or Water Supply Assessment Reports that take into account water availability issues, conservation issues and the District's existing facilities, all of which impact the District's ability to provide service to the subject property and maintain the District's ability to meet existing water demands.



Applicant's Signature

7-6-2023

Date



**Beaumont-Cherry Valley Water District
Regular Board Meeting
September 26, 2023**

Item 6

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: **Amendment to Approved Expenditure for the for the Necessary Repair of District Owned D5 Caterpillar Dozer for an Additional Amount Not to Exceed \$5,000 for a Total Amended Not to Exceed Amount of \$45,000**

Staff Recommendation

Approve an amendment in budget allocation of \$5,000 to cover the increased cost of repairs to the District's D5 Caterpillar Dozer (Dozer).

Executive Summary

Purchased in 2006, the Dozer is an essential piece of heavy equipment for District maintenance needs. District staff identified that the original Dozer tracks had reached the end of their service life and needed replacement. During this replacement work, additional issues were identified as important to address while the tracks and undercarriage were disassembled, resulting in the authorized amount of \$40,000 to be exceeded.

Background

At its meeting of August 9, 2023 the Board authorized the general manager to expend funds in an amount not to exceed \$40,000 for the necessary replacement of dozer tracks and appurtenances for the District owned D5 Caterpillar Dozer (Dozer).

The maintenance of various District fleet vehicles and heavy equipment is necessary to provide efficient delivery of services to the community. Anticipated maintenance costs were planned for and included in the fiscal year 2023 Operating Budget, general ledger account, 01-40-470-520031 Maintenance and Repair – General Equipment.

In 2006 the Dozer was purchased as a new piece of heavy equipment to provide for operations and maintenance activities in Edgar Canyon and the Noble Creek Recharge Facility. These activities have been instrumental in the continued conveyance of stormwater, the maintenance of dirt roads, in building fire breaks around District owned facilities, and in fire fuel mitigation in Edgar Canyon.

Additionally, operation of the Dozer has provided for necessary pond maintenance activities that allow District staff to maximize recharge efforts at the Noble Creek Recharge Facilities Phase I and Phase II, as well as Edgar Canyon Recharge Facilities.

As described in the staff report of August 9, 2023, in accordance with District policy, staff identified a sole source vendor, Quinn Company, as being the only provider of Caterpillar factory parts in Southern California.



Summary

Upon commencement of the track replacement, Quinn Company found bolts that had been sheared off on the undercarriage assembly and miscellaneous worn parts that were hidden from view during the original quotation. Said bolts required redrilling and retaping of undercarriage and appurtenance bolt holes. Staff identifies that miscellaneous parts, additional labor, and taxes resulted in the authorized amount of \$40,000 to be exceeded.

The estimate for Dozer track replacement presented to the Board on August 9, 2023, is provided in table 1 hereafter:

Table 1

Description	Quantity	Unit Cost	Discount%	Ext Price
Shoe Track	82	63.55	-25	\$ 3,908.33
IDLR GP Track	4	1,795.34	-25	\$ 5,386.02
Roller GP Track	14	398.20	-25	\$ 4,181.10
Link Track	2	8,332.39	-25	\$ 12,498.59
Miscellaneous Parts				\$ 1,412.61
Labor	54	180.00		\$ 9,720.00
Total:				\$ 37,106.65
Contingency (8%)				\$ 3893.75
Total Rounded				\$ 40,000.00

As of the time of this staff report, the Dozer track replacement work has been completed and the Dozer is anticipated to return to service on September 25.

Staff requests the Board consider approval of an increase in budget allocation of \$5,000 to cover the increased cost of the recommended maintenance work. This amount brings the total adjusted expense for the project to \$45,000.

Fiscal Impact

The total fiscal impact to the District will be an amount not to exceed \$45,000.00. Funds are available for this repair in the District's 2023 Operating Budget.

Staff Report prepared by James Bean, Director of Operations



BEAUMONT-CHERRY VALLEY WATER DISTRICT

GENERAL MANAGER'S REPORT

DATE: September 2023
TO: Board of Directors
FROM: Dan Jaggars, General Manager

Introducing the new monthly General Manager's Report.

REPORT HIGHLIGHTS	REPORT PAGE #
Sites Reservoir update	1
Tropical Storm Hilary	2
Leaks and Water production	3
MDP Line 16 award and ribbon cutting photos	Att. 1

OUTREACH / COMMUNICATION

The Banning Patch and the Record Gazette covered the MDP Line 16 Ribbon Cutting event (see Attachments 1-4)

SITES RESERVOIR gains regulatory fast track with State's permitting reforms

The Sites Project Authority thanked Governor Gavin Newsom and the California Legislature for working together to pass a critically important infrastructure streamlining package that will allow eligible projects certified by the Governor to use a streamlined approval process to get essential infrastructure into construction and operation for the benefit of all Californians. All seven of the Proposition 1 water storage projects are eligible, including the Sites Reservoir Project.

Jerry Brown, Executive Director of the Sites Project Authority, said, "The actions to incorporate these policy changes will expedite securing our water supplies to become more resilient to a changing climate. These actions strike the right balance—time saved and costs reduced for delivery of critically important water projects like Sites, while still providing our communities and environments proper safeguards."

The passage of these critical legislative proposals adds even more momentum to the Sites Reservoir project, which is nearing key milestones, including a consideration of a water right permit by the State Water Resources Control Board and the certification of its Final Environmental Impact Report/Statement.

Sites Reservoir Status Update: see Attachments 5 and 6

FINANCE / ADMINISTRATION

FY 2024 Budget preparation is underway. Finance staff is collecting information from all departments to compose the draft budget for preliminary presentation to the Finance and Audit Committee at a special meeting on October 55, 2023.

HUMAN RESOURCES – September 2023

- An offer of employment has been accepted by a new Human Resources Manager. The expected start date is October 3.
- The District again received the Great Place to Work award. Staff is preparing a report and presentation for a future Board meeting.
- A Benefits Fair was held on Sept. 14 and was very well-attended and informative.

Total Current Employees (Excluding Board Members)	43
Full-Time Employees	38
Part-Time	1
Temporary	4
Interns	0
Separations / Retirements	3
Retired Employee(s)	0
New Hires	1
Recruitments in progress	2

OPERATIONS

Tropical Storm Hilary

Operations staff prepared for the arrival of Tropical Storm Hilary and worked through the weekend of August 18-20 to assure District facilities were ready for the potential deluge. Minor damage was experienced at Well 20, with damage experienced in various locations along the Edgar Canyon's dirt access road, Edgar Canyon ponds, the middle canyon bridge, and all creek crossings throughout Edgar Canyon. Staff further identifies that the impact of Tropical Storm Hilary was exacerbated by the burn scar areas from the Apple and El Dorado fires, therefore repair activities will be charged to work related to these emergency declarations.

Efforts are underway to make necessary repairs to the Well 20 building panels, to reconstruct portions of the Edgar Canyon access road, reestablish retention ponds and diversions, and to provide complete access through Edgar Canyon. Additional efforts will reestablish the downstream riprap at the middle canyon bridge.

Dozer Repairs

Following board approval of the budget for repairs to the District's important heavy equipment, staff transported the D5 Caterpillar Dozer to Quinn Company in Riverside, where the tracks and appurtenances were removed, inspected, and parts were ordered for the repair. Unfortunately, during the service, further repairs were required, and the total expense exceeded the Board approved amount. A request for further funds is included in this meeting's agenda. The dozer is expected to return to service the week of September 25 and will immediately be put to work to assist cleanup efforts resulting from Tropical Storm Hilary.

Wells 11 and 19 emergency repairs

The Board ratified the General Manager's declaration of District Emergency related to the failure of Wells 11 and 19 on August 9. Repairs to Well 11 have been completed and the well has been returned to service. Actual costs to date (9/21/2023) have totaled \$9,973.66.

As a result of damaged access to Well 19 related to Tropical Storm Hilary, repair activities are ongoing. The Well 19 building has been demolished and reconstructed by the District Utility Maintenance Worker, the pump control electrical panel has been relocated for arc flash safety, the replacement pumping unit and appurtenances have been received, and access to the well has been reestablished. District staff anticipates pumping unit and equipment installation the week of September 25. Flushing and sampling will be conducted after SCE reenergizes the facility following equipment installation.

Leaks repaired – August 2023

Date	Location	Type of Pipe	Pipe Size
8/9/2023	10880 Bel Air Dr	Poly	1"
8/9/2023	9475 Avenida San Timoteo	Steel	4"
8/10/2023	9869 Kehl Canyon	Poly	1"
8/10/2023	Lower Canyon	Steel	8"
8/22/2023	8981 Avenida Miravilla	Steel	6"
8/28/2023	39800 Lincoln	Steel	8"
8/31/2023	11th St & Euclid	Steel	6"

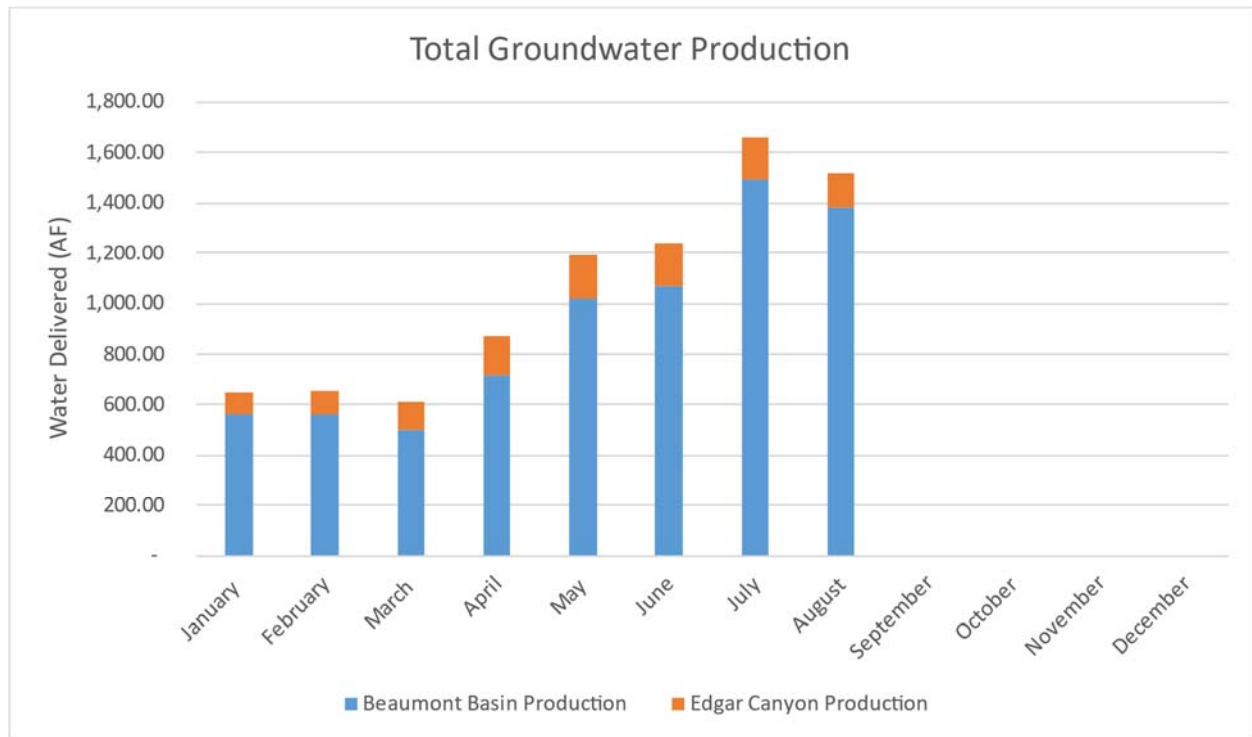
Summary of Monthly Production

Supply	FT ³	Acre Feet	GPD
Total Canyon Production	5,908,360	135.64	44,194,532.80
Basin Including Well 26	60,294,000	1,384.16	450,999,120.00
Total Production	66,202,360	1,519.80	495,193,652.80

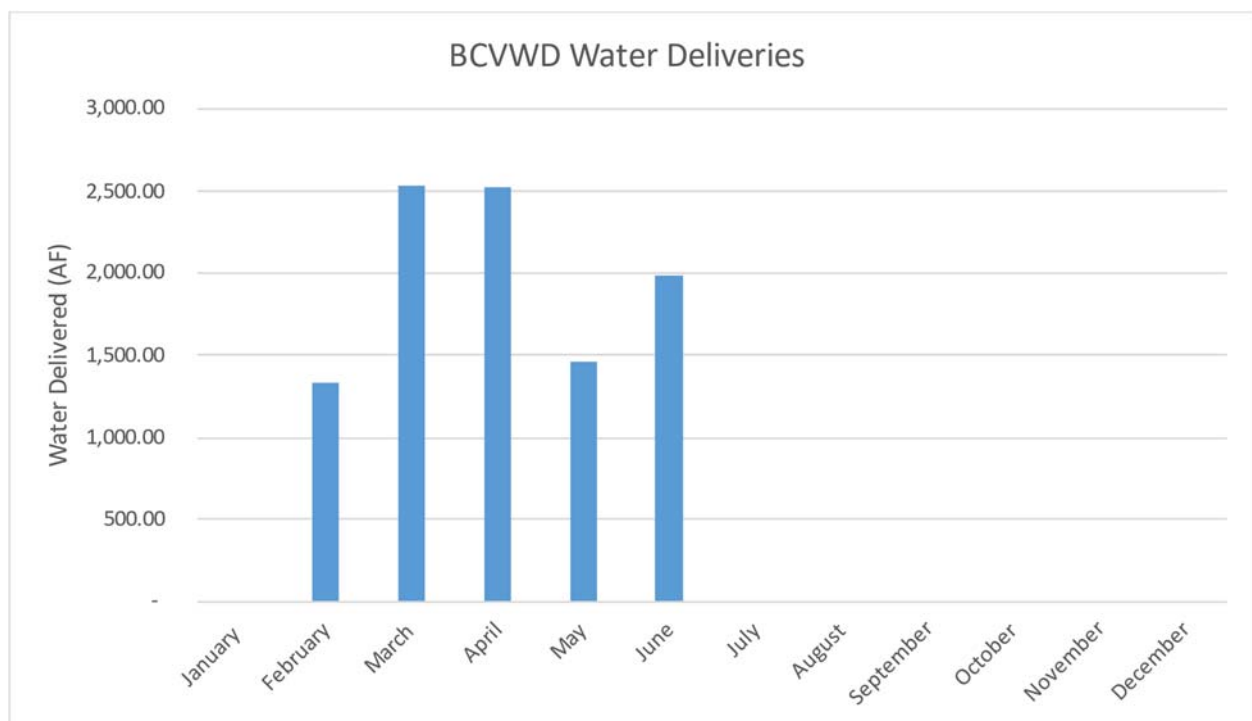
Summary of Non Potable System

Supply	FT ³	Acre Feet	GPD
Well 26	5,874,600	134.86	43,942,008.00
Domestic 2800	3,300,000	75.76	24,684,000.00
Total Non-Potable	9,174,600	210.62	68,626,008.00

Monthly Water Production



Monthly Imported Water Delivery



Figures are not up-to-date as SGPWA invoices have not yet been received

ENGINEERING

Elm Avenue

Engineering staff is coordinating the installation of new pipeline to customers along Elm Avenue with the development of a new battery storage facility on the west side of the street. Currently, the right-of-way is under review and the area is being surveyed. Staff expects that the environmental work will conclude in a Notice of Exemption from CEQA.

Temporary Services and Annexation – Cherry Valley Boulevard

Following Board approval and the execution of contracts, temporary water service has been provided to the two customers along Cherry Valley Boulevard. The next step, annexation into the District, is in progress. The customers are responsible for completing the procedure for annexation, and for all costs associated with the process. Staff met with the property owners on Sept. 19 to review the LAFCO annexation process.

Staffing

The Engineering Department was disappointed to lose six-year employee, Development Services Technician Aaron Walker. Recruitment to backfill the position is underway.

Chromium 6

Staff prepared a comment letter to the State Water Resources Control Board outlining the District's concerns with the potential MCL update. BCVWD may have as many as three wells affected by the proposed level.

EXECUTIVE OFFICE

General Manager's activity status

1	City of Beaumont – Cooperative Agreement (encroachment permit and paving)	Under review by City Manager and staff.
2	City of Beaumont – Recycled Water Agreement	Under review by City staff. Comment expected at the end of September. Ad Hoc 3x2 Committee next meeting to be scheduled soon
3	City of Beaumont Landscape Ordinance	Updating language in District conditions of approval for developers to reflect provisions of ordinance
4	Capacity Charges Study (Raftelis)	Staff provided revised information to Raftelis in mid-September. Expected presentation of the draft study to the Board in November 2023
5	SWRCB Chromium 6 MCL update	Comment letter submitted 8/16/2023
6	Engineering and Operations Center	Evaluating available District properties Considering RFP for architectural services
7	Zero Emission Trucks – upcoming rulemaking	Evaluating impact of proposed CARB rule on District fleet

8	District residences	Developing action plan to address needed repairs. Policy to be brought back to Personnel Committee for review
9	Policies and Procedures Manual	Evaluating potential outsourcing for completion of all outstanding policy revisions
10	SAWPA Cloud seeding pilot project https://sawpa.org/santa-ana-river-watershed-weather-modification/	Monitoring project activity and results
11	Delta Conveyance	In July, as part of a deal on the California budget, the Delta Conveyance was removed from Gov. Newsom's plan to fast-track CEQA
12	Recharge capacity and State Project Water	
13	Illegal well drilling in Cherry Valley	Staff is monitoring any activity at the site and is investigating the allegations of other wells drilled in the area
14	Pennsylvania Avenue facilities relocation	Field Staff has relocated and adjusted District facilities associated with the project with exception to the area directly within the Union Pacific Railroad (UPRR) Right of Way. District staff is waiting for UPRR to approve an entry permit, and the remaining facilities will be relocated.
15	AB 1668 and SB 606: Making Conservation a California Way of Life	See attachments 9-11

ATTACHMENTS

1. MDP Line 16 event photos
2. Riverside County Flood Control press release
3. Beaumont-Banning Patch coverage of MDP Line 16 Ribbon cutting
4. Beaumont Record-Gazette coverage of MDP Line 16 Ribbon cutting
5. Sites Reservoir Project Monthly Status Report – August 2023
6. Sites Reservoir action schedule
7. SGPWA press release: New Facility Promises Expanded Water Supplies
8. SAWPA Cloud seeding update
9. ACWA: Making Conservation a Way of Life
10. California Water Boards Fact Sheet
11. AB 1668 and SB 606

MDP Line 16
Ribbon
Cutting on
September 7



Riverside County 5th District Supervisor Yxstian Gutierrez spoke at the event and cut the ribbon

American
Society of Civil
Engineers –
Award for MDP
Line 16 on
August 17





Beaumont Line 16 Water Conservation and Flood Protection Project Ribbon Cutting Event Celebrates a Significant Milestone

September 8, 2023

BEAUMONT, CA – The Riverside County Flood Control and Water Conservation District, in partnership with the Beaumont-Cherry Valley Water District, today hosted the ribbon-cutting ceremony for the much-anticipated Beaumont Line 16 Water Conservation and Flood Protection Project.

The \$7.6 million Beaumont Line 16 Water Conservation and Flood Protection Project stood as a testament to the unwavering commitment of both districts to provide sustainable solutions for conserving local water supplies and ensuring the safety and water security of the region's communities. The project was supported by the Department of Water Resources and the Santa Ana Watershed Project Authority. In addition, the project received \$1.2 million through the Proposition 84 Integrated Regional Water Management Implementation Grant.

"In terms of water supply, this project will benefit 900 families that will have more access to clean water," said Fifth District Supervisor Yxstian Gutierrez. "At the same time, this will protect thousands of residents from flooding and other damages caused by storms."

This groundbreaking initiative was designed, planned and executed to mitigate flooding risks while promoting water conservation and resilience in the face of water resource challenges.

"The completion of the Beaumont Line 16 Project marks a significant collective effort to safeguard our communities from flood hazards while preserving our precious water resources," said Jason Uhley, General Manager-Chief Engineer of the Riverside County Flood Control and Water Conservation District. "We are proud to work hand-in-hand with the Beaumont-Cherry Valley Water District in achieving our shared vision of a sustainable and secure future for all residents in the region."

Key features of the Beaumont Line 16 Water Conservation and Flood Protection Project include enhanced flood protection and water conservation measures. The project incorporates state-of-the-art flood control infrastructure, ensuring enhanced protection for residential and commercial properties against potential flood events. The project



The ribbon-cutting event was attended by Fifth District Supervisor Yxstian Gutierrez as well as board members from Beaumont-Cherry Valley Water District, San Geronio Pass Water Agency, and Beaumont-Cherry Valley Recreation and Park District. Before the ceremony, scenic tours of the Beaumont Line 16 Project Basins were conducted, offering participants a unique opportunity to witness the facility firsthand.

"We were thrilled to collaborate with the Riverside County Flood Control and Water Conservation District and to receive financial support from the Department of Water Resources and Santa Ana Watershed Project Authority to bring the project to fruition," expressed Dan Jagers, General Manager of the Beaumont-Cherry Valley Water District. "This landmark project exemplifies our commitment to serve the community's long-term water needs while actively safeguarding against potential flood risks."

#

Latest News



< \$7.6M Beaumont Flood Protection, Water Conservation

Attachment 3

The rules of replying:

- ✓ Be respectful. This is a space for friendly local c
threatening language will be tolerated.
- ✓ Be transparent. Use your real name, and back up
- ✓ Keep it local and relevant. Make sure your replie
- ✓ Review the [Patch Community Guidelines](#).

Reply to this article

Banning-Beaumont, CA

News Feed

Neighbor Posts

Local Busines

[Politics & Government](#)

\$7.6M Beaumont Flood Protection, Water Conservation Pr

A ribbon-cutting ceremony was held Thursday to celebrate the project.

Toni McAllister, Patch Staff

Posted Thu, Sep 7, 2023 at 6:09 pm PT



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A portion of the completed Beaumont Line 16 Water Conservation and Flood Protection Project. (County of Riverside)

BEAUMONT, CA — The completion of a \$7.6 million project in Beaumont designed to mitigate flooding risks while promoting water conservation and resilience in the face of water resource challenges was celebrated Thursday during a ribbon-cutting ceremony.

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The Beaumont Line 16 Water Conservation and Flood Protection Project Key includes infrastructure and modern water conservation recharge basins to collect stormwater captured stormwater into the groundwater aquifer, promoting responsible water release from the county.

The project is a partnership between the Riverside County Flood Control and Water Beaumont-Cherry Valley Water District, and was supported by the Department of Watershed Project Authority, officials said.

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“In terms of water supply, this project will benefit 900 families that will have more District Supervisor Yxstian Gutierrez. “At the same time, this will protect thousands damages caused by storms.”

The rules of replying:

- ✓ **Be respectful.** This is a space for friendly local conversation. Threatening language will be tolerated.
- ✓ **Be transparent.** Use your real name, and back up your claims.
- ✓ **Keep it local and relevant.** Make sure your replies are about Banning-Beaumont.
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- ✓ **Keep it local and relevant.** Make sure your replies relate to the local news story.
- ✓ Review the [Patch Community Guidelines](#).

Riverside County Fifth District Supervisor Yxstian Gutierrez at Thursday's ribbon-cutting ceremony for the Beaumont Flood Protection, Water Conservation Project.

"We were thrilled to collaborate with the Riverside County Flood Control and Water Conservation District for the financial support from the Department of Water Resources and Santa Ana Watershed Authority." said Supervisor Gutierrez.

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The project exemplifies our commitment to serve the community's long-term water needs while actively safeguarding against potential flood risks."

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Attachment 4

https://www.recordgazette.net/news/local/new-recharge-facility-promises-expanded-regional-water-supplies/article_97e2c3f2-481e-11ee-9785-9f0b56dddc53.html

FEATURED

New recharge facility promises expanded regional water supplies

Local water agency to build 25 acres of additional groundwater recharge ponds in Beaumont.

Aug 31, 2023

1 of 3



The Brookside East Recharge Ponds (pictured) in Beaumont will one day be joined by the planned Brookside West Recharge Ponds. Courtesy of SGPWA

San Geronio Pass Water Agency (SGPWA) is planning Brookside West Recharge Facility (Brookside West), an entirely new set of percolation basins that will support the growing demand for **water** storage.

A complement to SGPWA's existing Brookside East Recharge Facility in Beaumont, Brookside West's 62.5 acres will house approximately 25 acres of recharge ponds. The ponds, or basins, will import **water** from the State Water Project and filter the **water** down through layers of soil and rock to be stored underground. The facility may also be used for local stormwater capture and to recharge treated reclaimed water.

Project **design** will begin in 2024, with construction following in the next two to five years. SGPWA will be seeking grant opportunities at various stages of the project, which could keep costs down and extend the timeline.

"Recharge ponds offer an efficient solution to additional **water** storage while managing groundwater sustainably," said Lance Eckhart, SGPWA general manager. "They're a vital tool to surviving droughts, and with the recent wet season, an efficient solution to increased **water** supplies."

Brookside West will be built adjacent to existing recharge ponds and nearby pipelines. This prime location needs minimal added infrastructure, costing less to secure and deliver **water** to retail **water** providers in SGPWA's service area.

With increased operational flexibility between Brookside West and Brookside East, pond maintenance will be streamlined. There is also increased storage available when the State Water Project delivers peak levels of **water** supplies. The wet winter and strong runoff conditions from

snowmelt this year have allowed the State Water Project to increase forecasted deliveries, making more **water** available to agencies with capacity — including groundwater recharge.

“Looking forward, the future of Brookside West Recharge Facility has real potential,” said SGPWA Board President Larry Smith. “We need more imported recharge facilities, and having the ability to also keep local sources of **water** local are all possible because of forward-focused projects like this one.”

For more information, visit www.sgpwa.com.

Attachment 5

Sites Reservoir Project Monthly Status Report

Report Period: August 2023

Monthly Status Summary:

The development of the Sites Project continues to make progress in the critical areas, including the following activities:

Engineering:

- Continued DSOD coordination.
- Continued preliminary engineering design and analysis: dams, I/O, roads, conveyance, and system hydraulics.
- Continued coordination and execution of geotechnical investigation Work Package 3 activities.

Coordination with Reclamation:

- Meetings with Reclamation and DWR individually to discuss technical aspects of coordinating operations. The joint discussions around the Operations Coordination Agreement are still on hold awaiting Reclamation's BON.
- Ongoing weekly NEPA coordination and live edit meetings, focusing on finalization of the EIR/EIS, including final edits in response to review by Reclamation regional management. Coordination of Final EIR/EIS format and ADA compliance in preparation for the upcoming DC EIS briefings and approval for publication.

Environmental Planning and Permitting:

- Ongoing efforts to prepare the Final EIR/EIS for publication and certification.
- Ongoing preparation of components of the administrative record for posting online consistent with SB 149, including coordination with CEQA legal counsel on content and format of the record.
- Continued development of CEQA Findings, Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations.
- Ongoing AB 52 consultation-related efforts to obtain input from the Cachil Dehe Band of Wintun Indians, Yocha Dehe Wintun Nation, and Paskenta Band of Nomlaki Indians.
- Continued development of the draft Reservoir Management Plan, Clean Water Act 404/401 permit applications, Master Streambed Alteration Agreement, and the Project's Adaptive Management Plan.
- Continued with fieldwork for portions of the Aquatic Study Plan.
- Initiated biological and botanical surveys to confirm landcover and assess species

presence/absence.

- Continued development of the Operations ITP application.
- Continued coordination with CDFW on the Revised Construction ITP application.
- Continued development of the Proposition 1 Adaptive Management Plans for WSIP ecosystem, recreation and flood benefits.
- Continued development of the Biological Assessment including technical discussions with Reclamation.
- Continued discussions with a number of parties on the Project's water right application.

Operations:

- Continued effort to transition Sites into the CalSim 3 model platform.

Stakeholder Engagement, Public Outreach & Real Estate:

- Facilitated Landowner Meetings in Maxwell and Dunnigan.
- Planning for September Local Community Working Group Meeting.
- Planning for communications associated with the roll-out of the Final EIR/EIS and the water right process.
- Planning for a Virtual Town Hall Meeting in the fall of 2023.
- Ongoing coordination with landowners to discuss TROE for geotechnical, biological, environmental, and cultural field activities and other real estate actions.

Program Management & Administration:

- Preparing draft of JPA amendments and Updated Bylaws for Phase 3/4/5 governance changes.

The Amendment 3 Work Plan project schedule is maintained and updated monthly. Changes to the previous month's schedule affecting the rolled-up summary level schedule are indicated by grey activity bars and milestone diamonds. Our critical path has not been impacted by the changes shown in the schedule and listed below. Completion dates for Investor Commitment and Construction Groundbreaking remain unchanged from last month's schedule update.

A summary of changes reflected in the September 2023 Work Plan Schedule includes the following:

Final Operating Agreement – Sites/DWR/Reclamation – Finish date pushed out 4 weeks.

Justification: Completing the Final Operating Agreement is linked to Reclamation signing the Project's Record of Decision (ROD). As identified below, ROD Signed has moved out 4 weeks, also moving this task out 4 weeks.

Sites Reservoir Operations Plan, Version 2 – Finish date brought forward 8 weeks.

Justification: Completion date was adjusted to finish before Reservoir Committee members take action on the B&O Contract.

ROD Signed – Finish date pushed out 4 weeks.

Justification: Completion of the Project Construction and Program BiOps is necessary prior to signing the ROD. As the Federal ESA compliance has moved out 4 weeks, this task has also moved out 4 weeks.

Federal ESA – Receive Project Construction & Program BiOps – Finish date pushed out 4 weeks.

Justification: Reclamation is currently reviewing the admin draft Project Construction BA and is coordinating with the U.S. Army Corps of Engineers. Additional time is needed prior to submittal of the BA and staff now expects Reclamation to submit the BA in late September.



Data Date: 04-Sep-23 / Print Date: 12-Sep-23

Attachment 7

FOR IMMEDIATE RELEASE

CONTACT: Nisha Ajmani
nisha@cvstrat.com, 360-481-0391

New Facility Promises Expanded Water Supplies for Region

Local water agency to build 25-acres of additional groundwater recharge ponds

BEAUMONT, CA (August 23, 2023) – San Geronimo Pass Water Agency (SGPWA) is planning Brookside West Recharge Facility (Brookside West), an entirely new set of percolation basins that will support the growing demand for water storage.

A complement to SGPWA's existing Brookside East Recharge Facility in Beaumont California, Brookside West's 62 ½ acres will house approximately 25-acres of recharge ponds. The ponds, or basins, will import water from the State Water Project and filter the water down through layers of soil and rock to be stored underground. The facility may also be used for local stormwater capture and to recharge treated reclaimed water.

"Recharge ponds offer an efficient solution to additional water storage while managing groundwater sustainably," said Lance Eckhart, SGPWA General Manager. "They're a vital tool to surviving droughts, and with the recent wet season, an efficient solution to increased water supplies."

Brookside West will be built adjacent to existing recharge ponds and nearby pipelines. This prime location needs minimal added infrastructure, costing less to secure and deliver water to retail water providers in SGPWA's service area.

With increased operational flexibility between Brookside West and Brookside East, pond maintenance will be streamlined. There is also increased storage available when the State Water Project delivers peak levels of water supplies. The wet winter and strong runoff conditions from snowmelt this year have allowed the State Water Project to increase forecasted deliveries, making more water available to agencies with capacity — including groundwater recharge.

"Looking forward, the future of Brookside West Recharge Facility has real potential," said SGPWA Board President Larry Smith. "We need more imported recharge facilities, and having the ability to also keep local sources of water local are all possible because of forward-focused projects like this one."

For more information, visit www.sgpwa.com.

###

About San Geronio Pass Water Agency

Formed in 1961, SGPWA is a State Water Contractor that serves a 225-square-mile area of western Riverside County. The service area includes the cities of Calimesa, Beaumont, and Banning, and the communities of Cherry Valley, Cabazon, and the Banning Bench. In addition to importing State Water Project (SWP) water from Northern California to augment local groundwater sources, the Agency builds local system infrastructure, participates in water transfers, partners in statewide water projects and collaborates on regional water reliability and conservation efforts.

Santa Ana River Watershed Weather Modification Pilot Program

Summary for Local Funding Partners - August 2023



Attachment 8

SANTA ANA WATERSHED
PROJECT AUTHORITY

Local Funding Partners

The Santa Ana River Watershed Weather Modification (Cloud Seeding) Pilot Program is funded by a grant under Proposition 1 Round 2 through the Department of Water Resources (DWR), SAWPA's member agencies, and local funding partners. SAWPA sincerely appreciates the local agency support provided by the following entities:

- Big Bear City Community Services District
- Big Bear Lake Department of Water & Power
- Chino Basin Water Conservation District
- City of Corona Utilities Department
- City of Santa Ana Municipal Utility Services
- Lake Elsinore and San Jacinto Watersheds Authority
- San Antonio Water Company
- **San Gorgonio Pass Water Agency**

Status of the Pilot Program

SAWPA's contractor, North American Weather Consultants (NAWC), is completing the planning process to start the first year of the Pilot Program in fall 2023.

Project activities include:

- Finalizing site access agreements for the **15 ground-based seeding unit locations by July 2023.**
- Finalizing the Operations Plan in July 2023. The Operations Plan will include a complete Pilot Program guide that contains operations, seeding decisions, ground-based units, suspension criteria, and project roles.
- Scheduling and conducting a biological review of the 15 sites as required by the California Environmental Quality Act (CEQA) review.

In addition, SAWPA staff is developing a communications plan, which will serve as a tactical framework for executing outreach and engagement activities.

Pilot Program Validation

A key component of the Pilot Program is the validation of the **benefits of cloud seeding in the form of additional precipitation**, including snowfall and stream flows. SAWPA has contracted with Desert Research Institute (DRI), a non-profit research arm of the Nevada System of Higher Education. The validation will involve a target and control approach where a control area without seeding will be compared to the four target seeding areas.

Timeline of Key Tasks

Task	Completion Time Period
Preliminary Biological Surveys	July 2023
45-Day Public Notice	September 28, 2023
Equipment Set Up and Testing	September 15 - October 31, 2023
Year 1 Operational Period	November 15 - April 15, 2024
Year 1 Report	June 1, 2024

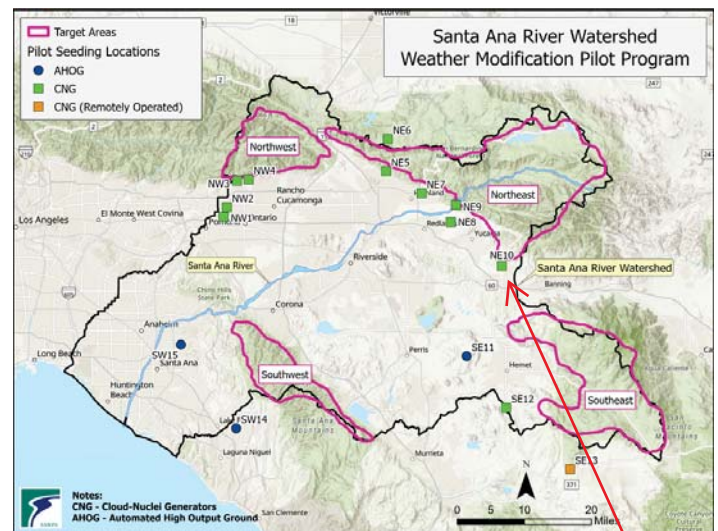
Proposition 1 Round 2 Grant

In April 2023, SAWPA was notified by the Department of Water Resources (DWR) that the Pilot Program will receive a grant valued **at \$861,400 under the Proposition 1 Round 2 funding program.**

Locations of Ground-Based Seeding Units

The map below provides the locations of the 15 ground-based seeding units for the four target areas including northwest, northeast, southwest, and southeast. These units include Cloud Nuclei Generators (CNGs) and Automated High Output Ground Seeding (AHOGS). The following agencies and organizations are hosting the 15 units:

- Chino Basin Water Conservation District
- San Antonio Water Company
- City of San Bernardino Municipal Water Department
- San Bernardino Valley Water Municipal Water District
- San Bernardino Valley Water Conservation District
- **San Gorgonio Pass Water Agency**
- Eastern Municipal Water District
- El Toro Water District
- East Orange County Water District (Orange County Water District Alternate Site 1)
- Thousand Pines Christian Camp
- Private Property Owner



Additional Resources

[SAWPA Webpage](#) | [Brochure](#) | [FAQ](#)

SAWPA Contact

For questions about the Pilot Program contact:

Rachel M. Gray
Water Resources and Planning Manager
rgray@sawpa.org
(951) 539-0261

Our Seeding Station



REGULATORY ALERT: MEMBERS URGED TO PROVIDE COMMENTS ON DRAFT REGULATION FOR MAKING CONSERVATION A CALIFORNIA WAY OF LIFE

ACWA is urging its urban water supplier members to engage now with the State Water Resources Control Board on the development of its draft regulation for Making Conservation a California Way of Life. Under the “Proposed Text of the Regulation,” urban retail water suppliers would be required to meet an agency specific urban water use objective starting in 2025, comply with annual reporting requirements and implement commercial, industrial and institutional performance measures.

ACWA has been raising concerns that the draft regulation, as currently proposed, would be infeasible for many suppliers and impose significant cost impacts. However, the State Water Board needs to hear directly from impacted members on their specific concerns and challenges.

Now is the time to influence the draft regulation before it is final as the State Water Board expects to adopt the regulation in summer 2024. ACWA is calling on members to take the following steps.

Take Action Now

1. Provide oral comments at the State Water Board's Oct. 4 Public Workshop being held at the Joe Serna Jr. CalEPA Building in Sacramento. ACWA is encouraging members to provide comments in person; however, there is a virtual option available if necessary. More information on what to include in your comments and information on how to provide comments during the workshop is available in an ACWA call-to-action flyer.

2. Submit your own comment letter to the State Water Board by Oct. 17 that highlights your agency's local success in advancing water use efficiency and shares your specific concerns with the feasibility and cost of implementing the proposed water use standards. Comment letters may be submitted via email to commentletters@waterboards.ca.gov with the subject line: Comment Letter – Proposed Making Conservation a California Way of Life Regulation.

3. Please forward a copy of your letter to ACWA State Relations Assistant Sonja Eschenburg at sonjae@acwa.com and outreach@acwa.com.

4. Join ACWA's Bi-Monthly Water Use Efficiency Meeting Wednesday, Sept. 13 to learn more about the draft regulation and what to include in your comments. ACWA members can join using this [Zoom information](#) or by emailing sonjae@acwa.com

Background

In 2018, the Legislature enacted two key policy bills — SB 606 (Hertzberg) and AB 1668 (Friedman) — to implement a new framework for long-term water conservation and drought planning for water suppliers. The two bills provide new and expanded authorities and requirements that affect water conservation and drought planning for water suppliers, agricultural water suppliers, and small water suppliers and rural communities.

On Aug. 18, 2023, the State Water Board initiated the formal rulemaking for Making Conservation a California Way of Life and released draft regulatory text intended to implement AB 1668 and SB 606. More information on the draft regulation is available in ACWA's two-page fact sheet.

ACWA, its member agencies and coalition partners have been highly engaged on the state's pre-rulemaking efforts to inform the Making Conservation a California Way of Life Regulation. ACWA will continue to advocate for a long-term water use efficiency framework that is feasible and cost-effective and does not impair water agencies' ability to make long-term investments for climate resilience.

Questions

For questions about the draft regulation, please contact ACWA Regulatory Relations Manager Chelsea Haines at (916) 669-2431.



Fact Sheet

Making Conservation a California Way of Life

What is *Making Conservation a California Way of Life*?

Making Conservation a California Way of Life is a new regulatory framework proposed by State Water Board staff that establishes individualized efficiency goals for each Urban Retail Water Supplier. These goals are based on the unique characteristics of the supplier's service area and give suppliers the flexibility to implement locally appropriate solutions. Once implemented, these goals are expected to reduce urban water use by more than 400-thousand-acre feet by 2030, helping California adapt to the water supply impacts brought on by climate change.

Why is the framework needed?

California has always experienced large swings between dry and wet weather, and due to climate change, these swings are becoming more severe. The recent storms and flooding seen statewide--following years of back-to-back extreme drought--make clear the importance of staying prepared. Hotter and drier periods that are increasing in frequency, reduced snowpack, and drier soils are making our water supplies more vulnerable. As part of the state's all-of-the-above strategy to expand storage, develop new water supplies, and promote more efficient water use, the proposed regulation seeks to cultivate long-term practices that help communities adapt to California's ongoing water challenges and lessen the need for the kinds of emergency water use reduction targets that were important in recent droughts.

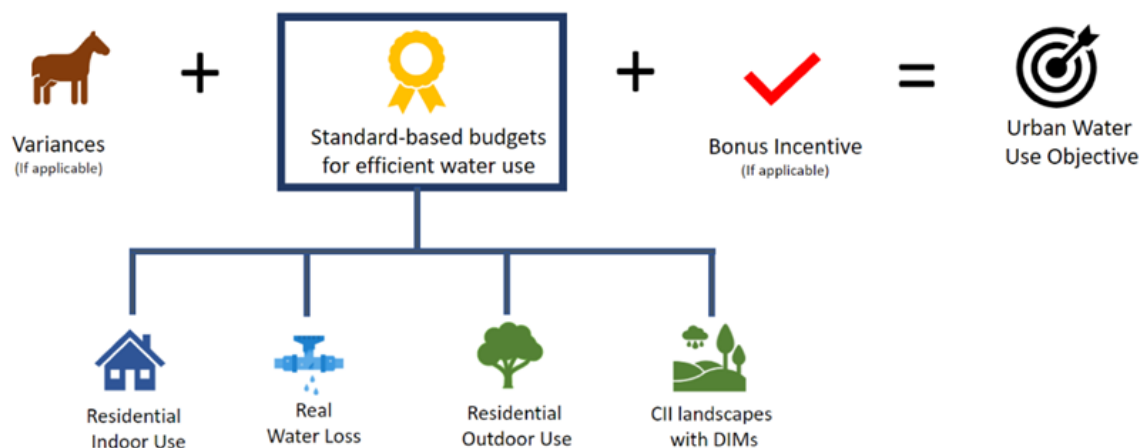
Who is impacted by the framework?

In 2018, the California State Legislature passed [Assembly Bill \(AB\) 1668](#) and [Senate Bill \(SB\) 606](#), directing the State Water Board to adopt efficiency standards and also performance measures for commercial, industrial, and institutional water use.

As part of the proposed regulation, *Urban Retail Water Suppliers – not individual households or businesses* – will be held to annual “urban water use objectives.” Urban Retail Water Suppliers are publicly and privately run agencies that deliver water to 95% of Californians. The regulation gives suppliers significant flexibility to meet objectives in a way that works best for them.

To meet annual objectives, suppliers may use a wide variety of tools to encourage customers to use water wisely, indoors and outdoors. Examples include education and outreach, leak detection, rate reform, incentives to plant “climate ready” landscapes, and rebates to replace old and inefficient fixtures and appliances.

How would objectives be calculated?



The proposed regulation would require suppliers to annually calculate their objective, which is the sum of efficiency budgets for a subset of urban water uses: residential indoor water use, residential outdoor water use, real water loss and commercial, industrial and institutional landscapes with dedicated irrigation meters. Each efficiency budget will be calculated using a statewide efficiency standard and local service area characteristics such as population, climate, and landscape area. Where relevant, suppliers may also include in their objective “variances” for unique uses, or a bonus incentive for potable recycled water use.

Suppliers would need to meet the overall objective, not each individual budget. The one exception is the budget for water loss, which was set by a [separate regulation](#).

What else would the framework do?

The proposed regulation would help realize the water savings outlined in California’s [Water Supply Strategy](#), released in 2022. The framework also is expected to result in suppliers making investments and programmatic changes that encourage individuals, businesses, and local governments to adapt how they use water. Such changes have the potential to advance the State Water Board’s mission of preserving, enhancing, and restoring the quality of water resources and the statutory directive to advance California’s climate change mitigation and adaptation goals. Specifically, the transition to climate-ready landscapes may:

- Bolster nature-based solutions.
 - Example: Increase the prevalence of native and pollinator-friendly plants.
- Create healthier soils and divert organic waste from landfills.
 - Example: Increase the use of compost and mulch.

- Advance equity.
 - Examples: Encourage suppliers to reevaluate rate structures and invest in partnerships that reduce urban heat.

What is the process and timeline for the State Water Board to consider adopting the framework?

Looking forward

The regular rulemaking process for the proposed regulation to Make Conservation a California Way of Life is underway. The notice of proposed rulemaking will be released on August 18, to be followed by a public comment period and public hearing. There will be multiple opportunities for the public to provide input before the board considers adopting it in 2024.

Looking Back

The standards for efficient residential indoor water use and water loss have already been set. The Legislature set the residential indoor standard in 2022 with the passage of Senate Bill 1157. The State Water Board adopted the water loss standard in early 2023.

Additional information

To learn more about the proposed regulation and upcoming opportunities to participate, visit: <https://waterboards.ca.gov/conservation/framework/>

(This fact sheet was last updated on August 15, 2023.)

Attachment 11

AB 1668 and SB 606

Staff has a general understanding of how to calculate the Urban Water Use Objective (UWUO). The Department of Water Resources has opened a public comment period on the draft regulation and ACWA has encouraged agencies to respond. Under the proposed text, urban retail water suppliers would be required to meet an agency specific urban water use objective starting in 2025, comply with annual reporting requirements, and implement commercial, industrial, and institutional performance measures.

The UWUO is calculated by the summation of the following values:

- Efficient indoor residential water use
- Efficient outdoor residential water use
- Efficient water use on commercial, industrial, and institutional landscapes with dedicated irrigation meters
- Efficient real water losses
- Any approved variances
- Temporary provisions
- Bonus incentive for potable reuse

It is also worth noting that there are variances that the SWRCB will consider when calculating the UWUO. The variances are shown below:

For efficient indoor residential water use:

- Significant use of evaporative coolers
- Significant fluctuations in seasonal population

For efficient outdoor residential water use:

- Populations of horses and other livestock
- Water for dust control on horse corrals or other animal exercise arenas
- Water for irrigating agricultural landscapes that are within residential areas but have not been classified as irrigable irrigated by the DWR
- Water used to respond to emergency events, not including drought
- Water for landscapes irrigated with recycled water containing high levels of TDS
- Water to supplement ponds and lakes to sustain wildlife as required by existing regulations or local ordinances

For efficient water use on CII Landscapes with Dedicated Irrigation Meters (DIMs):

- Water used to respond to emergency events, not including drought
- Water for landscapes irrigated with recycled water containing high levels of TDS
- Water to supplement ponds and lakes to sustain wildlife as required by existing regulations or local ordinances

From the SWRCB Proposed Regulation Text:

Adopt new section 975:

§ 975. Reporting

(a) Each urban retail water supplier shall submit to the Board, no later than January 1, 2024, and by January 1 every year thereafter, the report required by Water Code section 10609.24. The report shall reflect the conditions of the previous state fiscal year.

(b) No later than January 1, 2025, and by January 1 every year thereafter, each urban retail water supplier shall submit to the Board, on a form provided by the Board, the supplier's urban water use objective calculated pursuant to section 966 along with relevant and supporting data. Relevant and supporting data include:

(1) For the residential indoor water use budget described in section 967, the following parameters:

(A) The volume of water associated with the residential indoor budget (R_{indoor}) calculated pursuant to section 967.

(B) Service area population. The service area population shall be the annual value reported to the Board pursuant to Health and Safety code section 116530.

From the California Water Code:

10609.24.

(a) An urban retail water supplier shall submit a report to the department no later than January 1, 2024, and by January 1 every year thereafter. The report shall include all of the following:

(1) The urban water use objective calculated pursuant to Section 10609.20 along with relevant supporting data.

(2) The actual urban water use calculated pursuant to Section 10609.22 along with relevant supporting data.

(3) Documentation of the implementation of the performance measures for CII water use.

(4) A description of the progress made towards meeting the urban water use objective.

(5) The validated water loss audit report conducted pursuant to Section 10608.34.

(b) The department shall post the reports and information on its internet website.

(c) The board may issue an information order or conservation order to, or impose civil liability on, an entity or individual for failure to submit a report required by this section.

(Amended by Stats. 2019, Ch. 239, Sec. 4. (AB 1414) Effective January 1, 2020.