BEAUMONT-CHERRY VALLEY WATER DISTRICT
560 Magnolia Avenue, Beaumont, CA 92223

NOTICE AND AGENDA
REGULAR MEETING OF THE BOARD OF DIRECTORS
ENGINEERING WORKSHOP

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

Thursday, May 22, 2025 - 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=SXIzMFZCMGh0YTFIL2tnUGlpU3h0UT09

*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 on the video call when prompted. If dialing in,* ***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. Members of the Public are not required to provide identifying information in order to attend public meetings. Through the link above, the Zoom platform requests entry of a name and email address, and BCVWD is unable to modify this requirement.

Meeting materials are available on the BCVWD's website:
https://bcvwd.gov/document-category/regular-board-agendas/

BCVWD ENGINEERING WORKSHOP – MAY 22, 2025

Call to Order: President Slawson

Pledge of Allegiance: President Slawson

Invocation: Director Hoffman

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

Roll Call and Introduction of Staff Members Present

Public Comment

Roll Call - Board of Directors

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

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.
   a. Item(s) to be removed or continued from the Agenda
   b. Emergency Item(s) to be added to the Agenda
   c. Changes to the order of the agenda

2. **Presentation: San Gorgonio Pass Water Portfolio Strategic Program – Lance Eckhart, General Manager, San Gorgonio Pass Water Agency**

3. **Beaumont Heights Business Center** (pages 6 - 100)
    a. **Resolution 2025-__: Acknowledging the Review, Receipt and Acceptance of the Water Supply Assessment and Consideration of Will-Serve Letter for the Proposed Beaumont Heights Business Center located southeast of the intersection of California Avenue and Highway 79**
    b. **Resolution 2025__: Requesting the Riverside Local Agency Formation Commission to take Proceedings for Annexation of a Portion of the District's Service Boundary**

4. **California Environmental Quality Act (CEQA) Notice of Exemption for the 2600 – 2400 Non-Potable Water Pressure Reducing Station (west of Palmer Avenue and north of Morris Street within the Fairway Canyon community)** (pages 101 - 105)

5. **Authorize the Expenditure of Funds for Materials and Labor for the Construction of the 2600-2400 Non-Potable Water Pressure Reducing Station (west of Palmer Avenue and north of Morris Street within the Fairway Canyon community)** (106 - 111)

6. **District Capital Improvement Plan Quarterly Update** (pages 112 - 123)

7. **Consideration of Attendance at Upcoming Events and Authorization of Reimbursement and Per Diem** *(tabled from May 14, 2025)* (pages 124 - 130)

8. **Reports For Discussion and Possible Action** *(tabled from May 14, 2025)*

    a. Ad Hoc Committees
        i. Communications
        ii. Sites Reservoir
        iii. Bogart Park
        iv. Water Re-Use 3x2
        v. Board Policies

    b. 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 pre-approval status) will provide a brief report following attendance.

    - Beaumont Chamber of Commerce Breakfast on April 11, 2025 (Hoffman, Ramirez, Slawson, Williams)
    - CSDA 2025 Special District Leadership Academy on April 21-23, 2025 (Slawson, Williams)
    - San Gorgonio Pass Water Agency Meeting on May 5, 2025 (Slawson)
    - CSDA Webinar: Innovative Approaches to Building Infrastructure on May 6, 2025 (Ramirez)
    - Beaumont Chamber of Commerce Breakfast on May 7, 2025 (Williams)

- Building Industry Association (BIA) Riverside and San Bernardino Economic Update on May 8, 2025 (Slawson, Williams)
- CSDA Webinar: Successful Communication Strategies for Public Agencies on May 13, 2025 (Ramirez, Slawson, Williams)

c. Directors' General Comments

9. Topic List for Future Meetings

	Item requested	Date of request	Requester
A	Report on alternative energy sources and storage (Agendize in August per Dan Jaggers 2/27/25)	1/23/25 and 2/12/25	Ramirez

10. Announcements

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

- District office will be closed Monday, May 26 in observance of Memorial Day
- San Gorgonio Pass Regional Water Alliance: Wednesday, May 28 at 5 p.m.
- Beaumont Basin Watermaster Committee: Wednesday, June 11 at 11 a.m. (Note change of date)
- Regular Board Meeting: Wednesday, June 11 at 6 p.m.
- Personnel Committee: Tuesday, June 17 at 4:30 p.m.
- Engineering Workshop: Thursday, June 26 at 6 p.m.
- Finance & Audit Committee meeting: Wednesday, July 2 at 3 p.m. (note change of date due to holiday)
- District office will be closed Thursday, July 3 in observance of Independence Day

11. Closed Session

a. CONFERENCE WITH LABOR NEGOTIATORS
Government Code Section 54957.6
District designated representative: Dan Jaggers, General Manager
Employee organization: BCVWD Employee Association and Contract Positions

b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to California Government Code Section 54956.8
Property: APNs 408-080-009, 408-080-010, 408-080,011, 480-080-012
Agency Negotiator: Dan Jaggers, General Manager
Under Negotiation: Price and terms of payment

c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to California Government Code Section 54956.8
Property: Sites Reservoir and water rights associated therewith
Agency Negotiator: Dan Jaggers, General Manager
Under Negotiations: Continued participation in financial support of the Project

12. Report on Action Taken During Closed Session

13. 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: https://bcvwd.gov/. (GC 54957.5)

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 72 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 72 hours prior to the Board Regular Meeting.

REQUIREMENTS RE: DISABLED ACCESS - In accordance with Government Code §54954.2(a), and the Americans with Disabilities Act (ADA), 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. Notification of at least 48 hours in advance of the meeting will generally enable staff to make reasonable arrangements to ensure accessibility. The Office may be contacted by telephone at (951) 845-9581, email at info@bcvwd.gov 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 72 hours in advance of the meeting (Government Code §54954.2(a)).

Beaumont-Cherry Valley Water District
Regular Board Meeting
May 22, 2025

Item 3

STAFF REPORT

TO: Board of Directors

FROM: Dan Jaggers, General Manager

SUBJECT: **Resolution 2025-__: Acknowledging the Review, Receipt and Acceptance of the Water Supply Assessment and Consideration of Will-Serve Letter for the Proposed Beaumont Heights Business Center located southeast of the intersection of California Avenue and Highway 79**

Resolution 2025__: Requesting the Riverside Local Agency Formation Commission to take Proceedings for Annexation of a Portion of the District's Service Boundary

---

Staff Recommendation

Consider the following actions for the Beaumont Heights Business Center, located southeast of the intersection of California Avenue and Highway 79:

1. Consider Resolution 2025-__, Acknowledging the Review, Receipt and Acceptance of the Water Supply Assessment for the Proposed Beaumont Heights Business Center
2. Consider the Request for "Will Serve Letter" for water service to the proposed development of the Beaumont Heights Business Center and:
    a. Approve the request for "Will Serve Letter" for water service for a term of one year, or;
    b. Deny the request for "Will Serve Letter" for water service
3. Consider the project annexation of the Beaumont Heights Business Center into the District Service Boundary and Resolution 2025-__: Requesting the Riverside Local Agency Formation Commission to take Proceedings for Annexation of a Portion of the District's Service Boundary and:
    a. Approve the Request for Annexation of APNs 424-090-007, 424-090-008, 424-110-007, 424-110-008, 424-110-009, 424-110-010, 424-130-001, 424-130-002, 424-130-003, 424-140-001, and 428-020-001 and adopt Resolution 2025-__, or
    b. Deny the Request for Annexation

Executive Summary

In June 2024, District staff received a formal request to review a Water Supply Assessment (WSA) for the Beaumont Heights Business Center (Project), which is located southeast of the intersection of California Avenue and Highway 79. The Project site location is not within the current District Service Boundary; however, the Project site location is within the District's Sphere of Influence, therefore annexation will be required. The WSA ultimately indicates that there is ample supply to serve this Project. Table 1, below, provides a brief summary of the proposed project.

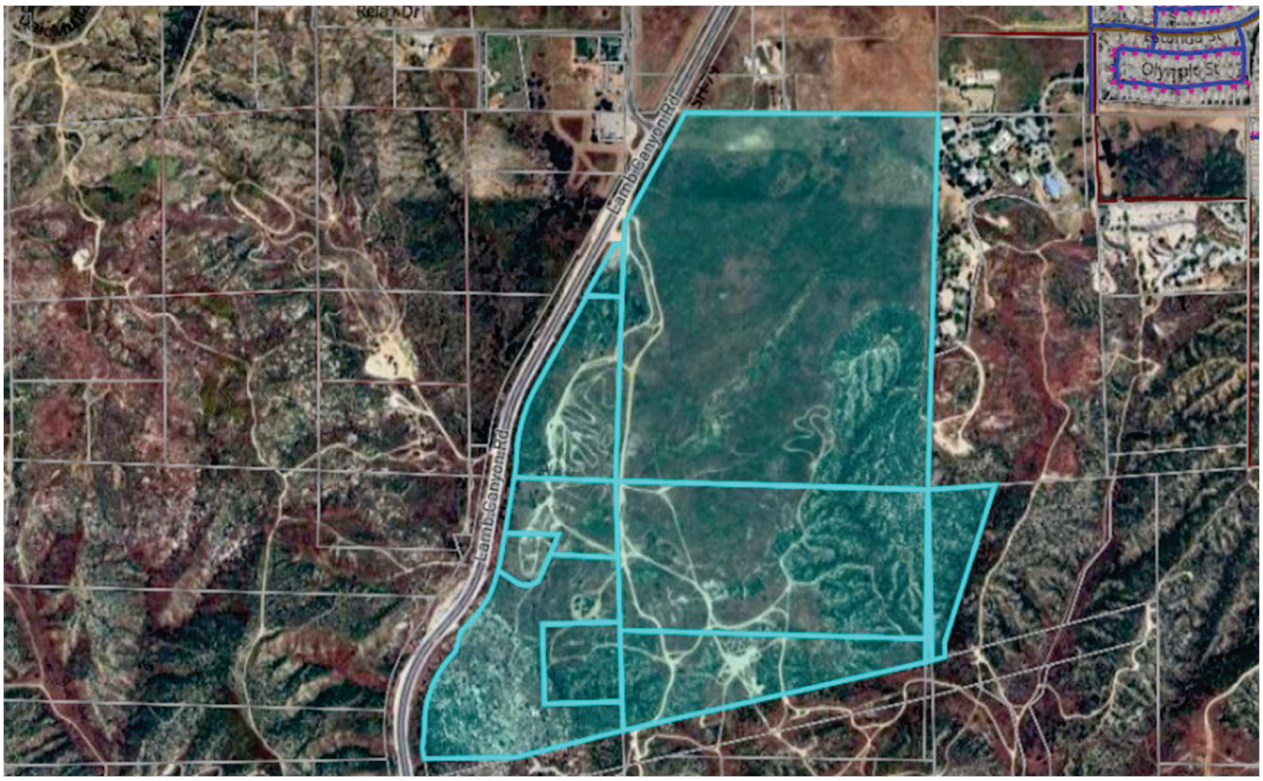
Table 1 – Project Summary

Applicant / Developer	Cindy Khov / Orbis Real Estate Partners
Development Type	Industrial
Development Name	Beaumont Heights Business Center
Annexation Required (Yes/No)	Yes
Estimated Potable Water Consumption	105.7 EDUs
Estimated Non-Potable Water Consumption	433.9 EDUs
Estimated Total Water Consumption	**539.6 EDUs**

Background

In June 2024, District staff received a formal request to review a Water Supply Assessment for a project identified as the Beaumont Heights Business Center. The Project is located southeast of the intersection of California Avenue and Highway 79. The Project is not within the District's Service Boundary; however, the Project is within the District's Sphere of Influence. It is District staff's understanding that the Applicant plans to contact the Riverside County Local Agency Formation Commission (LAFCO) to undergo the annexation process into the District (approximately 384.5 acres of land, shown in Figure 1, herein). At the February 2025 Engineering Workshop, District staff presented the Project WSA to the Board of Directors for discussion and information purposes. The Board of Directors reciprocated some comments at the February 2025 Engineering Workshop and the text has been updated in the Final WSA (attached).

Figure 1 – Beaumont Heights Project Location



At the March 12, 2025 Regular Board Meeting, the Board of Directors considered the approval of the Water Supply Assessment, Will-Serve Letter, and annexation of the Beaumont Heights Business Center. The Board of Directors expressed concerns regarding recycled water availability for the Project and requested District staff confirm if the Project was accounted for within the District's 2020 Urban Water Management Plan (UWMP). Ultimately, the District Board of Directors denied the approval of the Water Supply Assessment, Will-Serve Letter, and annexation of the Project into the District (see Attachment 5 – March 12, 2025 Regular Board Meeting Minutes).

On April 3, 2025, the developer of the project (Orbis Real Estate Partners) submitted a letter to the District Board of Directors requesting that the Water Supply Assessment and Will-Serve Letter be re-considered on the basis that there is no evidence to contradict or rebut the WSA's conclusions regarding the adequacy of the District's water supplies (see Attachment 6 – Request for Reconsideration of Water Supply Assessment and Will-Serve Letter).

The preparer of the Water Supply Assessment (Michael Baker International) worked with District staff to address the concerns of the Board of Directors presented on the March 12, 2025 Regular Board Meeting. The available recycled water supply as shown within Tables 7-2, 10-5, 10-6, 10-7, 10-8, 10-9, 10-10, and 10-11 have been updated to reflect recycled water availability beginning in 2030. Additionally, brief discussion regarding the availability of recycled water was also included on Page 24 of the WSA. District staff has also confirmed that the Beaumont Heights Business Center was not included as a part of the District's 2020 UWMP which is stated on Page 9 of the WSA; however, District staff anticipates there is still sufficient available water supplies to meet the demands of the proposed project.

Discussion

The proposed Beaumont Heights Project consists of approximately 384.5 gross acres of land over multiple parcels. The project parcels, which are shown in Figure 1, are described further in Table 2, below.

Table 2 – Beaumont Heights Assessor Parcel Numbers

Parcel No.	APN No.	Parcel No.	APN No.	Parcel No.	APN No.
1	424-090-007	5	424-110-009	9	424-130-003
2	424-090-008	6	424-110-010	10	424-140-001
3	424-110-007	7	424-130-001	11	428-020-001
4	424-110-008	8	424-130-002		

The Project's water demands for the proposed Project have been estimated based upon similar industrial projects. The estimated water demand for the Project is 294.4 acre-feet per year (AFY). This consists of approximately 57.7 AFY water demand for potable water use and 236.7 AFY water demand for non-potable water use.

Table 3 – Beaumont Heights Estimated Water Demand

Description	Land Use	Building Area (SF)	Potable Water Demand (AFY)	Non-Potable Water Demand (AFY)
Building 1	Office	13,151	7.1	54.1
	Warehouse	622,471		
Building 2	Office	27,492	15.4	82.6
	Warehouse	1,348,552		
Building 3	Office	32,838	16.6	54.6
	Warehouse	1,446,082		
Building 4	Office	24,996	18.6	45.4
	Warehouse	1,631,309		
TOTAL		**5,146,891**	**57.7**	**236.7**

The WSA ultimately identifies that there is sufficient water supply to serve this Project. The WSA analyzes the District demands versus supplies in normal and dry year conditions, which coincides with the District Urban Water Management Plan (UWMP). The WSA references the District 2020 UWMP and the San Gorgonio Pass Water Agency (SGPWA) 2020 UWMP to determine the available water sources to the District. District staff also ensured that the available water sources from the City of Ventura and Casitas Municipal Water District exchange agreement were accounted for.

District staff is currently working with the Developer's consultant to determine the infrastructure required to supply the water demands for the Project. There is an existing 24-inch ductile iron pipe (DIP) potable water main which terminates at the southerly end of Manzanita Parkway that could be extended to serve this Project. There is also an existing 24-inch DIP potable water main which terminates approximately 380 linear feet (LF) south of the intersection of 1st Street and California Avenue which could be extended to serve this Project as a secondary source to provide redundancy and circulation.

District staff has also identified a 24-inch DIP non-potable water main within Manzanita Parkway which could serve the Project's non-potable water demands and an existing 24-inch DIP non-potable water main located within the intersection of California Avenue and 1st Street. The total estimated water demands for this Project are further described in the WSA (see Attachment 7 – Final Water Supply Assessment for Beaumont Heights).

District staff further identifies that additional review of the Applicant's proposed connection to the existing system in the vicinity of the Project will be required. District has continued to work with the Applicant's engineer to determine the most feasible system to provide the required Project demands and the required fire flow demands as determined by the Fire Department. Further evaluation of the Project's connection to the District's existing system will be identified in the Project's Plan of Service.

District staff has informed the Applicant that a Plan of Service document will be required for annexation into the District Service Boundary through Riverside LAFCO. It is District staff's understanding that the City of Beaumont will act as the lead agency for the Project's annexation proceedings.

Conditions

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

1. The Applicant shall complete a Plan of Service along with the application for annexation to the District service area through Riverside LAFCO and complete the annexation process. The Plan of Service shall identify the minimum required infrastructure for the project.
2. The Applicant shall enter into a water facilities and mainline extension agreement and pay all fees and deposits associated with the potable and 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 (assessed on an individual basis) that may be necessary to meet the fire flow requirements.
3. The Applicant shall annex into the Beaumont-Cherry Valley Water District and pay all fees associated and related to annexation prior to service being provided.
4. The Applicant shall prepare improvement plans in accordance with District Standards showing all required potable water system and non-potable water system improvements. Said plans shall be approved by the District prior to construction.
5. The Applicant shall conform to all District requirements and all City of Beaumont (including Fire Department) requirements.
6. The Applicant shall be required to extend all master plan or otherwise required potable water and non-potable water facilities to the project and along all property frontages.
7. The Applicant shall be required to pay commercial front footage fees along all property frontages where facilities are currently installed, as applicable.
8. To minimize irrigation consumption, the District requires the Applicant to conform to all City of Beaumont Amended Chapter 17.06 "Landscape Standards" Ordinance pertaining 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.
    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

There is no fiscal impact to the District. All deposits, fees, and facility installation costs will be paid by the Applicant prior to providing service.

Attachments

1. Resolution 2025-__: Requesting LAFCO to Take Proceedings for Annexation of a Portion of the District's Service Boundary, with Exhibits A – E
2. Resolution 2025-__: Acknowledging the Review, Receipt and Acceptance of the Water Supply Assessment for the Beaumont Heights Business Center
3. Beaumont Heights Site Plan
4. Beaumont Heights Business Center Will Serve Letter Application
5. March 12, 2025 Regular Board Meeting Minutes
6. Request for Reconsideration of Water Supply Assessment and Will-Serve Letter
7. Final Water Supply Assessment for Beaumont Heights

Staff Report prepared by Evan Ward, Associate Civil Engineer I

Attachment 1

RESOLUTION 2025-__

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEAUMONT-CHERRY VALLEY WATER DISTRICT REQUESTING THE RIVERSIDE LOCAL AGENCY FORMATION COMMISSION TO TAKE PROCEEDINGS FOR ANNEXATION OF A PORTION OF THE DISTRICT'S SERVICE BOUNDARY

WHEREAS, the Beaumont-Cherry Valley Water District (BCVWD) desires to initiate proceedings pursuant to Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for the annexation of approximately 389.51 acres of property ("annexation property") to the BCVWD's service area; and

WHEREAS, Riverside County Local Agency Formation Commission (LAFCO) is the responsible agency that oversees the establishment, expansion, governance, and dissolution of local government agencies and their service areas to meet current and future community needs; and

WHEREAS, notice of intent to adopt this resolution of application has not been given to the Commission, each interested agency and each subject agency at least 21 days prior to the adoption of this Resolution; and

WHEREAS, a description of Assessor's Parcel Nos. 424-090-007, 424-090-008, 424-110-007, 424-110-008, 424-110-009, 424-110-010, 424-130-001, 424-130-002, 424-130-003, 424-140-001, and 428-020-001, the uninhabited area within the City of Beaumont proposed to be annexed to BCVWD, is attached hereto as Exhibit "A" through Exhibit "E", and by this reference incorporated herein; and

WHEREAS, BCVWD has received a will-serve letter application from a developer interested in developing within the annexation area, which will need water service from BCVWD, and this proposal is consistent with the sphere of influence of BCVWD; and

WHEREAS, it is desired to provide that the proposed annexation be subject to the following terms and conditions:

1. The Applicant will submit the annexation application, along with this Board approved Resolution, to LAFCO which has the jurisdiction of approving or disapproving of the annexation proposal with or without conditions

2. A Plan of Service study will be required to be submitted with the annexation application to LAFCO and will need to demonstrate BCVWD's capability of providing water service to the annexation area

3. Costs associated with the annexation into BCVWD through LAFCO shall be the responsibility of the applicant

NOW THEREFORE BE IT RESOLVED by the BCVWD Board of Directors as follows:

1. This Resolution of Application to LAFCO is hereby approved and adopted by the Board of Directors of the Beaumont-Cherry Valley Water District

2. The Riverside Local Agency Formation Commission is hereby requested to take proceedings for the annexation of property as described in Exhibit “A” through Exhibit “E”, according to the terms and conditions stated above and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
3. The General Manager of the Beaumont-Cherry Valley Water District is hereby directed and authorized to execute, on behalf of the District, such documents as necessary for completing this proposed annexation
4. That the Secretary to the Board of Directors shall certify to the passage and adoption of this Resolution and is hereby authorized and directed to file, or cause to be filed, a certified copy of this Resolution with the Riverside Local Agency Formation Commission
5. This Resolution shall be effective as of the date of adoption.

ADOPTED this _____ day of _____, 2025 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

_____ _____

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

Director Andy Ramirez, Secretary to the Board of Directors of the Beaumont-Cherry Valley Water District

Attachment:

Exhibit A – Map Book 424, Page 09
Exhibit B – Map Book 424, Page 11
Exhibit C – Map Book 424, Page 13
Exhibit D – Map Book 424, Page 14
Exhibit E – Map Book 428, Page 02

Exhibit A - Map Book 424, Page 09

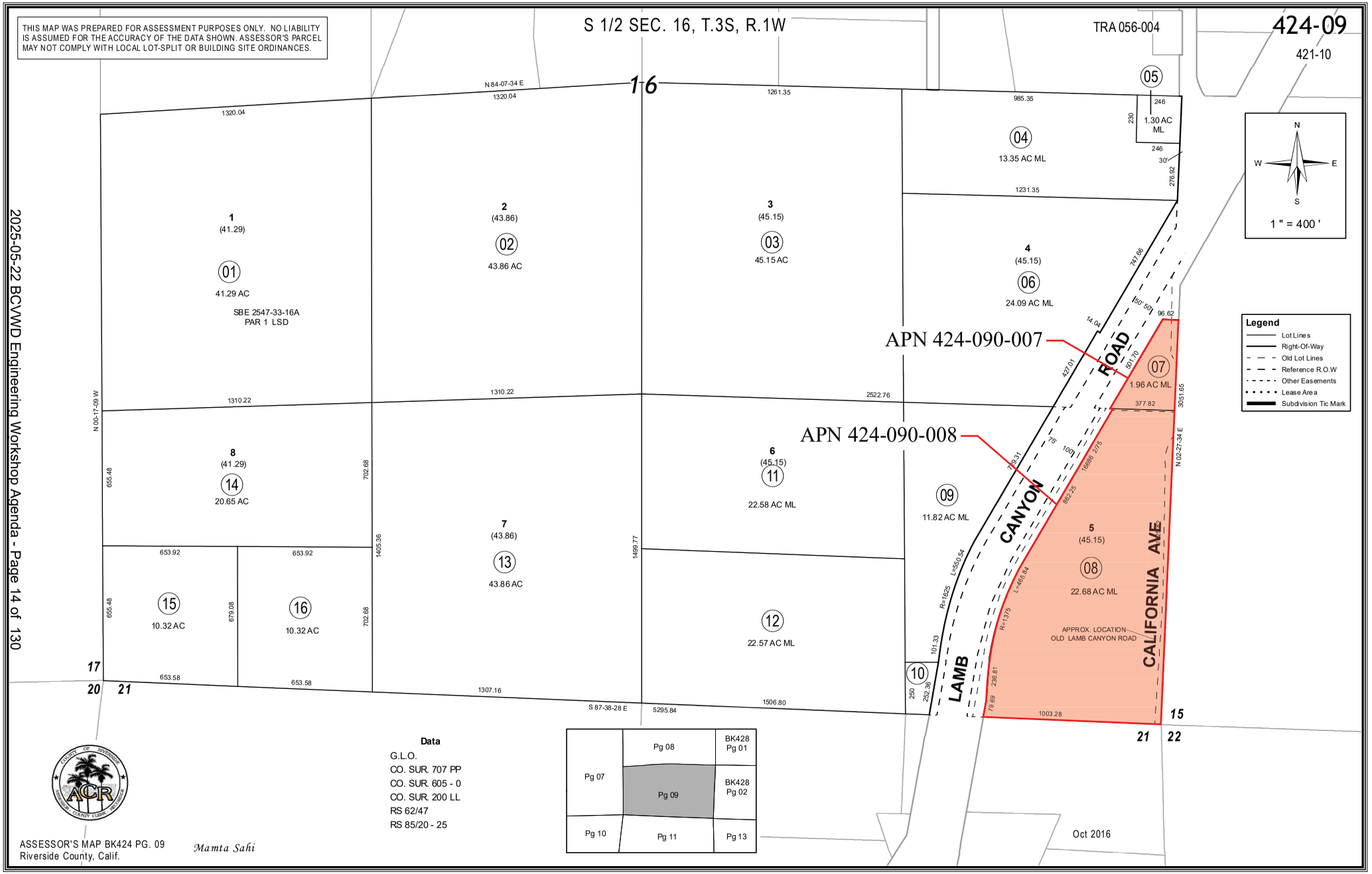


Exhibit B - Map Book 424, Page 11

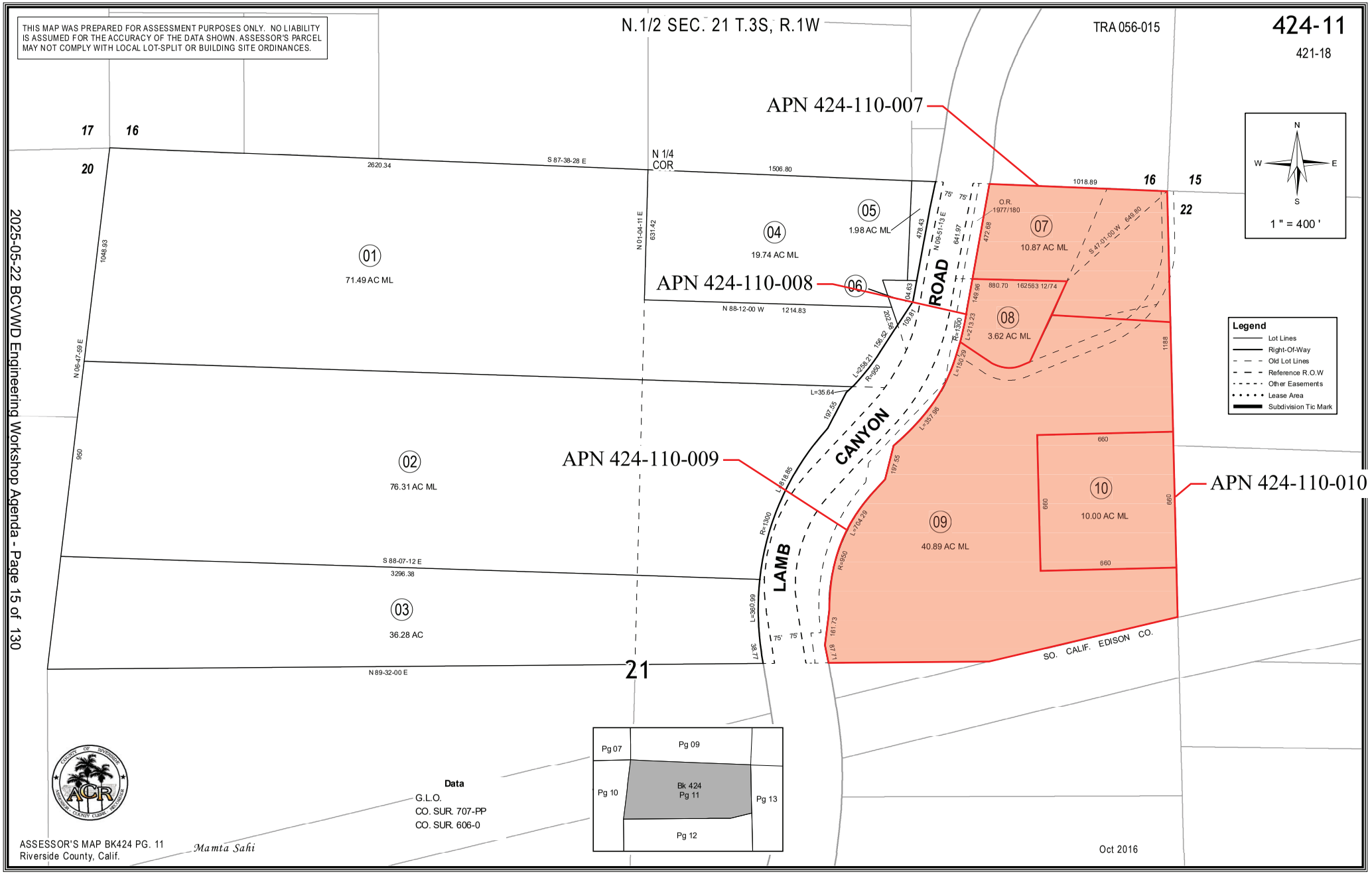


Exhibit C - Map Book 424, Page 13

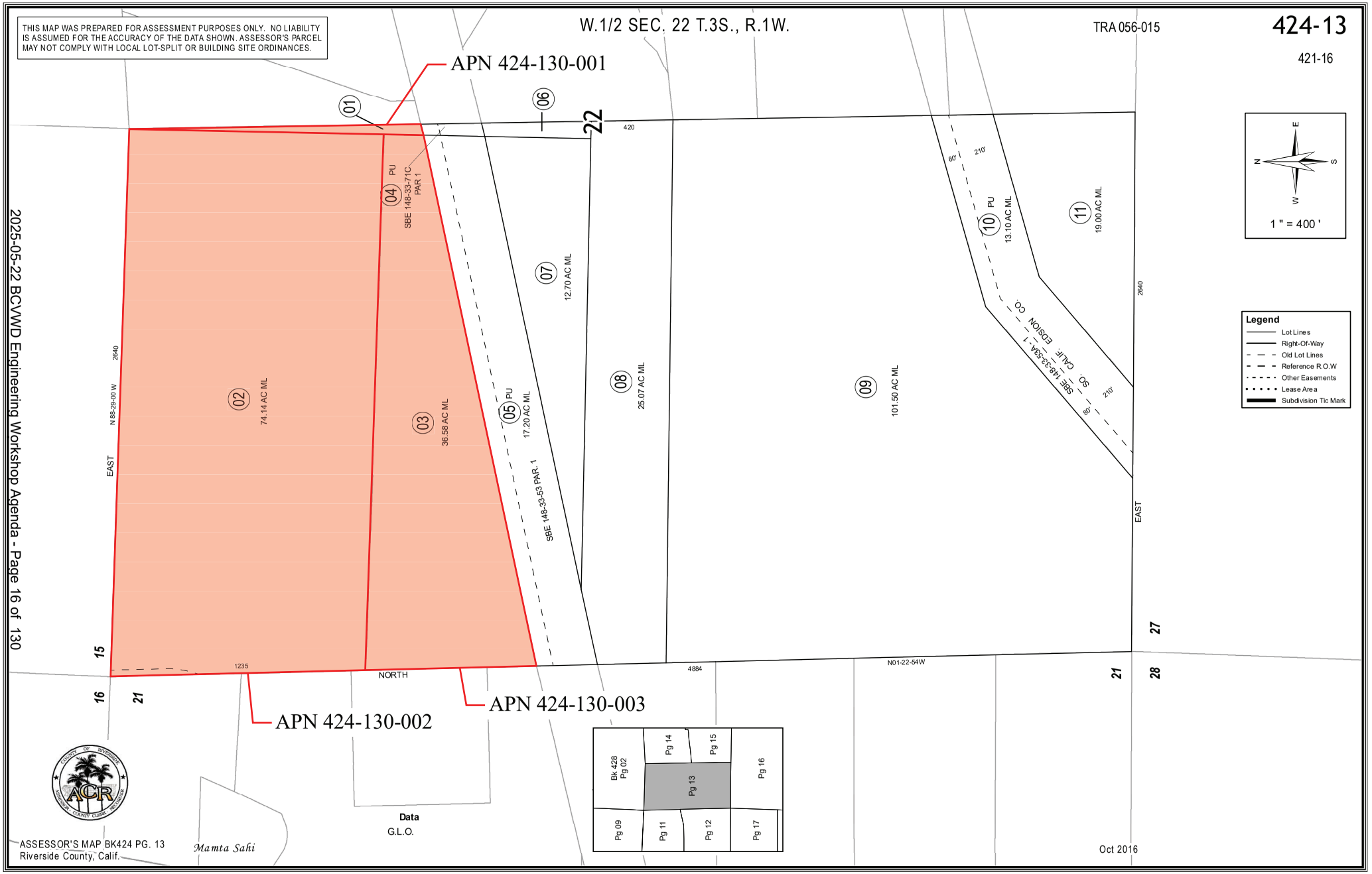


Exhibit D - Map Book 424, Page 14

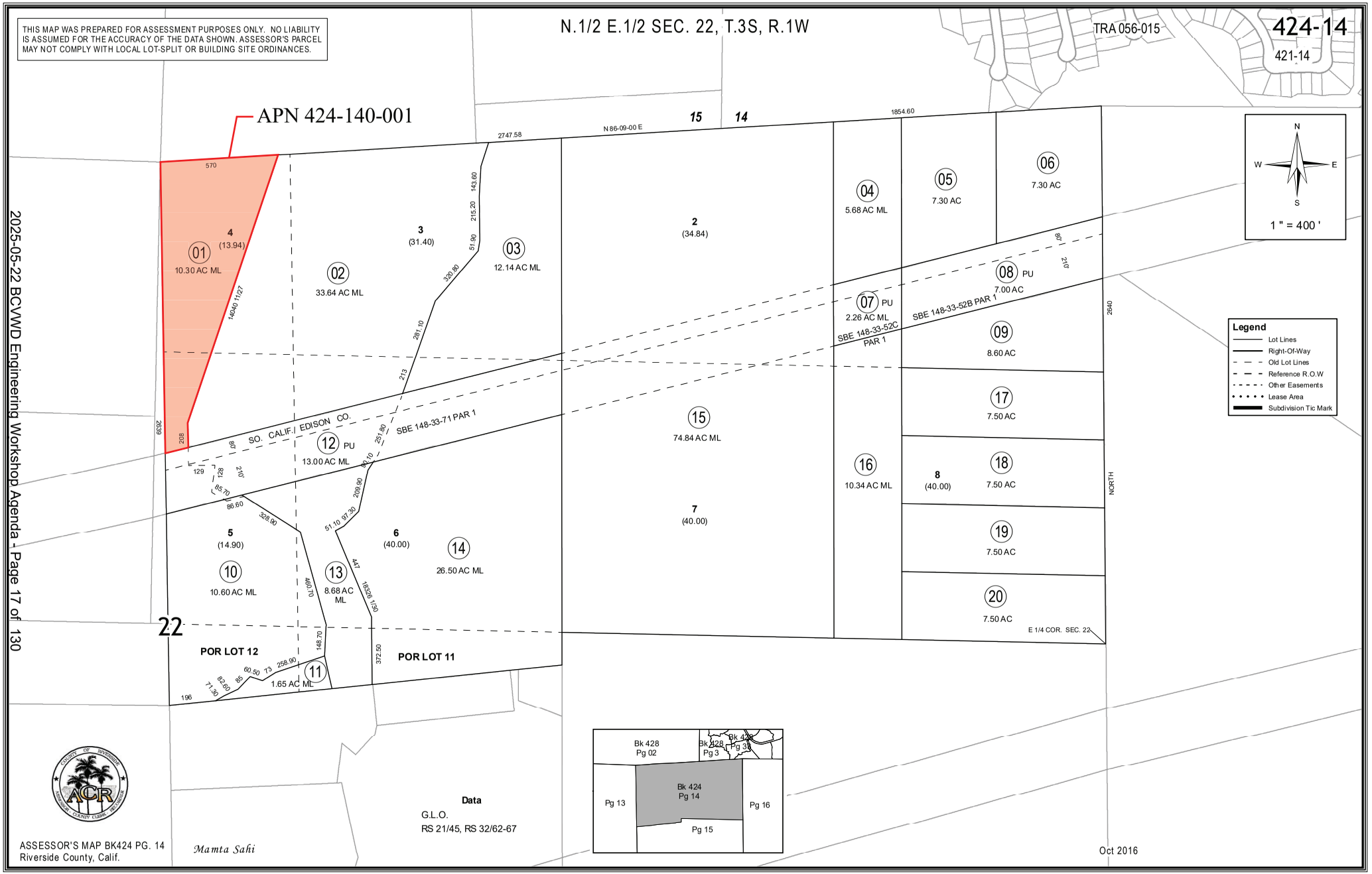
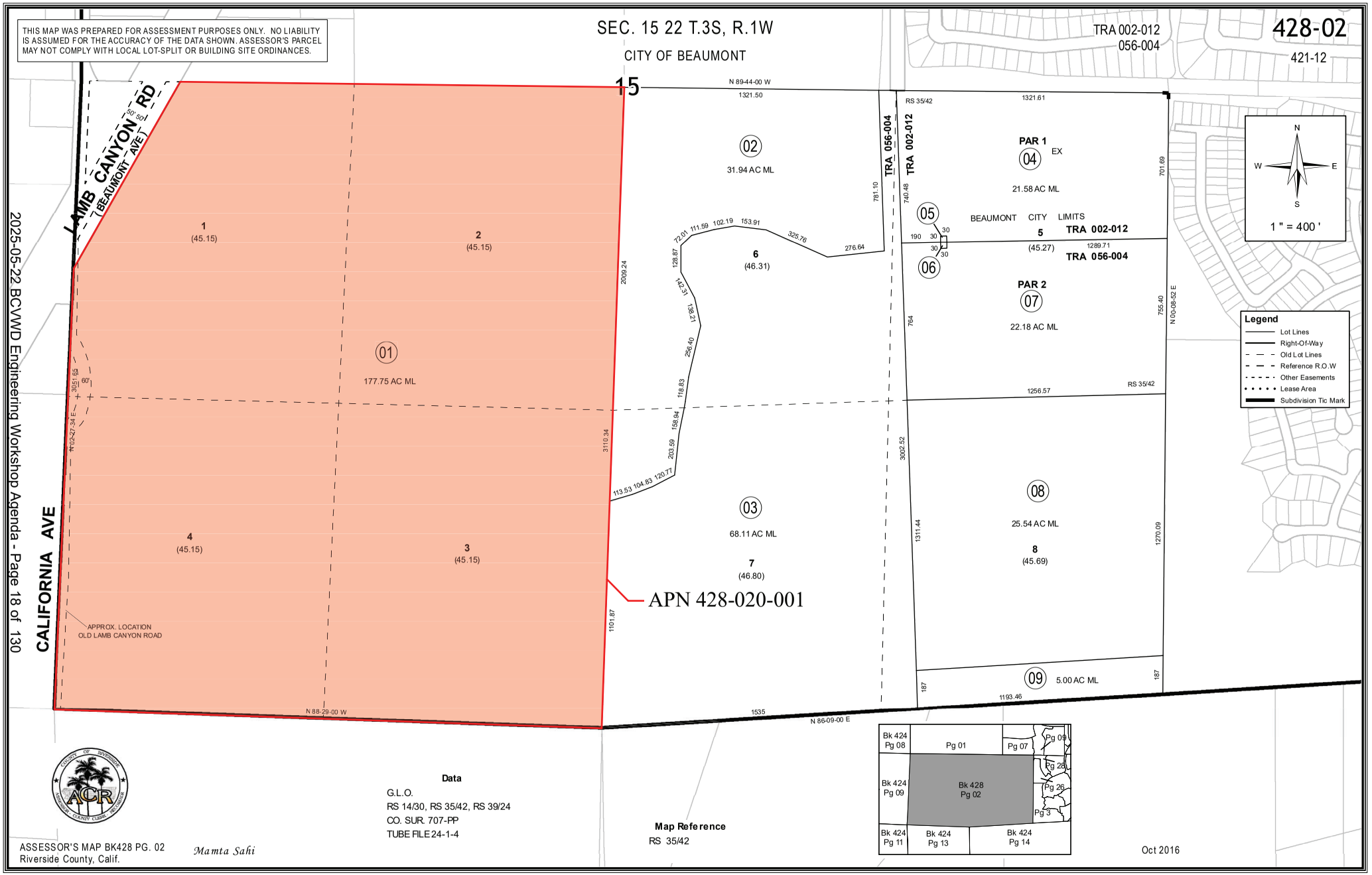


Exhibit E - Mab Book 428, Page 02



Attachment 2

RESOLUTION 2025-__

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEAUMONT-CHERRY VALLEY WATER DISTRICT ACKNOWLEDGING THE REVIEW, RECEIPT, AND ACCEPTANCE OF THE WATER SUPPLY ASSESSMENT FOR THE PROPOSED BEAUMONT HEIGHTS BUSINESS CENTER

WHEREAS, the Beaumont Heights Business Center site is approximately 384.5 gross acres located south of the intersection of California Avenue and Highway 79, upon Riverside County Assessor's Parcel Nos. 424-090-007, 424-090-008, 424-110-007, 424-110-008, 424-110-009, 424-110-010, 424-130-001, 424-130-002, 424-130-003, 424-140-001, and 428-020-001, and

WHEREAS, the project consists of approximately 5.1 million square feet (sf) of warehouse uses, 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 Michael Baker International; and

WHEREAS, the WSA relied on existing information in the Urban Water Management Plan and more recent District water planning analysis and concluded 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.
5. The Water Supply Assessment for the Beaumont Heights Business Center, dated April, 2025, and incorporated herein by reference, is approved.

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 Beaumont Heights Business Center Water Supply Assessment.

ADOPTED this _____ day of _____, 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

_____ _____

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

Director Andy Ramirez, Secretary to the Board of Directors of the Beaumont-Cherry Valley Water District

Attachment: Exhibit A: Water Supply Assessment for the Beaumont Heights Business Center Industrial Project, Section 12 (page 60)

APNs 424090007, 424090008, 424110007, 424110008, 424110009, 424110010, 424130001, 424130002, 424130003, 424140001, and 428020001

Exhibit A

12 CONCLUSIONS

This WSA assessed water supplies available during normal, single-dry, multiple-dry water years to see if they can meet the projected water demand of the proposed Project, in addition to the water supplier's existing and planned future uses. The Project will add approximately 295 AFY of water demand in the current year. Water demand for the Project was calculated using demand factors for each of the Project land uses. The Project is not located in an area that is currently serviced by a public water system but is located less than a mile away from the District's service border.

BCVWD has sufficient supply to meet the current and projected supply during normal, single-dry, and multiple-dry years. 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 Beaumont Heights Business Center 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.

In single-dry and multiple-dry years, BCVWD can meet existing and future demands together with the Project's demands by pumping groundwater from its banked supplies.

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 Beaumont Heights Business Center WSA.

Upon completion of this WSA, the BCVWD, the likely water supplier for the Project, will provide a (1) resolution adopting the WSA for the Project and (2) a Will-Serve Letter for the Project. This will be included into the Project's environmental documentation.

Consistent with the provisions of SB 610, neither this WSA nor its approval shall be construed to create a right or entitlement to water service or any specific level of water service, and shall not impose, expand, or limit any duty concerning the obligation of BCVWD to provide certain service to its existing customers or to any future potential customers.

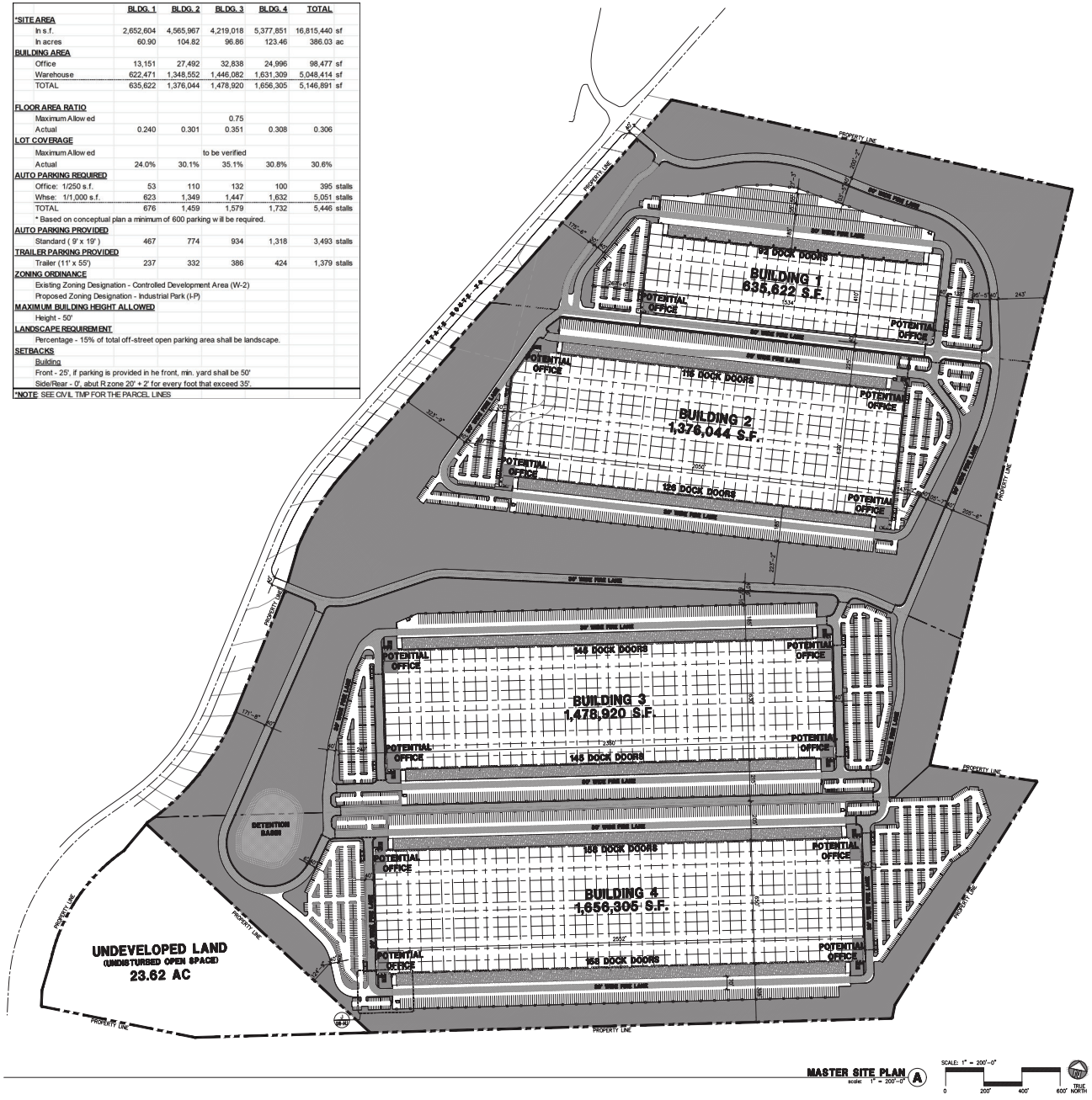
This WSA does not constitute a will-serve, plan of service, or agreement to provide water service to the Project, and does not entitle the Project, Project Applicant, or any other person or entity to any right, priority or allocation in any supply, capacity, or facility. To receive water service, the Project will be subject to an agreement with BCVWD, together with any and all applicable fees, charges, plans and specifications, conditions, and any and all other applicable BCVWD requirements in place and as amended from time to time. Nor does anything in the WSA prevent or otherwise interfere with BCVWD's discretionary authority to declare a water shortage emergency in accordance with the CWC.

Attachment 3 - Beaumont Heights Site Plan

PROJECT DATA

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	TOTAL	
*SITE AREA						
In s.f.	2,652,604	4,565,967	4,219,018	5,377,851	16,815,440	sf
In acres	60.90	104.82	96.86	123.46	386.03	ac
BUILDING AREA						
Office	13,151	27,492	32,838	24,996	98,477	sf
Warehouse	622,471	1,348,552	1,446,082	1,631,309	5,048,414	sf
TOTAL	635,622	1,376,044	1,478,920	1,656,305	5,146,891	sf
FLOOR AREA RATIO						
Maximum Allowed			0.75			
Actual	0.240	0.301	0.351	0.308	0.306	
LOT COVERAGE						
Maximum Allowed			to be verified			
Actual	24.0%	30.1%	35.1%	30.8%	30.6%	
AUTO PARKING REQUIRED						
Office: 1/250 s.f.	53	110	132	100	395	stalls
Whse: 1/1,000 s.f.	623	1,349	1,447	1,632	5,051	stalls
TOTAL	676	1,459	1,579	1,732	5,446	stalls
* Based on conceptual plan a minimum of 600 parking will be required.						
AUTO PARKING PROVIDED						
Standard (9' x 19')	467	774	934	1,318	3,493	stalls
TRAILER PARKING PROVIDED						
Trailer (11' x 55')	237	332	386	424	1,379	stalls
ZONING ORDINANCE						
Existing Zoning Designation - Controlled Development Area (W-2)						
Proposed Zoning Designation - Industrial Park (I-P)						
MAXIMUM BUILDING HEIGHT ALLOWED						
Height - 50'						
LANDSCAPE REQUIREMENT						
Percentage - 15% of total off-street open parking area shall be landscape.						
SETBACKS						
Building						
Front - 25', if parking is provided in he front, min. yard shall be 50'						
Side/Rear - 0', abut R zone 20' + 2' for every foot that exceed 35'.						

*NOTE SEE CIVIL TMP FOR THE PARCEL LINES



MASTER SITE PLAN (A) scale: 1" = 200'-0"

SCALE: 1" = 200'-0"
0 200' 400' 600' TRUE NORTH

PROPERTY OWNER

ORBIS REAL ESTATE PARTNERS
280 NEWPORT CENTER DR, SUITE 240
NEWPORT BEACH, CA 92260
PHONE: (949) 330-7564
CONTACT:

ADDRESS OF THE PROPERTY

CALIFORNIA AVENUE AND CA-79, BEAUMONT CA

ASSESSOR'S PARCEL NUMBER

424-090-007, 424-090-008, 424-110-007, 424-110-008, 424-110-009, 424-110-010, 424-130-001, 424-130-002, 424-130-003, 424-140-001, 428-020-001

ZONING

GENERAL PLAN AREA: THE PASS
EXISTING GENERAL PLAN DESIGNATION: RURAL COMMUNITY, ESTATE DENSITY RESIDENTIAL (RC-EDC)
PROPOSED GENERAL PLAN DESIGNATION: COMMUNITY DEVELOPMENT, LIGHT INDUSTRIAL (CD-LI)
EXISTING ZONING DESIGNATION: CONTROLLED DEVELOPMENT AREA (W-2)
PROPOSED ZONING DESIGNATION: INDUSTRIAL PARK (I-P)

PROJECT NOTES

WATER TO BE PROVIDED BY BEAUMONT CHERRY VALLEY WATER DISTRICT (INDICATE DISTANCE TO NEAREST WATER LINE).
SEWER TO BE PROVIDED BY CITY OF BEAUMONT (INDICATE DISTANCE TO NEAREST SEWER LINE).
THE SITE IS NOT LOCATED WITHIN A RECREATION AND PARK DISTRICT.

LEGAL DESCRIPTION

SEE PRELIMINARY TITLE REPORT

APPLICANT REPRESENTATIVE

HPA, Inc.
18831 BARDEEN AVE. – SUITE 100
IRVINE, CA 92612
PHONE: (949) 966-7769
CONTACT: SHA MAHONEY

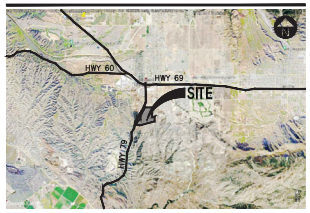
CONSTRUCTION TYPE

CONCRETE TILT-UP BUILDING
BUILDING OCCUPANCY: S-1/B OFFICE & WAREHOUSE
CONSTRUCTION TYPE: III-B
FIRE SPRINKLER: ESFR SYSTEM

SITE LEGEND

- STANDARD PARKING STALL, 9'X19'
- ACCESSIBLE PARKING STALL, 9'X19'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL, 12'X19'+5' W/ ACCESSIBLE AISLE
- STANDARD EVCS WITH EVCS SIGN ON POST, 9'X19'
- STANDARD ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 9'X19'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 12'X19'+5' W/ ACCESSIBLE AISLE
- AMBULATORY EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 10'X19'
- EV CAPABLE SPACE WITHOUT EVSE SIZE 9'X19'
- LANDSCAPED AREA
- AC. PAVING – SEE "C" DRAWINGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- LANDSCAPE FINGER PER LOCAL JURISDICTION STANDARD
- PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL 48" MIN WIDE, 5% MAX SLOPE, 2% MAX CROSS SLOPE
- 30' FIRE LANE, CLEAR TO SKY
- APPROXIMATE BASIN AREA

VICINITY MAP



Source: HPA Architecture, March 2024

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT
NOTICE OF PREPARATION

Conceptual Development Site Plan

Michael Baker INTERNATIONAL

03/2024 • JN198405

FIGURE 1-3

Attachment 4 - Beaumont Heights Business Center Will-Serve Letter Application

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: Cindy Khov	Contact Phone # [redacted]
Mailing Address: [redacted]	Fax #: [redacted]
City: [redacted]	E-mail: [redacted]
State & Zip: [redacted]	
Service Address: Southeast Corner of California Avenue and State Route 79, Beaumont, CA 92223	
Assessor's Parcel Number (APN), Tract Map No. Parcel Map No.: TPM 38954 or 428-020-001,424-130-001/2,424-140-001,424-090-008,424-110-007/8/9/10,424-110-010,424-130-003/6	
Project Type: ☐ Single-Family ☐ Multi-Family ☑ Commercial/Industrial ☐ Minor Subdivision (5 lots or less) ☐ Major subdivision (6+ lots) ☐ Other	
Site Map Attached: ☑ Yes ☐ No	

The letter should be delivered to:

Recipient: Mark Swanson
Director of Engineering
Beaumont-Cherry Valley Water District

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

6/13/2024
Date

MOVED: Covington	SECONDED: Hoffman	APPROVED 5-0
AYES:	Covington, Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	None	

4. **Request for Will-Serve Letter for an Existing Single-Family Residence located on the east side of the Intersection of Jonathan Avenue and Bridges Street within the Community of Cherry Valley (APN 401-220-005)**

Associate Civil Engineer I Evan Ward explained that since the 1950s, the existing water meter at APN 401-220-011 has also been serving a single family residence on APN 401-220-005. The applicant, Mr. Bill Lattin, has expressed concern about the water pressure and proposes to retain the existing service and meter to continue serving APN 401-220-011 and establish a new service and meter for the residence on APN 401-220-005.

Director Covington expressed concern that two houses had been served from one meter for so many years. Mr. Ward indicated the homeowner had brought it to the District's attention. Staff investigated and found no evidence that there had ever been a second meter.

Director Williams asked if there had been a pressure test, and Ward explained one would be performed at meter installation. It is expected 40 to 50 psi will be provided, Jaggers noted.

Mr. Lattin added that he has owned both houses for seven years and has done everything possible to increase the pressure.

The Board approved the request for a Will-Serve Letter for the existing single-family residence at Riverside County Assessor's Parcel Number (APN) 401-220-005 within the community of Cherry Valley, subject to payment of all deposits and fees to the District and securing all approvals from the County of Riverside by the following roll-call vote:

MOVED: Covington	SECONDED: Williams	APPROVED 5-0
AYES:	Covington, Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	None	

5. **Beaumont Heights Industrial Project**

   a. **Resolution 2025-__: Acknowledging the Review, Receipt and Acceptance of the Water Supply Assessment and Consideration of Will-Serve Letter for the Proposed Beaumont Heights Industrial Project located southeast of the intersection of California Avenue and Highway 79**

b. Resolution 2025__: Requesting the Riverside Local Agency Formation Commission to take Proceedings for Annexation of a Portion of the District's Service Boundary

The resolutions were not adopted.

Director of Engineering Mark Swanson reminded the Board about discussion of the Water Supply Assessment (WSA) at the February 27, 2025 Engineering Workshop. He summarized the proposed Beaumont Heights Industrial Project, located southeast of California Avenue and Highway 79, and noted that the project requires annexation. The WSA was required due to the project's scale and was prepared by the developer's consultant, with oversight by District staff. The assessment concluded that sufficient water supplies exist to support the project's projected annual demand of 294.4 acre-feet per year (AFY): 57.7 AFY of potable water and 236.7 AFY of non-potable (recycled) water, equivalent to 105.7 and 433.9 EDUs, respectively.

Director Covington pointed out that the WSA asserts that the project's water demand can be met per the District's 2020 Urban Water Management Plan (UWMP), yet it also states that the project site is not included in the UWMP. Mr. Swanson explained that staff generally forecasts what might be developed, using the City of Beaumont's development and land use plans, and County maps, and those anticipated projects are cast in the UWMP. General Manager Jaggers expressed confidence in the projections and reiterated that the UWMP casts the full District sphere of influence. He noted that the District's Master Plan and UWMP identify historically known projects and have projected the area's water use at between about 20,000 and 25,000 acre-feet at full buildout. The numbers were reviewed, and an upward revision is not expected, he stated.

Mr. Swanson noted that staff had reviewed the WSA, and the language in the document could be revised if the Board preferred. He pointed out that the project is within the City of Beaumont sphere of influence and is being changed from residential (urban village) in the range of 6,000 units to commercial.

Director Covington also noted that recycled water demand is 237 acre-feet per year. There is no recycled water supply, and it is unknown when it may be available given the challenges the City faces, and this need will be backfilled with domestic supplies, totaling 300 acre-feet of potable demand, he stated. The 2020 UWMP anticipated recycled water being available by 2025, but its summer demand is already fully allocated, he reminded. He highlighted the risks of over-allocating the District's water portfolio, especially given recent years when the District was forced to deplete its Beaumont Basin storage account to meet demands during periods of zero State Water Project allocations. He stressed that those storage gains were only rebuilt by purchasing additional water supplies, and that these were extraordinary wet years not to be relied upon as standard. Director Covington called the WSA an unfair analysis, expressed skepticism, reminded the Board of its challenges in drought years, and of the state conservation mandates, and questioned the wisdom of continuing to approve large developments with major water demands under those conditions.

Staff responded to Director Covington's request for a comparison of water use for 5,000 homes, estimating residential demand of 2,500 to 2,700 AFY. Mr. Swanson

noted different calculations for other multi-family units, noting that it still exceeds the demand of an industrial project in both potable and non-potable.

This is a very large water demand project, Covington continued. He acknowledged the conditions on the developer to bring in additional imported water. Mr. Swanson elaborated on the two project-specific conditions requiring the developer to either wait for recycled water to become available or help fund alternative sources. He reiterated that the project is several years away from buildout, potentially aligning with future availability of recycled water. Jaggers acknowledged the concerns, referred to the 2022 draft Recycled Water Master Plan, and noted that the winter demand balances out the shortfall in the summer.

Director Covington emphasized the depletion of the District's Beaumont Basin storage account during dry years, and the need to meet demand without State Project Water. He said he believed the District's supplies are being overallocated and called for a more conservative and realistic approach in issuing will-serve letters. Jaggers referred to supply forecasting by the SGPWA, discussed imported water supply, and suggested an update for the Board, and Mr. Swanson discussed conjunctive use.

Mr. Grant Ross of Orbis Real Estate Partners (the project developer) characterized the project as a godsend compared to the potential 4,913 dwelling units that would have been anticipated by the City. He said it not only avoided a drain on city resources but could occupy the 500 acres more efficiently from a water perspective. He urged open-mindedness and noted that rainfall needed to be considered along with the years of record drought.

Directors Hoffman and Williams expressed shared concerns with Director Covington. Hoffman emphasized the lack of clarity around recycled water availability including regulatory requirements, uncertain costs, undetermined allocation rights, and the possibility that the City of Beaumont would not choose to sell recycled water to the District at all. These unknowns, Hoffman indicated, undermine the assumption that non-potable demand for the Beaumont Heights project can be met without drawing on potable supplies. Given the scale of the non-potable demand and the uncertainty, Hoffman expressed concern that the entire non-potable requirement could fall on the potable water supply, which would strain the District's resources. He stated his support for the concerns raised by Director Covington and concluded that the project's water planning assumptions deserve further scrutiny.

Director Williams acknowledged the possible reliance on domestic water supplies due to the lack of recycled water and highlighted the public safety benefits of development on fire-prone land. Mr. Ross acknowledged Director Williams' concerns about fire and said the developer would welcome the opportunity to provide drought resistant landscape.

President Slawson emphasized the importance of balancing the water supply concerns with realistic planning and the District's responsibilities as a water provider. He acknowledged the regional water supply challenges and expressed general concern over the uncertainties surrounding future availability. He emphasized that many of the most significant factors affecting water supply, such as state and federal water policy, and infrastructure projects like the Delta Conveyance and Sites Reservoir, are beyond the District's control. He pointed out

that the District may ultimately be forced to implement rationing or other water restrictions if conditions worsen. While recycled water will eventually become available, the timeline and quantity remain uncertain, he noted.

It was moved by Director Ramirez and seconded by Director Williams to approve the staff recommendations and adopt the resolutions. The motion failed on a 3-2 vote.

*The Board **declined** approval:*

1. *Resolution 2025-__, Acknowledging the Review, Receipt and Acceptance of the Water Supply Assessment for the Proposed Beaumont Heights Industrial Project located southeast of the intersection of California Avenue and Highway 79*
2. *Request for "Will Serve Letter" for water service to the proposed development of the Beaumont Heights Industrial Project*
3. *Resolution 2025-__: Requesting the Riverside Local Agency Formation Commission to take Proceedings for Annexation of a Portion of the District's Service Boundary of the following parcels:*

   APNs 424-090-007, 424-090-008, 424-110-007, 424-110-008, 424-110-009, 424-110-010, 424-130-001, 424-130-002, 424-130-003, 424-140-001, and 428-020-001

by the following roll-call vote:

MOVED: Ramirez	SECONDED: Williams	FAILED 3-2
AYES:	Slawson, Williams	
NOES:	Covington, Hoffman, Ramirez	
ABSTAIN:	None	
ABSENT:	None	

6. BCVWD Fiscal Year 2024 Operating Budget Carryovers

Director of Finance and Administration Sylvia Molina presented the budget carryover schedule and explained the criteria for rolling items over into the next fiscal year budget. Four projects meet the criteria:

- Capacity Charges study
- Water Rate study
- Reservoir maintenance
- CV Strategies outreach for the water rate study

The Board approved the Fiscal Year (FY) 2024 Operating Budget Carryovers, from the FY 2024 Budget to the FY 2025 Budget by the following roll-call vote:

MOVED: Ramirez	SECONDED: Williams	APPROVED 5-0
AYES:	Covington, Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	None	

Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law
2010 Main Street, 8th Floor | Irvine, CA 92614-7214
Telephone: 949.553.1313 | Facsimile: 949.553.8354
www.allenmatkins.com

Paige H. Gosney
E-mail: pgosney@allenmatkins.com
Direct Dial: 949.851.5444 File Number: 392574.00008/4901-7112-7082.1

Via Email/U.S. Mail

April 3 2025

Board of Directors
Beaumont-Cherry Valley Water District
560 Magnolia Avenue
Beaumont, CA 92223

Re: Request for Reconsideration of Denial of Water Supply Assessment and Will Serve Letter for Beaumont Heights Industrial Project

Dear Members of the Board of Directors:

This firm represents the owner and developer of the Beaumont Heights Industrial Project ("Project"), a proposed four building industrial warehouse project on approximately 384.5 acres located southeast of the intersection of California Avenue and Highway 79 in the City of Beaumont ("City"). The Project Site is located within the Beaumont-Cherry Valley Water District's ("BCVWD" or "District") Sphere of Influence but would be annexed into the BCVWD's Service Area by the Riverside County Local Agency Formation Commission ("LAFCO") as part of the Project entitlements and approvals.

On March 12, 2025, the Board of Directors considered the Applicant's request for (i) approval of Water Supply Assessment prepared by Michael Baker International for the Project ("WSA"); (ii) approval of a Will Serve letter for the proposed Project; and (iii) annexation of the Project Site into the District's Service Area (collectively, the "Approvals"). As outlined in the Staff Report prepared for the March 12 Board meeting, the WSA analyzed the District demands versus supplies in normal and dry year conditions consistent with the District's Urban Water Management Plan ("UWMP") and determined that there is sufficient water supply to serve the Project's estimated potable (57.7 afy) and non-potable (236.7 afy) water demands, subject to the Applicant's compliance with certain standard conditions of approval. Notwithstanding the foregoing, and despite the Board's approval of several other WSAs and "Will Serve Letter" requests for similar industrial and other projects within the past few years, the Board of Directors ultimately voted at the conclusion of the March 12 hearing to **deny** the Applicant's request for approval of the WSA and issuance of the Will Serve Letter and resolution requesting that LAFCO initiate proceedings to annex the Project Site into the District's Service Area.

As discussed more fully below, the Board of Directors' decision to deny the Approvals was not supported by any, much less legally sufficient, justification or findings and therefore was invalid as a matter of law. The WSA and the conclusions and determinations set forth therein are technically sound and unquestionably show that the District has sufficient water supplies to serve the Project such that there is/was no legitimate basis for the District to reject the Applicant's request for approval of the WSA and issuance of the Will Serve Letter, particularly given the various other recent projects that sought – and successfully obtained – these very same approvals from the District. The purpose of this letter is therefore to formally request that the Board of Directors reconsider its decision to deny the Approvals at the next regularly-scheduled Board meeting and, having done so, adopt resolutions approving the WSA, Will Serve Letter and request for annexation into the BCVWD's Service Area.

The WSA Meets All Legal and Technical Requirements and There is No Evidence to Contradict or Rebut its Conclusions Regarding the Adequacy of the District's Water Supplies

The WSA was prepared in accordance with and meets all the requirements of Senate Bill 610 ("SB 610") insofar as it identifies that (i) the Project is a "project" subject to environmental review under CEQA and as that term is defined under Water Code section 10912; (ii) the Project can be served by a public water system once annexed into the District's Service Area and upon issuance of a "Will Serve Letter"; (iii) the Project, although not accounted for in the District's current UWMP because it is outside the current Service Area, can be served by existing water supplies available to the District via a new water service connection, including groundwater, recycled water, imported water and water banked from existing and planned recharge facilities. These findings and conclusions in the WSA were not challenged with any objective facts, data or analysis by the Board of Directors or Staff during the March 12 meeting and are therefore presumed to be valid.

Rather, the Board of Directors cited unsubstantiated and unsupported claims of unreliability regarding the District's water supplies and the ever-present impending Southern California threat of drought as the basis for denying the Approvals. There are, however, no facts or evidence to support these claims or that would justify the Board of Directors in refusing to approve the WSA and issue the Will Serve Letter on the grounds that the District's existing potable and non-potable water supplies are or may be inadequate to satisfy the Project's relatively modest needs.

The Board of Directors' Denial of the Approvals is Inconsistent With its Recent Actions on Other Similar Industrial Projects Seeking WSA and Will Serve Letter Approvals

Moreover, in addition to the above, the Board of Directors' decision to the deny the Project's WSA and request for issuance of the Will Serve Letter are contrary to, and inconsistent with, its actions on several other similar industrial projects in recent years, including projects that required annexation into the District's Service Area. The following are just a handful of examples:

November 21, 2024**,** BCVWD Board of Directors adopted Resolution 2024-20, Acknowledging the Review, Receipt and Acceptance of the Water Supply Assessment for the Proposed 14201 California Avenue Industrial Project, approved the request for "Will Serve Letter" for water service for a term of one year, and approved the request for annexation of the 14201 California Avenue Industrial Project.

March 28, 2024**,** BCVWD Board of Directors adopted Resolution 2024-05 Acknowledging the Review, Receipt and Acceptance of Addendum No. 2 to the Water Supply Assessment for Water Service (adopted Resolution 2021-10 and Resolution 2022-26) for the Proposed Beaumont Pointe Commercial and Industrial Project.

January 10, 2024, BCVWD Board of Directors approved issuance of Will Serve letter and Approval of Annexation for Lilac Logistics Center Building.

September 26, 2023, BCVWD Board of Directors adopted Resolution 2023-27: 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

April 4, 2022, BCVWD Board of Directors adopted Resolution 2022-011: Acknowledging the Review, Receipt and Approval of the Water Supply Assessment for the Beaumont Summit Station Specific Plan Project, and Update to Will-Serve Letter for the Proposed Beaumont Summit Station Specific Plan Project.

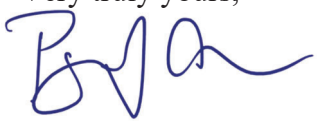
There is no legitimate or reasonable basis for the Board of Directors to approve the water supply assessments for the aforementioned projects and grant their Will Serve Letter requests and applications for annexation into the District's Service Area while at the same time denying the Applicant's requests for these same Approvals for the proposed Project. The Applicant and Project are constitutionally-entitled to the same fair and objective treatment as all other projects that come before the Board and any deviation in the standards applied to the Project as compared to other developments would expose the District and Board of Directors to potentially significant monetary liability.

Conclusion

Based upon the foregoing, we respectfully request that the Board of Directors reconsider its March 12, 2025, decision to deny the Project Approvals at the next regularly-scheduled meeting and instead adopt the requisite resolutions acknowledging, accepting and approving the WSA, approving issuance of the Will Serve Letter and initiating annexation of the Project Site into the District's Service Area. We appreciate the District's anticipated prompt cooperation in these requests.

Please contact me if you have any questions and/or if you would like to discuss this matter in further detail.

Very truly yours,



Paige H. Gosney

PHG

cc: Dan Jaggers, General Manager (via e-mail only)
Client (via e-mail only)

Attachment 7

WATER SUPPLY ASSESSMENT

BEAUMONT HEIGHTS BUSINESS CENTER

Prepared for:

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

Prepared by:

Alexander Maher, P.E.
Michael Baker International
5 Hutton Center Drive, Suite 500
Santa Ana, CA 92707

Michael Baker
INTERNATIONAL

April 2025

(Project No. 190206)

TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

ACRONYMS AND ABBREVIATIONS

ac-ft	acre-feet
AFY	acre-feet per year
AVEK	Antelope Valley-East Kern Agency
AVGB	Antelope Valley Groundwater Basin
BCVWD	Beaumont-Cherry Valley Water District
CEQA	California Environmental Quality Act
Court	Superior Court of California
CWC	California Water Code
DWR	California Department of Water Resources
EBX	East Branch Extension
EMP	Employer
EMWD	Eastern Municipal Water District
gpd	gallons per day
gpm	gallons per minute
IEBL	Inland Empire Brine Line
IS/MND	Initial Study/Mitigated Negative Declaration
LAFCO	Local Agency Formation Commission
MAWA	Maximum Applied Water Allowance
MIH	Miners Inch Hours
RC-EDR	Rural Community – Estate Density Residential
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SGPWA	San Gorgonio Pass Water Agency
SOI	Sphere of Influence
SR	State Route
SWP	State Water Project
SWRCB	California State Water Resources Control Board

UWMP	Urban Water Management Plan
USBR	Bureau of Reclamation
WSCP	Water Supply Contingency Plan
WSA	Water Supply Assessment
YVWD	Yucaipa Valley Water District

1 INTRODUCTION

This Water Supply Assessment (WSA) was prepared for the Beaumont Heights Business Center (Project) pursuant to California Water Code (CWC) Section 10910, as amended by Senate Bill 610 (SB 610). It identifies sources of water supply for the Project to determine if supply is adequate to meet the Project's water demand. A WSA under SB 610 must demonstrate there is sufficient water supply for the next 20 years, based on normal, single-dry, and multiple-dry years, to meet the demand of the Project, plus existing and planned future use, including agricultural and manufacturing uses. The water supply and demand information presented covers a 20-year period, in increments of 5 years. The estimated water demands for the Project is 295 AFY, including demands from the warehouse space, office space, and landscape irrigation.

This WSA is included as part of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Project pursuant to the California Environmental Quality Act (CEQA). CWC Section 10911 requires that the WSA be included in any environmental document pursuant to California Public Resources Code Division 13.

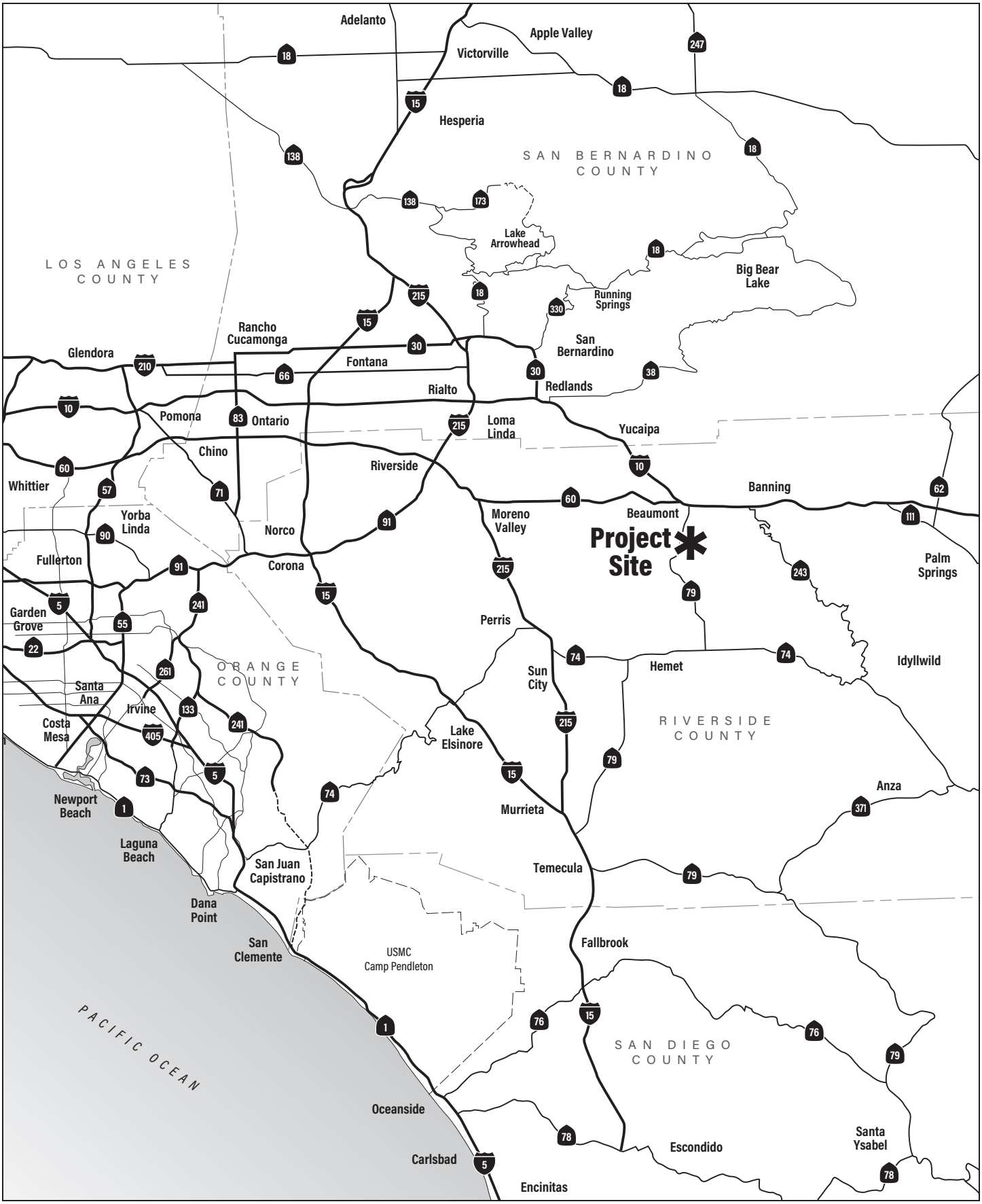
To fully comply with the requirements of SB 610, this report follows the organization of the *Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 of 2001* (Guidebook) developed by the California Department of Water Resources (DWR). Section 1 of this report provides a description of the Project and Sections 2 through 12 provide the WSA under SB 610.

Upon completion of this WSA, the Beaumont-Cherry Valley Water District (BCVWD), the likely water supplier for the Project, will provide a resolution adopting the Project WSA and a will-serve letter for the Project if adequate water supplies are available for the Project. This will be included into the Project's environmental documentation.

1.1 Project Location

The City is located in the westernmost portion of Riverside County (County); refer to Figure 1-1, Regional Vicinity. The City's Sphere of Influence (SOI) is located primarily to the south and west of City boundaries and covers an additional 11.2 square miles beyond the City Boundary. The project site is on the east side of State Route 79 (SR-79); other major transportation routes through the City include Interstate 10 and State Route 60. As shown on Figure 1-2, Site Vicinity, the project site encompasses approximately 384 acres primarily within the City's SOI to the west of the City's current incorporated boundary. Regional and local access is provided via SR-79.

BCVWD owns and operates the water system which would serve the Beaumont Heights Business Center development project. 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).



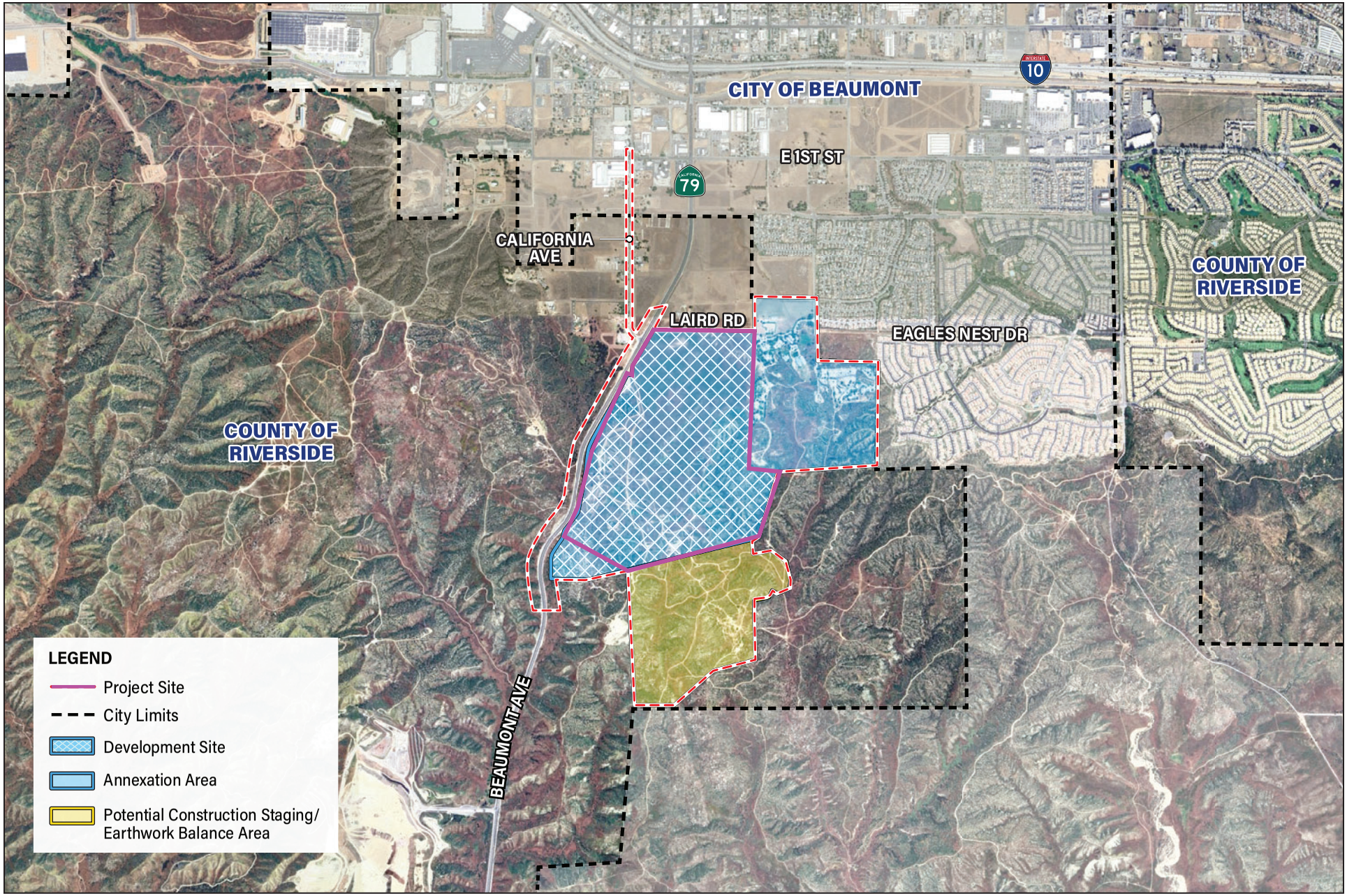
Michael Baker INTERNATIONAL

NOT TO SCALE

02/2024 • JN 198405

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT
NOTICE OF PREPARATION

Regional Vicinity



Source: Google Earth Pro, March 2024

Michael Baker INTERNATIONAL

NOT TO SCALE

03/2024 • JN 198405

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT
NOTICE OF PREPARATION

Site Vicinity

FIGURE 1-2

1.2 Project Characteristics

As shown on Figure 1-3, Conceptual Development Site Plan, the project proposes to develop four industrial buildings and associated improvements within the Development Site (blue hatched polygon on Figure 1-2), which encompasses approximately 383.7 acres. The Development Site and the approximately 182.3-acre area to the east of the Development Site (blue polygon on Figure 1-2) are proposed to be annexed into the City's jurisdiction, which would require Riverside County Local Agency Formation Commission (LAFCO) approval. Prior to annexation into the City's Jurisdiction and into the BCVWD Service Boundary, the Project will need a Resolution Adopting the Project WSA from BCVWD. As part of that process, the Owner will need to obtain a will-serve letter from the BCVWD and a Plan of Service (POS) will need to be completed prior to submittal to Riverside LAFCO. Also, the LAFCO requires that an Environmental Impact Report (EIR) will need to be completed to comply with the California Environmental Quality Act (CEQA).

The southern approximately 168.5 acres (yellow polygon on Figure 1-2) are proposed solely for limited temporary construction staging and earthwork balance activities (9 million cubic feet of cut and 9 million cubic feet of fill); no permanent development or annexation is proposed in this portion of the site. The remaining approximately 63.2-acre area of the project site (outside of the blue and yellow polygons) involve transportation improvements along SR-79 and utility installation (water, wastewater, electrical) along California Avenue. A waterline extension from Manzanita Park Road west towards the site, will be required to facilitate looping with the new pipeline in California Avenue. Table 1-1, Proposed Development, provides details regarding each proposed building's site area, building square footage, and provided parking stalls. As shown, the proposed development would include approximately 5,146,891 square feet of combined office and industrial building area.

Table 1-1 Proposed Development

	Building 1	Building 2	Building 3	Building 4	Total
Site Area (SF)	2,652,604	4,565,967	4,219,018	5,377,851	16,815,440
Site Area (Acre)	60.90	104.82	96.86	123.46	386.03
Building Area					
Office	13,151	27,492	32,838	24,996	98,477
Warehouse	622,471	1,348,552	1,446,082	1,631,309	5,048,414
Total	635,622	1,376,044	1,478,920	1,656,305	5,146,891
Parking					
Standard (9'x19')	467	774	934	1,318	3,493
Trailer (11' x 55')	237	332	386	424	1,379

1.3 Environmental Setting

The project site is entirely vacant and undeveloped land with the exception of an existing vulnerable youth housing center in the northeast corner of the site and improved segments of SR-79 and California Avenue (Figure 1-2). Based on the Riverside County Map My County Map, the site has a land use designation of Rural Community – Estate Density Residential (RC-EDR) and Rural Mountainous (RM) and is entirely zoned W-2 (Controlled development areas).

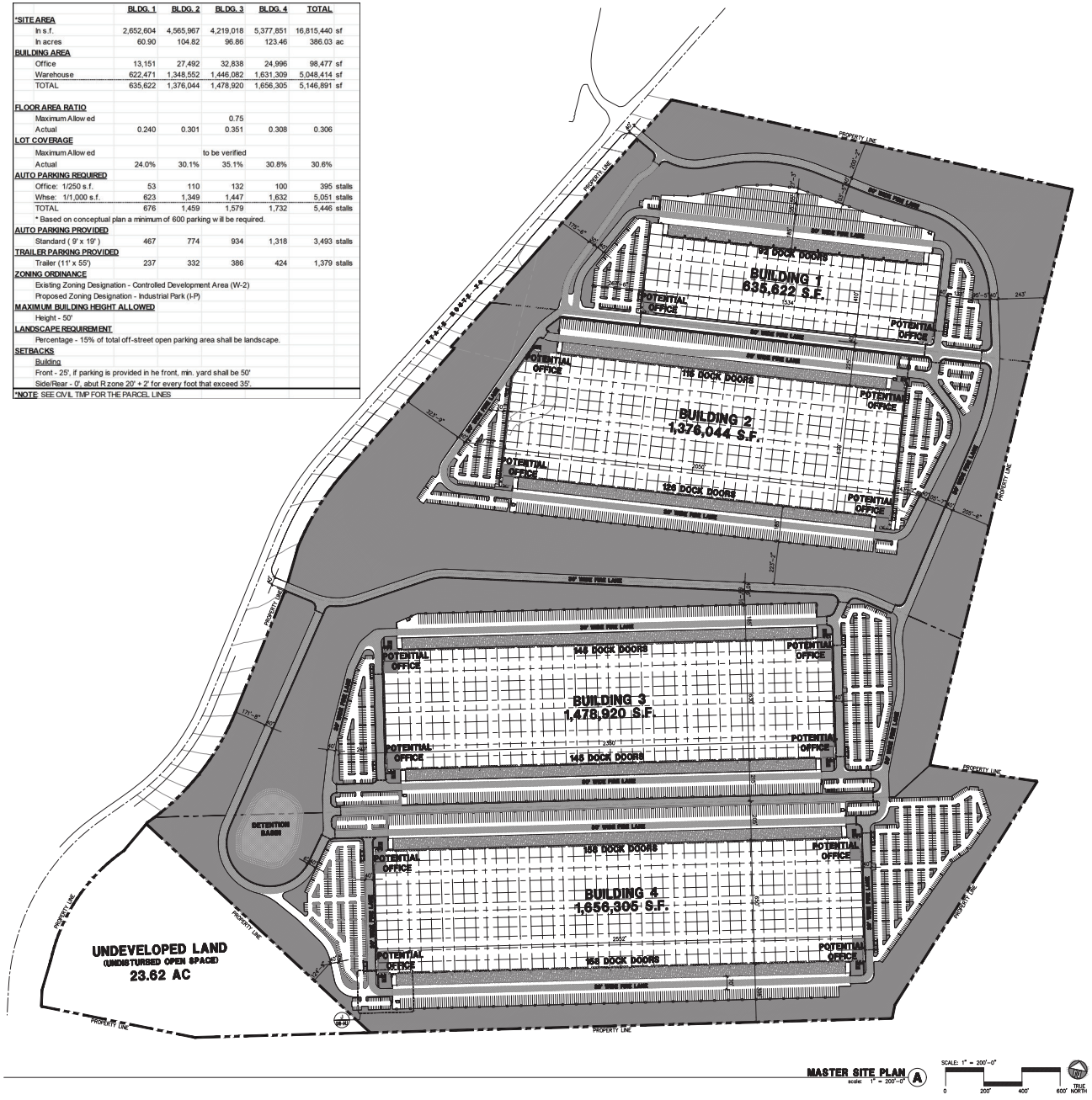
According to the Beaumont General Plan (General Plan) Land Use Map, the project site is designated Urban Village, High Density Residential, Rural Residential 40, and Open Space. The City does not currently identify any zoning districts for the project site.

This facility, formerly Childhelp Merv Griffin Village, was recently acquired by the County and renamed to Harmony Haven. The facility is currently on well water and future annexation into BCVWD is possible; however, it is not proposed as part of this WSA.

PROJECT DATA

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	TOTAL	
*SITE AREA						
In s.f.	2,652,604	4,565,967	4,219,018	5,377,851	16,815,440	sf
In acres	60.90	104.82	96.86	123.46	386.03	ac
BUILDING AREA						
Office	13,151	27,492	32,838	24,996	98,477	sf
Warehouse	622,471	1,348,552	1,446,082	1,631,309	5,048,414	sf
TOTAL	635,622	1,376,044	1,478,920	1,656,305	5,146,891	sf
FLOOR AREA RATIO						
Maximum Allowed			0.75			
Actual	0.240	0.301	0.351	0.308	0.306	
LOT COVERAGE						
Maximum Allowed			to be verified			
Actual	24.0%	30.1%	35.1%	30.8%	30.6%	
AUTO PARKING REQUIRED						
Office: 1/250 s.f.	53	110	132	100	395	stalls
Whse: 1/1,000 s.f.	623	1,349	1,447	1,632	5,051	stalls
TOTAL	676	1,459	1,579	1,732	5,446	stalls
* Based on conceptual plan a minimum of 600 parking will be required.						
AUTO PARKING PROVIDED						
Standard (9' x 19')	467	774	934	1,318	3,493	stalls
TRAILER PARKING PROVIDED						
Trailer (11' x 55')	237	332	386	424	1,379	stalls
ZONING ORDINANCE						
Existing Zoning Designation - Controlled Development Area (W-2)						
Proposed Zoning Designation - Industrial Park (I-P)						
MAXIMUM BUILDING HEIGHT ALLOWED						
Height - 50'						
LANDSCAPE REQUIREMENT						
Percentage - 15% of total off-street open parking area shall be landscape.						
SETBACKS						
Building						
Front - 25', if parking is provided in he front, min. yard shall be 50'						
Side/Rear - 0', abut R zone 20' + 2' for every foot that exceed 35'.						

*NOTE SEE CIVIL TMP FOR THE PARCEL LINES



MASTER SITE PLAN (A) scale: 1" = 200'-0"

SCALE: 1" = 200'-0"
0 200' 400' 600' TRUE NORTH

PROPERTY OWNER

ORBIS REAL ESTATE PARTNERS
280 NEWPORT CENTER DR, SUITE 240
NEWPORT BEACH, CA 92260
PHONE: (949) 330-7564
CONTACT:

ADDRESS OF THE PROPERTY

CALIFORNIA AVENUE AND CA-79, BEAUMONT CA

ASSESSOR'S PARCEL NUMBER

424-090-007, 424-090-008, 424-110-007, 424-110-008, 424-110-009, 424-110-010, 424-130-001, 424-130-002, 424-130-003, 424-140-001, 428-020-001

ZONING

GENERAL PLAN AREA: THE PASS
EXISTING GENERAL PLAN DESIGNATION: RURAL COMMUNITY, ESTATE DENSITY RESIDENTIAL (RC-EDC)
PROPOSED GENERAL PLAN DESIGNATION: COMMUNITY DEVELOPMENT, LIGHT INDUSTRIAL (CD-LI)
EXISTING ZONING DESIGNATION: CONTROLLED DEVELOPMENT AREA (W-2)
PROPOSED ZONING DESIGNATION: INDUSTRIAL PARK (I-P)

PROJECT NOTES

WATER TO BE PROVIDED BY BEAUMONT CHERRY VALLEY WATER DISTRICT (INDICATE DISTANCE TO NEAREST WATER LINE).
SEWER TO BE PROVIDED BY CITY OF BEAUMONT (INDICATE DISTANCE TO NEAREST SEWER LINE).
THE SITE IS NOT LOCATED WITHIN A RECREATION AND PARK DISTRICT.

LEGAL DESCRIPTION

SEE PRELIMINARY TITLE REPORT

APPLICANT REPRESENTATIVE

HPA, Inc.
18831 BARDEEN AVE. – SUITE 100
IRVINE, CA 92612
PHONE: (949) 966-7769
CONTACT: SHA MAHONEY

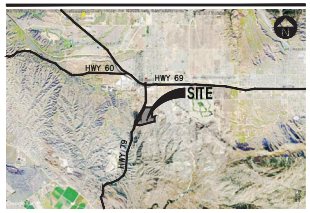
CONSTRUCTION TYPE

CONCRETE TILT-UP BUILDING
BUILDING OCCUPANCY: S-1/B OFFICE & WAREHOUSE
CONSTRUCTION TYPE: III-B
FIRE SPRINKLER: ESFR SYSTEM

SITE LEGEND

- STANDARD PARKING STALL, 9'X19'
- ACCESSIBLE PARKING STALL, 9'X19'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL, 12'X19'+5' W/ ACCESSIBLE AISLE
- STANDARD EVCS WITH EVCS SIGN ON POST, 9'X19'
- STANDARD ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 9'X19'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 12'X19'+5' W/ ACCESSIBLE AISLE
- AMBULATORY EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 10'X19'
- EV CAPABLE SPACE WITHOUT EVSE SIZE 9'X19'
- LANDSCAPED AREA
- AC PAVING – SEE "C" DRAWINGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- LANDSCAPE FINGER PER LOCAL JURISDICTION STANDARD
- PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL 48" MIN WIDE, 5% MAX SLOPE, 2% MAX CROSS SLOPE
- 30' FIRE LANE, CLEAR TO SKY
- APPROXIMATE BASIN AREA

VICINITY MAP



Source: HPA Architecture, March 2024

Michael Baker INTERNATIONAL

03/2024 • JN 198405

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT
NOTICE OF PREPARATION

Conceptual Development Site Plan

FIGURE 1-3

2 LEGISLATIVE REQUIREMENTS

SB 610 seeks to improve the link between water supply availability and land use planning for large development projects. If the project is subject to the California Environmental Quality Act (CEQA), and if it is defined as a "project" defined by CWC Section 10912, a WSA must be prepared.

The following sections address the questions that must be answered by a WSA:

- Is the Project subject to CEQA?
- Is it a "project" as defined by CWC Section 10912?
- Is there a public water system to serve the Project?
- Is there a current Urban Water Management Plan (UWMP) that accounts for the Project demand?
- Is the projected water supply sufficient for the Project?

2.1 Is the Project Subject to CEQA?

CWC Section 10910 states:

(a) Any city or county that determines that a project, as defined in Section 10912, is subject to the California Environmental Quality Act Division 13 (commencing with Section 21000) of the Public Resources Code, under Section 21080 of the Public Resources Code shall comply with this part.

The Project will undergo environment review pursuant to the requirements of CEQA.

2.2 Is it a "Project" as Defined by CWC Section 10912?

CWC Section 10912 states:

For the purposes of this part, the following terms have the following meanings:

(a) "Project" means 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 of floor space.
(3) A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet 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 square feet 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 project.

(b) If a public water system has fewer than 5,000 service connections, then "project" means any proposed residential, business, commercial, hotel or motel, or industrial development that would account for an increase of 10 percent or more in the number of the public water system's existing service connections, or a mixed-use project that would demand an amount of water equivalent to, or greater than, the amount of water required by residential development that would represent an increase of 10 percent or more in the number of the public water system's existing service connections.

The Project is an industrial development that consists of more than five million square feet. Therefore, it is considered a "project" under CWC Section 10912.

2.3 Is There a Public Water System to Serve the Project?

CWC Section 10912 states:

(c) "Public water system" means a system for the provision of piped water to the public for human consumption that has 3,000 or more service connections. A public water system includes all of the following:

(1) Any collection, treatment, storage, and distribution facility under control of the operator of the system which is used primarily in connection with the system.

(2) Any collection or pretreatment storage facility not under the control of the operator that is used primarily in connection with the system.

(3) Any person who treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption.

The Project is not located in an area that is currently serviced by a public water system. However, it is located within the BCVWD Sphere of Influence (SOI). The Project Site is located approximately 0.4 miles from Beaumont-Cherry Valley Water District service boundary. Therefore, the Project will need a Resolution Adopting the Project WSA and will be required to undergo the Local Agency Formation Commission (LAFCO) process to annex this area into Beaumont-Cherry Valley Water District.

As part of that process, the Owner will need to obtain a will-serve letter from the BCVWD and a Plan of Service (POS) will need to be completed prior to submittal to Riverside LAFCO. Also, the LAFCO requires that an Environmental Impact Report (EIR) be completed to comply with the California Environmental Quality Act (CEQA).

The Project can be served from one of following water sources:

- Served by Beaumont-Cherry Valley Water District through a new service connection. This is the preferred water source and is explored herein.
- Pumped from a new on-site groundwater well. This will require drilling a new well and/or erection of a new water storage tank at the Project site. This is not the proposed method of service the development; however, it is one potential alternative to BCVWD. This alternative is not explored herein.

2.4 Is There a Current UWMP that Accounts for the Project Demand?

CWC Section 10910 states:

(c)

(1) The city or county, at the time it makes the determination required under Section 21080.1 of the Public Resources Code, shall request each public water system identified pursuant to subdivision (b) to determine whether the projected water demand associated with a proposed project was included as part of the most recently adopted urban water management plan adopted pursuant to Part 2.6 (commencing with Section 10610).

(2) If the projected water demand associated with the proposed project was accounted for in the most recently adopted urban water management plan, the public water system may incorporate the requested information from the urban water management plan in preparing the elements of the assessment required to comply with subdivisions (d), (e), (f), and (g).

(3) If the projected water demand associated with the proposed project was not accounted for in the most recently adopted urban water management plan, or the public water system has no urban water management plan, the water assessment for the project shall include a discussion with regard to whether the public water system's total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection will meet the projected water demand associated with the proposed project, in addition to the public water system's existing and planned future uses, including agricultural and manufacturing uses.

(4) If the city or county is required to comply with this part pursuant to subdivision (b), the water assessment for the project shall include a discussion with regard to whether the total projected water supplies, determined to be available by the city or county for the project during normal, single dry, and multiple dry water years during a 20-year projection, will meet the projected water demand associated with the proposed project, in addition to existing and planned future uses, including agricultural and manufacturing uses.

Although the BCVWD does have a current UWMP, the project site is currently not included within that Plan. Therefore, a discussion of the water supplies from the potential sources is included in this WSA and is presented in Sections 5 through 7.

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 (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 as well as 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. It should be noted that the City's wastewater recycling plant is operational but does not yet deliver water to BCVWD.

An UWMP is a planning tool that provides general guidance to water management agencies. It provides managers and the public with past and current 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.

"The UWMP is intended to function as a planning tool to guide broad-perspective decision-making" by water agency managers and directors. 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." 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 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.

The UWMP 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 the same 20-year period. The Act requires that the projected supplies and demands be presented in 5-year increments for the 20-year projection period.

3.2 San Gorgonio Pass Water Agency 2020 UWMP

BCVWD provided data to San Gorgonio Pass Water Agency (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. Table 3-1 below is taken from Table 3-16 in the SGPWA 2020 UWMP.

Table 3-1 Projected Total Water Supply for SGPWA Region through 2045 [1] [2]

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**

[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 AFY.

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 Gorgonio Pass Water Agency, Ordinance No. 8, An Ordinance Establishing Rules and Regulations for SGPWA Water Service, February 7, 2005;
- San Gorgonio Pass Water Agency Strategic Plan, May 2012;
- San Gorgonio Pass Water Agency, Resolution No. 2014-02, A Resolution of the San Gorgonio Pass Water Agency Establishing a Policy for Meeting Future Water Demands, February 18, 2014;
- San Gorgonio Pass Water Agency, Ordinance No. 10, Ordinance Establishing Water Shortage Plan, July 21, 2014;
- San Gorgonio Pass Water Agency, Resolution No. 2015-05, Resolution of the Board of Directors of the San Gorgonio Pass Water Agency to Adopt Facility Capacity Fees for Facilities and Water, July 27, 2015;
- San Gorgonio Pass Water Agency, State of the Supply PowerPoint Presentation, September 30, 2016;
- San Gorgonio 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. This was provided to show a comparison of the SGPWA UWMP and the BCVWD UWMP.

BCVWD's imported water supplies are presented in BCVWD's 2020 UWMP (Table 6-24). 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. Therefore, BCVWD's imported water supplies are equal to its imported water demands. 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." Comparing Tables 3-2 and 3-1, actual imported water demand is less than the projected BCVWD water demand that was provided to SGPWA.

Table 3-2 BCVWD Imported Water Needs from BCVWD 2020 UWMP [1] [2]

	2025	2030	2035	2040	2045
BCVWD Drinking Water Demand, AFY	9,144	9,546	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**

[1] 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 ESTIMATED PROJECT WATER DEMAND

4.1 Project Proposed Water Demand

Water demand for the Project consists of warehouse, office, and irrigation uses. The water demand was calculated based on demand factors for each land use. To conserve potable water use, the Project should consider utilizing recycled water for non-drinking construction activities such as dust control and soil compaction. Table 4-1 summarizes the potable water demand for the project.

Table 4-1 Estimated Potable Water Demand [3]

Description	Land use	Area (SF)	Employee Count [1]	Indoor water demand factor (gpd/emp) [2]	Indoor water demand (gpd)	Indoor water demand (AFY)
Building 1	Office	13,151	9	15	132	0.15
	Warehouse	622,471	415	15	6,225	6.97
Building 2	Office	27,492	18	15	275	0.31
	Warehouse	1,348,552	899	15	13,486	15.11
Building 3	Office	32,838	22	15	328	0.37
	Warehouse	1,446,082	964	15	14,461	16.20
Building 4	Office	24,996	17	15	250	0.28
	Warehouse	1,631,309	1,088	15	16,313	18.27
Total		**5,146,891**	**3,432**	**-**	**51,469**	**58**

[1] Based on recent WSA prepared by SDR Design Studio, Inc for BCVWD for Legacy Highland Specific Plan, which estimated 1 employee per 1,500 sf of warehouse/office space.
[2] Based on recent WSA prepared by SDR Design Studio, Inc for BCVWD for Legacy Highland Specific Plan.
[3] Should any of the four (4) proposed buildings change from warehouse to fulfillment center, the building(s) consumption will need to be re-evaluated and ultimately require BCVWD Board approval for service.

Table 4-2 summarizes the estimated water use for irrigation based on Estimated Total Water Use (ETWU) and Maximum Allowable Water Use (MAWU).

Table 4-2 Estimated Water Use for Irrigation

Description	Area Description	Total Area (SF)	Parking Landscape requirement [1]	Landscape Area (SF) [1]	Total Landscape Area (SF)	Total Landscape Area (acre)	ETWU factor (AFY / acre) [2]	ETWU Total (AFY)	MAWU factor (AFY / acre) [2]	MAWU Total (AFY)
Building 1	Standard Parking	79,857	15%	11,979	1,122,249	25.8	1.5	38.6	2.1	54.1
	Trailer Parking	143,385	15%	21,508						
	Slope	1,088,763	-	1,088,763						
Building 2	Standard Parking	132,354	15%	19,853	1,713,393	39.3	1.5	59.0	2.1	82.6
	Trailer Parking	200,860	15%	30,129						
	Slope	1,663,411	-	1,663,411						
Building 3	Standard Parking	159,714	15%	23,957	1,131,581	26.0	1.5	39.0	2.1	54.6
	Trailer Parking	233,530	15%	35,030						
	Slope	1,072,594	-	1,072,594						
Building 4	Standard Parking	225,378	15%	33,807	941,702	21.6	1.5	32.4	2.1	45.4
	Trailer Parking	256,520	15%	38,478						
	Slope	869,417	-	869,417						
Total		**6,125,783**	**-**	**4,908,925**	**4,908,925**	**112.7**	**-**	**169.0**	**-**	**237**

[1] 15% of total off-street open parking area shall be landscape, per the City of Beaumont Code of Ordinances 17.06.040 E(1).
[2] According to Table 5-11, BCVWD Non-Potable Water Master Plan.

5 BCVWD'S WATER SYSTEM OVERVIEW

BCVWD owns and operates the water system which would serve the Beaumont Heights Business Center 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.

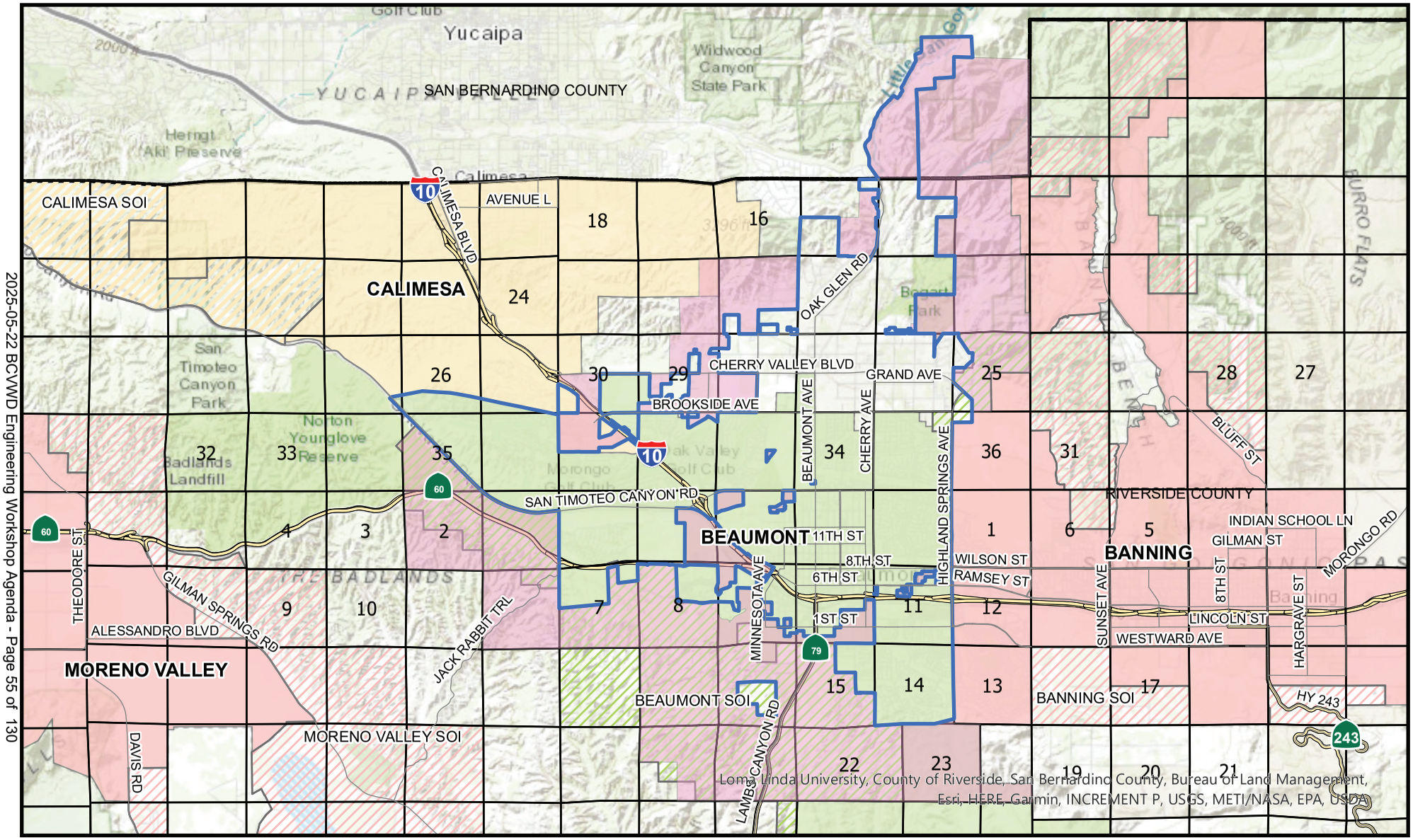
BCVWD owns approximately 1,524 acres of watershed land north of Cherry Valley along the Little San Gorgonio Creek (also known as Edgar Canyon) and Noble Creek. There are two stream diversion locations within Little San Gorgonio Creek that are in the Department of Water Resources, Division of Water Rights, 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 not yet experienced 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 5-1 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 2,095 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.



Source: County of Riverside; District, LAFCO

Legend

- Beaumont-Cherry Valley Water District Boundary
- Beaumont-Cherry Valley Water District Sphere of Influence (SOI)
- Sections

NOT TO SCALE

03/2024 • JN 198405

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT
NOTICE OF PREPARATION

Beaumont-Cherry Valley Water District and Sphere of Influence

FIGURE 5-1

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.

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 irrigation 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 2023 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 2023

	Potable Water	Non-Potable Water	Total
Number of Connections [1]	21,117	425	21,542
Average Annual, MGD [1]	10.4	1.1	11.5
Maximum Day, MGD [1]	20.3	4.1	NA
Total Demand, AF [2]	9,807	1,604	11,411

[1] BCVWD provided data from District records.

[2] 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 BCVWD 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 northeast corner 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 Gorgonio 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 not yet experienced 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 20.3 mgd maximum day demand (2023). 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 15 to 20 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 BCVWD 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 BCVWD 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 Street and Orchard Street 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 2023, nearly 131,136 acre-ft (about 42.7 billion gallons) of imported water have been recharged. As of the end of 2023, BCVWD has 32,844 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 BCVWD to extract supplies from its storage account.

The BCVWD 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 BCVWD to capture and recharge stormwater at the Phase 2 recharge facilities. This Project was recently completed and the expected volume of stormwater able to be recharged is approximately 250 AFY.

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 BCVWD's groundwater recharge facility at Beaumont Avenue between Brookside Avenue and Cherry Valley Boulevard. There are about 425 existing irrigation connections to the non-potable water system receiving about 1,600 acre-ft of water based on 2023 water meter records. The effects of increased development in the BCVWD'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, Fairway Canyon and Olivewood areas are 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. The City completed the expansion and upgrade of its existing wastewater treatment facility in 2021 to bring it to 6 MGD capacity and installed 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.

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 BCVWD WATER DEMANDS IN SERVICE 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. The results of this series of White Papers indicated that the regional imported water demands in BCVWD's 2020 may be overstated, primarily because of over-aggressive growth in demand, and limited consideration of recent state- mandated conservation and indoor water use requirements.

Table 6-1 shows the population growth in the City of Beaumont and Cherry Valley from 1980 to 2020.

Table 6-1 City of Beaumont and Cherry Valley Historical Population

Year	1980	1990	2000	2005	2010	2015	2020	2023 [2]
City of Beaumont [1]	6,818	9,685	11,384	19,105	36,877	43,370	53,036	57,844
Cherry Valley [1]	5,012	5,945	5,891	6,126	6,362	6,595	6,509	6,554
Total [1]	11,830	15,630	17,275	25,231	43,239	49,965	59,545	64,438

[1] Data from Table 3-4 in the 2020 BCVWD UWMP
[2] Estimated population data from U.S. Census Bureau

The data in above table shows a very rapid growth for the City of Beaumont and Cherry Valley between the years 2000 to 2023. 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.

Review of the City of Beaumont's Major Project Status Report listed five (5) projects that were currently under development (on-going construction). The housing units yet to be constructed within the limits of BCVWD or the sphere of influence will probably increase the population of the area more than what was expected before.

Table 6-2 presents the current and projected population in BCVWD area.

Table 6-2 Current and projected population of City of Beaumont and Cherry Valley

Year	2020	2023 [2]	2025	2030	2035	2040	2045
City of Beaumont [1]	53,036	57,844	58,467	65,901	73,901	80,335	86,266
Cherry Valley [1]	6,509	6,554	7,682	7,838	8,005	8,197	8,290
Total [1]	59,545	64,438	66,149	73,739	81,906	88,532	94,556

[1] Data from Table 3-4 in the 2020 BCVWD UWMP
[2] Estimated population data from U.S. Census Bureau

Based on the projected populations in the District's service area, it is estimated that the total (potable, non-potable and recycled) water demands will increase to about 20,660 AFY by 2045 (including estimated losses). This results in an increase in demand of about 50% over the next 25 years (shown in Table 6-3). It should be noted that table 6-3 does not include the water demands required for this project.

Table 6-3 Data from Table 7-6 in the BCVWD 2020 UWMP [1]

Year	2020	2023 [2]	2025	2030	2035	2040	2045
Potable Water, Raw, Other Non-Potable, AF	13,818	12,010	14,972	15,698	16,391	17,285	18,082
Recycled Water Demand, AF	0	0	1,957	2,175	2,478	2,561	2,578
Total, AF	13,818	12,010	16,929	17,873	18,869	19,846	20,660

[1] Data from Table ES-2, the BCVWD 2020 UWMP.
[2] BCVWD provided data from District records.

7 IMPORTED WATER DATA/SUPPLY DATA

7.1 BCVWD's Source of Supply

BCVWD water supply consists of:

- **Edgar Canyon (Little San Gorgonio 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. According to 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 roundwater 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 overliers 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 n 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., 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.

- **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. Recycled water is not currently available for use; however, BCVWD and the City of Beaumont are working towards an agreement.

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. 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.

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 recycled 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 7-1 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 7-1 Recycled Water Available from City of Beaumont's WWTP

Year	2020	2025	2030	2035	2040	2045
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

Data 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 7-2, demand totals include BCVWD's imported water banking 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 7-2.

Table 7-2 Water Supply Assessment for Normal Year Conditions [1]

	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
Beaumont Heights Business Center Potable Water Demand	58	58	58	58	58
Beaumont Heights Business Center Non-Potable Water demand	237	237	237	237	237
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	**17,224**	**18,168**	**19,164**	**20,141**	**20,955**
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	0	2,381	2,892	2,955	2,915
Subtotal Local Supply, AFY	**4,331**	**7,335**	**9,820**	**10,026**	**10,219**
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, AFY	**16,770**	15,294	17,201	18,098	16,049
Total Supply, AFY	**21,101**	22,629	27,021	28,124	26,268
From (To) Banked Beaumont Basin Storage, AFY	**(3,877)**	**(4,461)**	**(7,857)**	**(7,983)**	**(5,313)**

[1] Modified Table 7-8 from the BCVWD 2020 UWMP to include Ventura Water and tables 4-1 and 4-2

8 SUPPLY VERSUS DEMAND ANALYSIS

8.1 BCVWD Normal Year Comparison

Sections 6 and 7 presented the water demand and water supply requirements, including imported water, under average hydrologic conditions for BCVWD. The 2020 SGPWA UWMP quantified the imported water demands on the SGPWA from BCVWD and the other member agencies of the SGPWA. 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.

According to the 2020 SGPWA UWMP, 28.6% of the Sites Reservoir Project yield, (4,000 AFY/14,000 AFY) is committed to BCVWD by virtue of BCVWD's financial commitment to the Sites Reservoir Project Phase 1 and Phase 2 - 2019.

Figure 8-1 shows BCVWD's demand is less than the available supply. Figure 8-1 is based on the data in Table 6-16. Figure 8-2 shows the accumulated volume in BCVWD's Beaumont Basin groundwater storage account. By 2045, the storage account is significantly full (58,700 AF in storage). Figure 8-2 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 8-1: BCVWD's Water Supply and Demand Projection to 2045

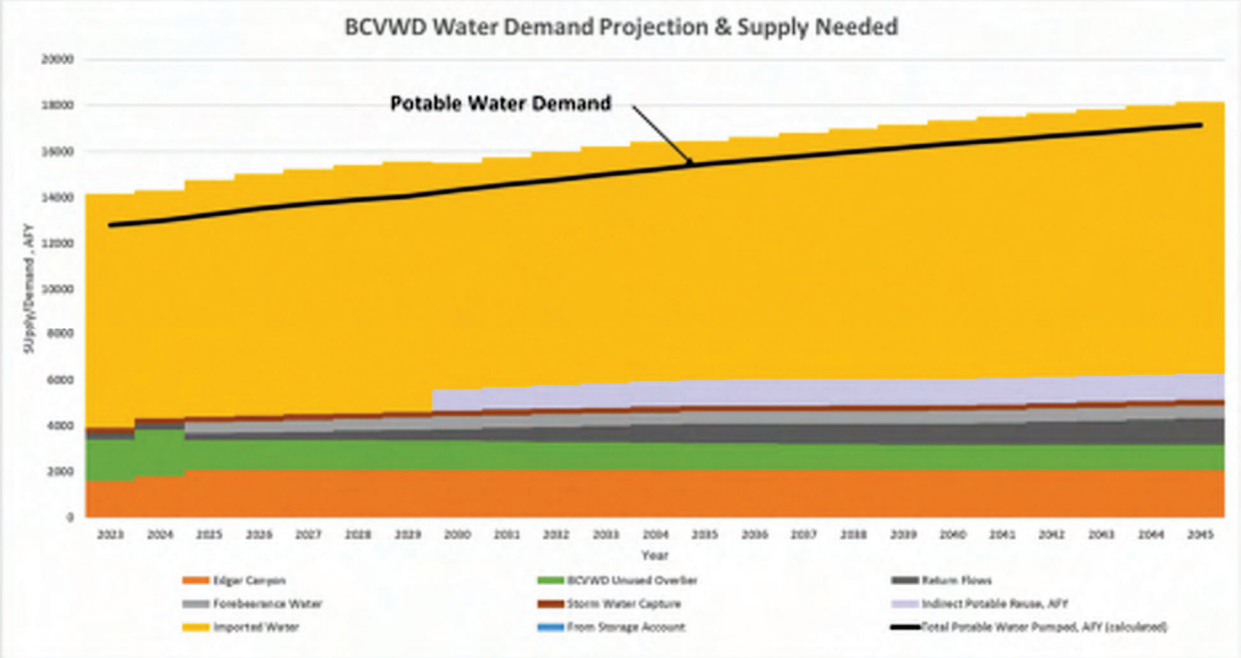
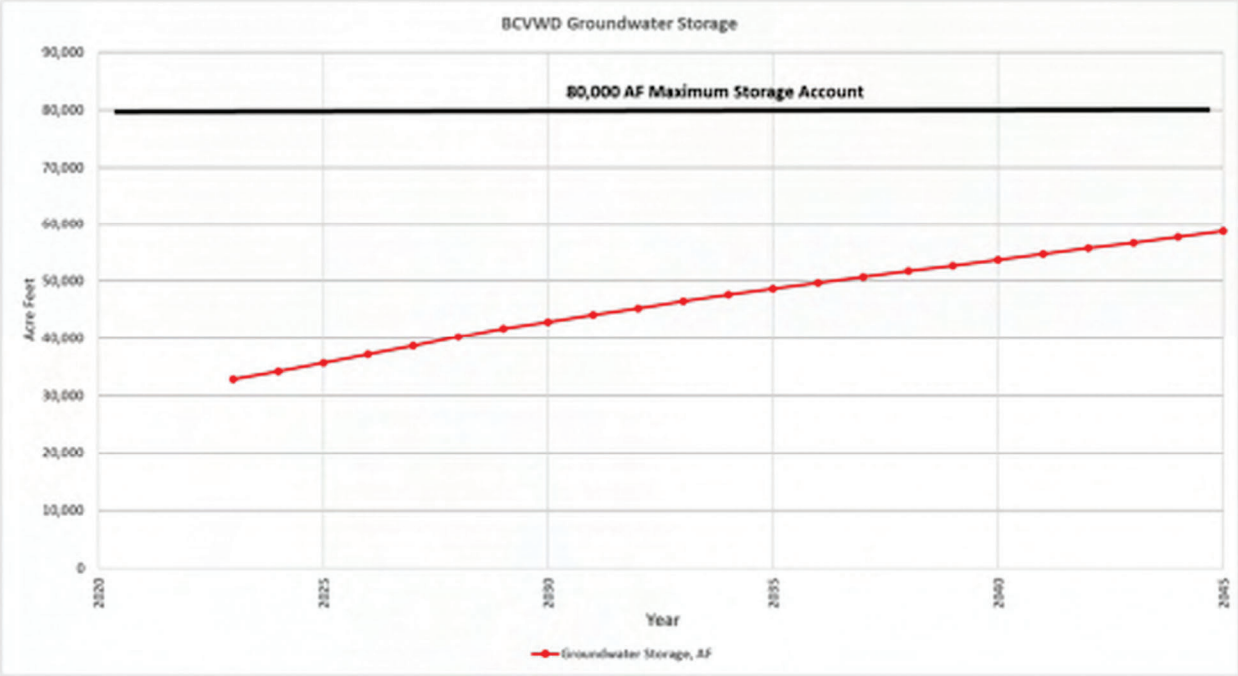


Figure 8-2: BCVWD's Groundwater Storage Balance to 2045



During any normal year conditions (normal is synonymous with average long term supply conditions), the District can expect a surplus in supply, which is ultimately stored in the District's groundwater storage account for drought proofing. A comparison of the District's present and projected supplies and demands is shown below in Table 8-1.

Table 8-1 Normal Year Supply and Demand Comparison [1]

YEAR	2020	2025	2030	2035	2040	2045
Supply Total, AFY	14,246	23,118	22,629	27,021	28,124	26,268
Demand Total, AFY	14,114	17,224	18,168	19,164	20,141	20,955
Surplus (Shortfall), AFY	**132**	**5,894**	**4,461**	**7,857**	**7,983**	**5,313**

[1] Data from tables 4-1, 4-2, and 7-2 of this WSA; and Table ES-3 of the BCVWD 2020 UWMP, modified to include Ventura Imported Water Supply for 2025 and beyond.

8.2 Summary of Member Agency Imported Water Demands on SGPWA

Table 8-2 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 8-2 Regional Summary of Spreadsheet Supply-Demand Model for SGPWA [1]

Demand or Supply	Year				
	2025	**2030**	**2035**	**2040**	**2045**
Potable Water Demand Banning, YVWD (Calimesa), BCVWD, Potable and 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 Water and Local Supply, AFY	45,282	45,356	50,201	51,667	50,083
Total To (From)_ Regional Groundwater Storage, AFY	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**

[1] Taken data from City of Banning 2020 UWMP Table 7.1, YVWD 2020 UWMP Table 11-28, and 7-2.

9 AVAILABLE IMPORTED WATER

9.1 State Water Project Overview

9.1.1 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 9-1, 2023 was a 100% allocation year. Prior to 2023, the last 100% allocation year occurred in 2006. Currently, the Table A Allocation for 2024 is 40%. 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 9-1 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 9-1 SWP Table A Allocations and Deliveries [1]

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

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

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 9-2 and 9-3.

Table 9-2 SWP Future Table A Projected Water Year Deliveries During Single and Multi-Year Drought Conditions (AFY) [1]

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

[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 9-3 shows the normal year, single dry year, and five consecutive dry years planned SWP Table A Allocation for San Gorgonio Pass Water Agency through 2045.

Table 9-3 Future SWP Allocations by Year Type Through 2045 (AFY) [1]

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

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

9.1.2 Table 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 9-5 shows SGPWA's Carryover balance from 2010 through 2020.

Table 9-4 SGPWA Historic SWP Carryover Storage and Use (AFY) [1]

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

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

The Carryover supplies noted in Table 9-4 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, the 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 9-1). 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.

The 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 9-4 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 9-5 shows the Carryover supplies through 2025 and Table 9-6 shows the representative Table A Carryover supplies through 2045.

Table 9-5 Carryover Supplies Through 2025 (AFY) [1]

Table A	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

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

Table 9-6 Future Available Table A Carryover Supplies (AFY) [1]

Total Supply		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	3,000
	Year 2	2,500	2,500	2,500	2,500	2,500
	Year 3	954	954	954	954	954
	Year 4	936	936	936	936	936
	Year 5	1,700	1,700	1,700	1,700	1,700

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

9.1.3 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.

9.2 SGPWA Additional Imported Water Supplies

9.2.1 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 9-7 shows the Yuba Accord water supplies from 2015 - 2020 coming to SGPWA. Table 9-8 shows the normal, single dry, and five consecutive dry year water supplies available under the Yuba Accord.

Table 9-7 Last Five Years of Yuba Accord Water Deliveries (AFY) [1]

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

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

Table 9-8 Yuba Accord Future Water Deliveries in all Year Types (AFY) [1]

Total 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

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

9.2.2 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 9-9 shows SGPWA Nickel Agreement water deliveries from 2017 to 2020.

Table 9-9 Nickel Agreement Water Deliveries since 2017 (AFY) [1]

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

[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 9-10 shows the SGPWA Nickel Agreement future water supply availability.

Table 9-10 Nickel Agreement Future Water Deliveries in all Year Types (AFY) [1]

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

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

9.2.3 San Bernadino 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 SBMVWD'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.

9.2.4 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 Gorgonio Pass Water Agency service area. Table 9-11 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 9-11 Future Availability of Sites Reservoir Water (AFY) [1]

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

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

9.2.5 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.

9.2.6 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 9-12 shows the planned future SWP and other water transfer opportunities that could be available for SGPWA.

Table 9-12 SGPWA Future Transfers and Exchanges (AFY) [1]

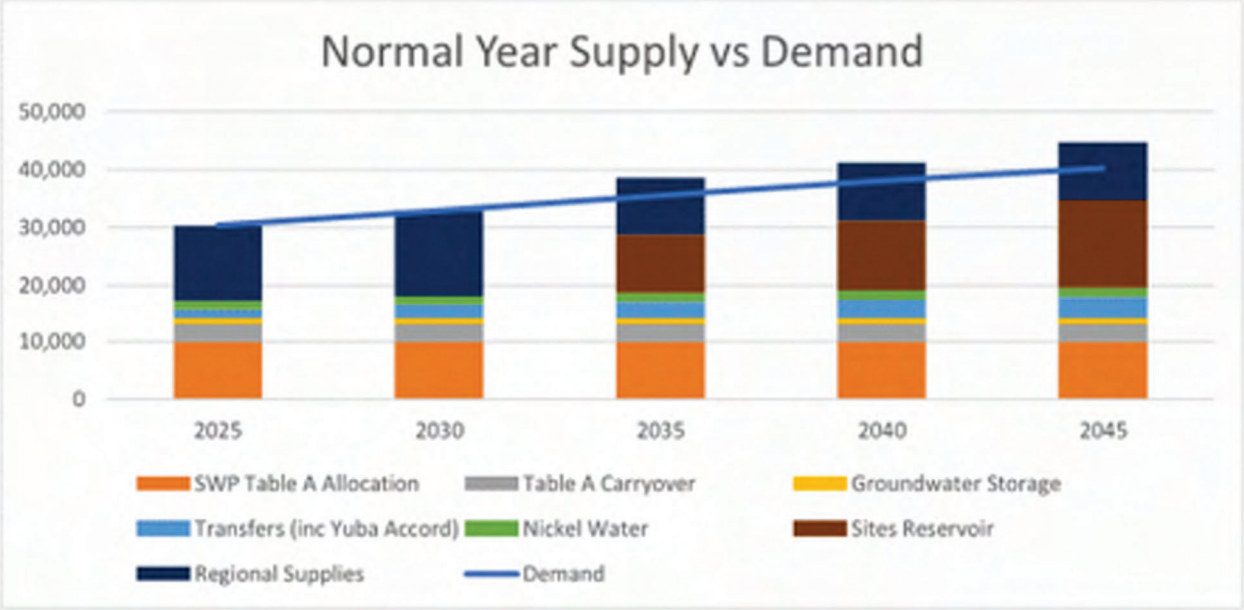
Target Supply	2025	2030	2035	2040	2045
State Water Project	500	1,000	1,000	1,000	1,000
Additional Supplies	600	1,100	1,600	2,100	2,600
Total Transfers	1,100	2,100	2,600	3,100	3,600

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

9.3 Summary of Available Imported Water Supplies

As shown in Figure 9-1, 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.

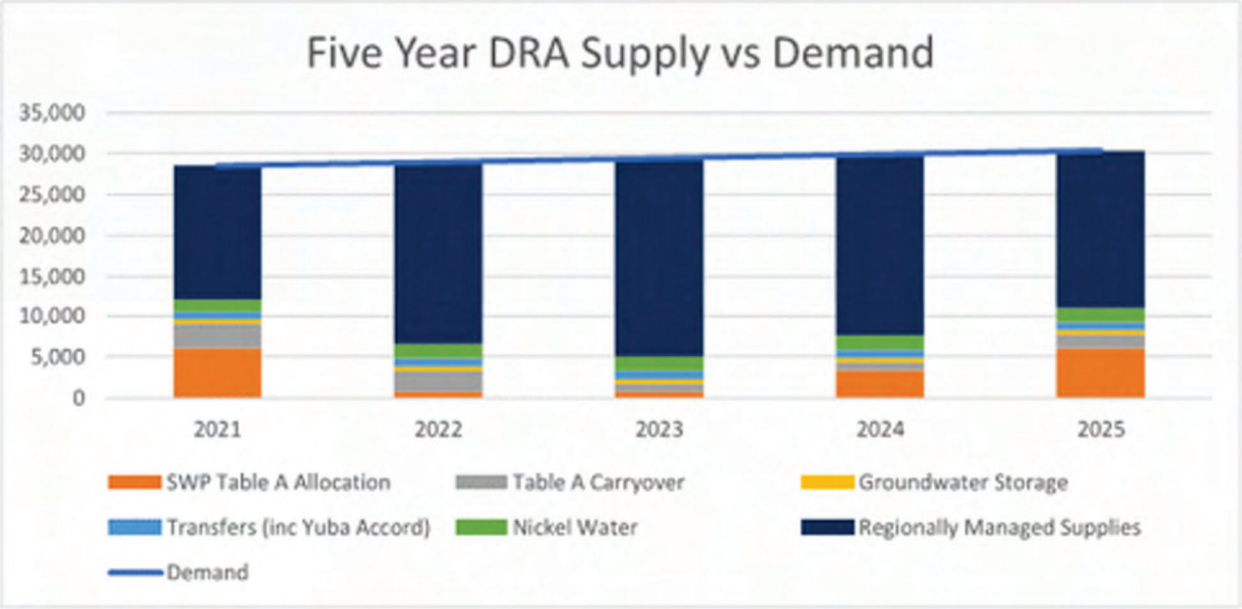
Figure 9-1: SGPWA's Water Service Reliability through 2045 (AFY) [1]



[1] Taken from Figure ES-2 in 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 9-2 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 9-2: SGPWA's Drought Risk Assessment from 2021 through 2045 (AFY) [1]



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

10 WATER SUPPLY ANALYSIS FOR SINGLE AND MULTIPLE DRY PERIOD

10.1 Constraints on Water Sources

A detailed description of BCVWD's current and future water sources are described previously in Sections 7, 8, and 9 of this WSA. Table 10-1, 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.

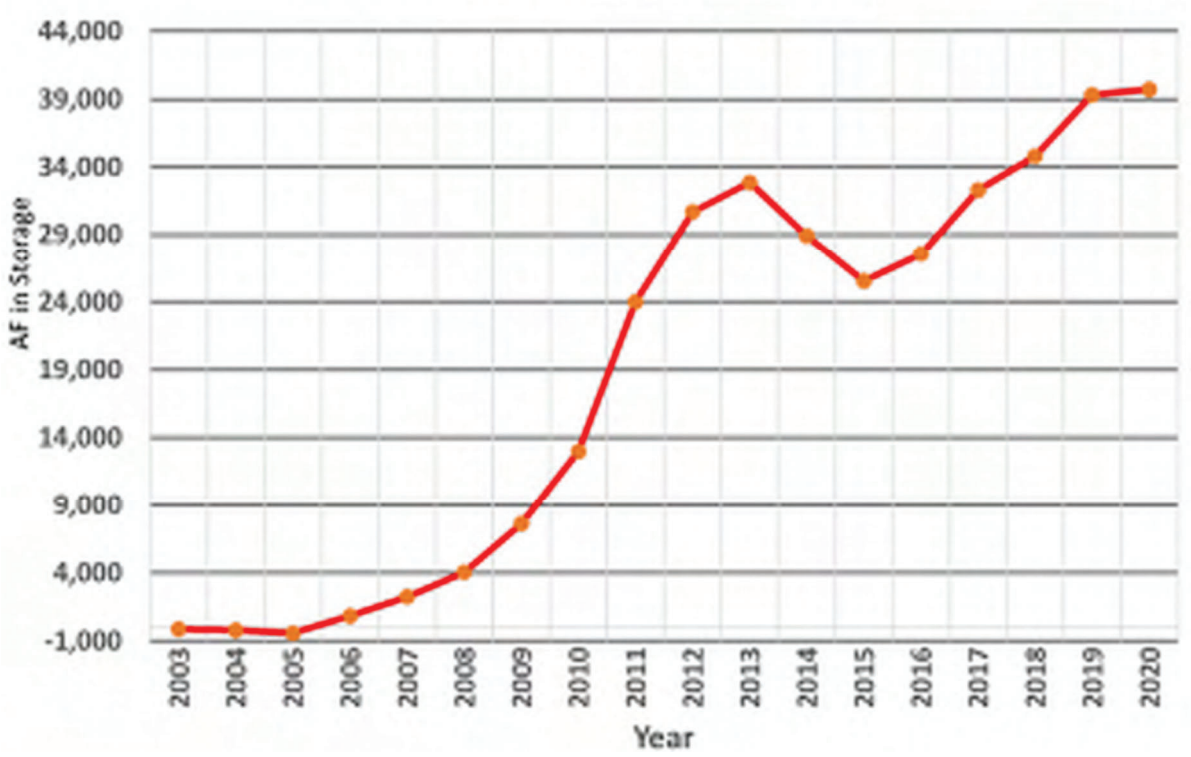
Table 10-1 Factors Resulting in Inconsistency of Supply [1]

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 after 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 10-1 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 10-1: BCVWD's Beaumont Basin Storage Amount [1]



[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 10-2 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 10-2 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 10-2 BCVWD Water Supplies - Projected [1]

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 overlier 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.											

[1] Taken from Figure 6-24 in the 2020 BCVWD UWMP.

10.2 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, the anticipated Table A Allocation available, 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 10-3, 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 10-3 Member Agency's Percent of Available Imported Water When Demand Exceed Supply [1]

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%

[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 10-5 do 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 10-6 through 10-11 (Tables 7-12 through 7-16 in the BCVWD 2020 UWMP).

Table 10-4 Estimated Demand Reductions During Various Dry Year Periods [1]

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

[1] Data 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 10-5 through 10-11 present the water service reliability assessment for single through 6 consecutive dry years. Due to this Project's demands having not been accounted for in the BCVWD 2020 Urban Water Management Plan, the demands in Tables 10-5 through 10-11 below have been increased to include the demands of the proposed Project and reflect that there is adequate water supply. The tables also include Ventura Water Supply, which is not accounted for in the BCVWD 2020 UWMP.

10.3 Single-Dry Year Water Supply and Demand

During drought conditions, the District has the benefit of utilizing groundwater stored in the Beaumont Basin to augment any shortfalls in supply from the State Water Project. A summary of the District's projected supplies and demands during a single dry year period is indicated below in Table 10-5. A shortfall in supply during a single dry year as shown in Table 10-5 would

be met with stored groundwater from the District's storage account in the Beaumont Basin. At the end of 2023, the District had 32,844 AF of banked water in its storage account for use during low supply conditions.

Table 10-5 Water Service Reliability Assessment for Single Dry Year [1]

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
Beaumont Heights Business Center Potable Water Demand	58	58	58	58	58
Beaumont Heights Business Center Non-Potable Water demand	237	237	237	237	237
Non-Potable Water Demand, AFY	1,957	2,175	2,478	2,561	2,578
Total Water Demand, AFY	**15,724**	**16,968**	**18,392**	**19,419**	**20,283**
LOCAL SUPPLY					
Groundwater					
Edgar Canyon, AFY	1,058	1,058	1,058	1,058	1,058
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	0	2,150	2,610	2,660	2,630
Subtotal Local Supply, AFY	**3,197**	**5,746**	**6,680**	**6,873**	**7,076**
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	**2,666**	**2,430**	**2,536**	**2,554**	**2,656**
Total Supply, AFY	**5,863**	**8,176**	**9,216**	**9,427**	**9,732**
From Banked Beaumont Basin Storage, AF	**9,861**	**8,792**	**9,176**	**9,992**	**10,551**

[1] Data from Table 7-11, the BCVWD 2020 UWMP in combination with tables 4-1 and 4-2

10.4 Multiple-Dry Year Water Supply and Demand

Tables 10-6 to 10-11 show multiple-dry water year scenario for the projected demand. The multiple-dry year scenario is based on six consecutive dry years. For the Single Dry Year, potable and non-potable water demands in Table 10-5 (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 10-6 through 10-11 (modified Tables 7-12 through 7-17 from the BCVWD 2020 UWMP).

Table 10-6 Water Service Reliability Assessment for 2 Consecutive Dry Years [1]

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
Beaumont Heights Business Center Potable Water Demand	58	58	58	58	58
Beaumont Heights Business Center Non-Potable Water demand	237	237	237	237	237
Non-Potable Water Demand, AFY	1,957	2,175	2,478	2,561	2,578
Total Water Demand, AFY	15,724	16,968	18,392	19,419	20,283
Total Water Demand (10% Demand Reduction), AFY	**14,152**	**15,271**	**16,553**	**17,477**	**18,255**
LOCAL SUPPLY					
Groundwater					
Edgar Canyon, AFY	1,074	1,074	1,074	1,074	1,074
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	0	2,030	2,460	2,520	2,480
Subtotal Local Supply, AFY	**3,209**	**5,508**	**6,400**	**6,594**	**6,787**
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	4,223	4,039	3,594
Total Supply, AFY	**7,870**	**9,759**	**10,623**	**10,633**	**10,381**
From Banked Beaumont Basin Storage, AF	6,282	5,512	5,930	6,844	7,874
Total Withdrawn from Storage during Dry Period, AF	**12,564**	**11,024**	**11,860**	**13,688**	**15,748**

[1] Data from Table 7-12, the BCVWD 2020 UWMP in combination with tables 4-1 and 4-2

Table 10-7 Water Service Reliability Assessment for 3 Consecutive Dry Years [1]

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
Beaumont Heights Business Center Potable Water Demand	58	58	58	58	58
Beaumont Heights Business Center Non-Potable Water demand	237	237	237	237	237
Non-Potable Water Demand, AFY	1,957	2,175	2,478	2,561	2,578
Total Water Demand, AFY	15,724	16,968	18,392	19,419	20,283
Total Water Demand (20% Demand Reduction), AFY	**12,579**	**13,574**	**14,714**	**15,535**	**16,226**
LOCAL SUPPLY					
Groundwater					
Edgar Canyon, AFY	1,143	1,143	1,143	1,143	1,143
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	0	2,030	2,460	2,520	2,480
Subtotal Local Supply , AFY	**3,099**	**5,394**	**6,274**	**6,459**	**6,652**
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	**9,223**	**10,980**	**11,732**	**11,587**	**10,934**
From Banked Beaumont Basin Storage, AF	3,356	2,594	2,982	3,948	5,292
Total Withdrawn from Storage during Dry Period, AF	**10,068**	**7,782**	**8,946**	**11,844**	**15,876**

[1] Data from Table 7-13, the BCVWD 2020 UWMP in combination with tables 4-1 and 4-2

Table 10-8 Water Service Reliability Assessment for 4 Consecutive Dry Years [1]

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
Beaumont Heights Business Center Potable Water Demand	58	58	58	58	58
Beaumont Heights Business Center Non-Potable Water demand	237	237	237	237	237
Non-Potable Water Demand, AFY	1,957	2,175	2,478	2,561	2,578
Total Water Demand, AFY	15,724	16,968	18,392	19,419	20,283
Total Water Demand (25% Demand Reduction), AFY	**11,793**	**12,726**	**13,794**	**14,564**	**15,212**
LOCAL SUPPLY					
Groundwater					
Edgar Canyon, AFY	1,184	1,184	1,184	1,184	1,184
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	0	2,030	2,460	2,520	2,480
Subtotal Local Supply, AFY	**3,050**	**5,343**	**6,217**	**6,398**	**6,591**
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	**8,254**	**7,528**	**7,256**	**6,712**	**5,281**
Total Supply, AFY	**11,304**	**12,871**	**13,473**	**13,110**	**11,872**
From Banked Beaumont Basin Storage, AF	489	(145)	321	1,454	3,340
Total Withdrawn from Storage during Dry Period, AF	**1,956**	**(580)**	**1,284**	**5,816**	**13,360**

[1] Data from Table 7-14, the BCVWD 2020 UWMP in combination with tables 4-1 and 4-2
[2] Numbers in ( ) indicate a surplus of water.

Table 10-9 Water Service Reliability Assessment for 5 Consecutive Dry Years [1]

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
Beaumont Heights Business Center Potable Water Demand	58	58	58	58	58
Beaumont Heights Business Center Non-Potable Water demand	237	237	237	237	237
Non-Potable Water Demand, AFY	1,957	2,175	2,478	2,561	2,578
Total Water Demand, AFY	15,724	16,968	18,392	19,419	20,283
Total Water Demand (30% Demand Reduction), AFY	**11,007**	**11,878**	**12,874**	**13,593**	**14,198**
LOCAL SUPPLY					
Groundwater					
Edgar Canyon, AFY	1,234	1,234	1,234	1,234	1,234
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	0	2,030	2,460	2,520	2,480
Subtotal Local Supply, AFY	**3,010**	**5,302**	**6,170**	**6,346**	**6,539**
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	1127	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	**10,731**	**12,345**	**12,977**	**12,662**	**11,571**
From Banked Beaumont Basin Storage, AF	276	(467)	(103)	931	2,627
Total Withdrawn from Storage during Dry Period, AF	**1,380**	**(2,335)**	**(515)**	**4,655**	**13,135**

[1] Data from Table 7-15, the BCVWD 2020 UWMP in combination with tables 4-1 and 4-2
[2] Numbers in ( ) indicate a surplus of water.

Table 10-10 Water Service Reliability Assessment for 6 Consecutive Dry Years [1]

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
Beaumont Heights Business Center Potable Water Demand	58	58	58	58	58
Beaumont Heights Business Center Non-Potable Water demand	237	237	237	237	237
Non-Potable Water Demand, AFY	1,957	2,175	2,478	2,561	2,578
Total Water Demand, AFY	15,724	16,968	18,392	19,419	20,283
Total Water Demand (40% Demand Reduction), AFY	**9,434**	**10,181**	**11,035**	**11,651**	**12,170**
LOCAL SUPPLY					
Groundwater					
Edgar Canyon, AFY	1,240	1,240	1,240	1,240	1,240
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	0	2,030	2,460	2,520	2,480
Subtotal Local Supply , AFY	**2,837**	**5,124**	**5,980**	**6,148**	**6,341**
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	**7,989**	**7,286**	**7,032**	**6,513**	**5,157**
Total Supply, AFY	**10,826**	**12,410**	**13,012**	**12,661**	**11,498**
From Banked Beaumont Basin Storage, AF	(1,392)	(2,229)	(1,977)	(1,010)	672
Total Withdrawn from Storage during Dry Period, AF	**(8,352)**	**(13,374)**	**(11,862)**	**(6,060)**	**4,032**

[1] Data from Table 7-16, the BCVWD 2020 UWMP in combination with tables 4-1 and 4-2
[2] Numbers in ( ) indicate a surplus of water.

In all of the assessments, water must be extracted from BCVWD's Beaumont Basin Storage account. Tables 9-3 through 9-7 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 decrease if conservation measures and restrictions are achieved. If no conservation occurs (worst case, conservative), BCVWD will need to maintain approximately 13,200 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 10-11 below. The results of the Multiple Dry Year Period Analysis above assume that the demand reductions and conservation measures described in Section 8 in the BCVWP 2020 UWMP are achieved.

Table 10-11 5-Year Drought Risk Assessment [1]

YEAR	2021	2022	2023	2024	2025
DEMAND					
Potable Water Demand, AFY	12,412	12,604	12,787	12,952	13,472
Beaumont Heights Business Center Potable Water Demand	58	58	58	58	58
Beaumont Heights Business Center Non-Potable Water demand	237	237	237	237	237
Non-Potable Water Demand, AFY	1,642	1,664	1,686	1,696	1,957
Total Water Demand, AFY	14,349	14,563	14,768	14,943	15,724
Demand Reduction (%)	0%	10%	20%	25%	30%
Total Water Demand (Including Reductions), AFY	**14,349**	**13,107**	**11,814**	**11,207**	**11,007**
LOCAL SUPPLY					
Groundwater					
Edgar Canyon, AFY	1,058	1,074	1,143	1,184	1,234
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	0	0	0	0	0
Subtotal Local Supply, AFY	**3,318**	**3,331**	**3,413**	**3,655**	**3,011**
BCVWD's Share of Imported Supply					
Table A Allocation (%), AFY	5%	12.50%	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	1,884
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**	**7,721**
Total Supply, AFY	**5,983**	**7,992**	**9,538**	**11,908**	**10,732**
From Banked Beaumont Basin Storage, AF [2]	8,366	5,115	2,276	(701)	275
Total Withdrawn from Storage during Dry Period, AF	**8,366**	**13,481**	**15,757**	**15,056**	**15,331**

[1] Data from Table 7-17, the BCVWD 2020 UWMP in combination with tables 4-1 and 4-2
[2] Numbers in ( ) indicate a surplus of water.

11 WATER SOURCE AVAILABILITY

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 Gorgonio Creek (Edgar Canyon)
- Adjudicated groundwater from the Beaumont Basin
- Stormwater capture in Edgar Canyon (Little San Gorgonio Creek) and recharge in percolation ponds in Upper and Middle Canyon and at the Canyon mount 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
- Stormwater capture and recharge via the MDP Line 16 Storm Drain (cost shared with RCFC&WCD, SAWPA grant and preparing for construction)

Potential Future Sources include the following:

- Recycled water from the City of Beaumont for landscape irrigation and with potential for 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 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 Gorgonio 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 (2023), the water demand in the non-potable system is about 10% 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.

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.

11.1 Groundwater

11.1.1 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 11-1 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 11-1, 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 11-1 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 11-1 Summary of BCVWD's Beaumont Storage Credits

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

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

11.1.2 Edgar Canyon

Groundwater from Edgar Canyon is affected to some degree by dry and wet years. The average annual extraction from Edgar Canyon is 2,015 AFY based on records from 1983- 2023. During that period of time, the minimum extracted was 1,058 AFY, which occurred in 2022. 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 11-2 (Table 7-3 in the BCVWD 2020 UWMP) along with the Base Period for moving averages.

Table 11-2 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 (2022)	1,058
2 Consecutive Dry Years (2021-2022)	1,074
3 Consecutive Dry Years (2020 – 2022)	1,143
4 Consecutive Dry Years (2019 – 2022)	1,184
5 Consecutive Dry Years (2018 – 2022)	1,234
6 Consecutive Dry Years (2017 – 2022)	1,240

11.2 Imported Water

The amount of imported water available from the SGPWA via the State Water Project is very climate dependent. By using the 2023 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 single, 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 11-3 (Table 7-4 in the BCVWD 2020 UWMP).

Table 11-3 SGPWA SWP Delivery Capability as Percent of Table A [1]

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%
2023 Report [2]	2,261	55%	161	4%	1,093	26%	-	-	934	23%	859	21%

[1] Data from Table 7-4 in the BCVWD 2020 UWMP.
[2] Data from 2023 DWR Delivery Capability Report

The percentages in Table 11-3 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 consecutive dry years are not far from the 2023 DWR SWP Delivery Capability Report. For the reliability analysis in this 2020 UWMP and this WSA, the allocation percentages identified in the list above (Table 7-5 in the BCVWD 2020 UWMP) will be used.

Table 11-4 SGPWA SWP Delivery Capability as Percent of Table A (Used for Reliability Analysis) [1]

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

[1] Data from Table 7-5 in the BCVWD 2020 UWMP.

For the reliability analysis, the percentages in Table 11-4 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 10-5 through 10-10.

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 the 2020 UWMP and subsequent UWMP updates in concert with DWR's Delivery Capability Reports.

11.3 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 11-5 provides an estimate of the available recycled water during extended dry periods.

Table 11-5 Estimated Recycled Water Available During Extended Dry Periods [1]

Year		2025	2030	2035	2040	2045
City of Beaumont Recycled Water Available (AFY)	Availability %	2017	2,381	2,892	2,955	2,915
Single Dry Year	90%	1,820	2,150	2,610	2,660	2,630
2-Year	85%	1,720	2,030	2,460	2,520	2,480
3-Year	85%	1,720	2,030	2,460	2,520	2,480
4-Year	85%	1,720	2,030	2,460	2,520	2,480
5-Year	85%	1,720	2,030	2,460	2,520	2,480
6-Year	85%	1,720	2,030	2,460	2,520	2,480

[1] Data from Table 7-6 in the BCVWD 2020 UWMP.

11.4 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 11-6 (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 11-6 Estimated Storm Water Available During Extended Dry Periods [1]

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

[1] Data from Table 7-7 in the BCVWD 2020 UWMP.

11.5 Water Shortage Contingency Plan

A long-term, reliable supply of water is essential to protect the productivity of California's businesses and economic climate, and increasing long-term water conservation among residents, improving water use efficiency within the users, and strengthening local and regional drought planning are critical to resilience for drought and climate change.

As part of the long-range planning activities, every urban water supplier should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry water years now and into the foreseeable future, and every urban water supplier should collaborate closely with local land-use authorities to ensure water demand forecasts are consistent with current land-use planning.

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 plan, 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. These stages could be implemented as a result of BCVWD water shortages, including reduction in imported water allocation and associated water placed previously in storage by BCVWD (i.e. conjunctive use drought and emergency water supply), or mandatory water conservation targets by the Governor's office.

These stages and the percent reductions in demand are based on BCVWD's experience during the state mandated water conservation program targets comparing 2020 with a similar period in 2015, where BCVWD was able to reduce consumption by 24.3% for the period May 2015 through April 2016. This was done through the restrictions in Board of Directors Resolution 2015-05, which limited watering to two days per week due to mandatory reductions in the District's demands of 36% (when compared to 2013 water usages).

In establishing the "Stages," BCVWD has the advantage of the Beaumont Basin, its large storage capacity for banked water, and BCVWD's 80,000 AF storage account. BCVWD currently has 32,884 AF in storage, despite an average SWP allocation of only 43% for the period 2017 through 2020 (approximately 15% difference from normal, "long-term" supply). BCVWD's plan is to purchase additional imported water (when available in advance of annual need (i.e., conjunctive use purchases)) over the amount needed to meet annual demands to add to the storage account balance each year, including making up for any shortfall(s) that may occur during dry years. This results in a conjunctive use activity and hence the averaged annual water supply approach outlined herein and as identified in Table 11-7, below.

Table 11-7 Water Shortage Contingency Plan Levels [1]

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 conjuntive use water in storage); response actions includes voluntary public dem and reduction of 10%, and community outreach encouraging conservation.
2	Up to 20%	Up to 20% reduction in normal, "long term" water supply (including conjuntive 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 conjuntive 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 conjuntive 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 conjuntive 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 conjuntive 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)

[1] Data from Table 8-1 of the BCVWD 2020 UWMP.

12 CONCLUSIONS

This WSA assessed water supplies available during normal, single-dry, multiple-dry water years to see if they can meet the projected water demand of the proposed Project, in addition to the water supplier's existing and planned future uses. The Project will add approximately 295 AFY of water demand in the current year. Water demand for the Project was calculated using demand factors for each of the Project land uses. The Project is not located in an area that is currently serviced by a public water system but is located less than a mile away from the District's service border.

BCVWD has sufficient supply to meet the current and projected supply during normal, single-dry, and multiple-dry years. 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 Beaumont Heights Business Center 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.

In single-dry and multiple-dry years, BCVWD can meet existing and future demands together with the Project's demands by pumping groundwater from its banked supplies.

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 Beaumont Heights Business Center WSA.

Upon completion of this WSA, the BCVWD, the likely water supplier for the Project, will provide a (1) resolution adopting the WSA for the Project and (2) a Will-Serve Letter for the Project. This will be included into the Project's environmental documentation.

Consistent with the provisions of SB 610, neither this WSA nor its approval shall be construed to create a right or entitlement to water service or any specific level of water service, and shall not impose, expand, or limit any duty concerning the obligation of BCVWD to provide certain service to its existing customers or to any future potential customers.

This WSA does not constitute a will-serve, plan of service, or agreement to provide water service to the Project, and does not entitle the Project, Project Applicant, or any other person or entity to any right, priority or allocation in any supply, capacity, or facility. To receive water service, the Project will be subject to an agreement with BCVWD, together with any and all applicable fees, charges, plans and specifications, conditions, and any and all other applicable BCVWD requirements in place and as amended from time to time. Nor does anything in the WSA prevent or otherwise interfere with BCVWD's discretionary authority to declare a water shortage emergency in accordance with the CWC.

13 REFERENCES

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

https://bcvwd.gov/wp-content/uploads/2021/10/2020-BCVWD-UWMP-ADOPTED_2021-08-26a.pdf

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

https://bcvwd.org/wp-content/uploads/2017/08/2016-Potable-Water-System-Master-Plan.pdf

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

https://bcvwd.gov/wp-content/uploads/2018/07/2018-07-26-Workshop-Agenda.pdf

DWR (California Department of Water Resources). 2003. Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 of 2001. Accessed at: http://sntbberry.cityofsanteeca.gov/sites/FanitaRanch/Public/Remainder%20of%20the%20Record/(2)%20Reference%20Documents%20from%20EIR%20&%20Technical%20Reports/Tab%20185%20-%202003-10%20CDWR%20Guidebook%20for%20Impl%20SB%20610.pdf

NOAA (National Oceanic Atmospheric Administration). Website, accessed at: https://www.ncei.noaa.gov/access/us-climate-normals/#dataset=normals-daily&timeframe=30&location=CA&station=USW00003159&month=3.

SWRCB (California State Water Resources Control Board). 2020. Website, accessed at: https://www.waterboards.ca.gov/waterrights/board_info/water_rights_process.html

USBR (Bureau of Reclamation). 2021. Website, accessed at: https://www.usbr.gov/lc/yuma/programs/YAWMS/GROUNDWATER

Supplemental Data Provided By District Staff

STAFF REPORT

TO: Board of Directors

FROM: Dan Jaggers, General Manager

SUBJECT: **California Environmental Quality Act (CEQA) Notice of Exemption for the 2600 – 2400 Non-Potable Water Pressure Reducing Station (west of Palmer Avenue and north of Morris Street within the Fairway Canyon community)**

Staff Recommendation

Accept the findings of staff that the following project is exempt from the California Environmental Quality Act (CEQA) and direct staff to file a Notice of Exemption with the Riverside County Clerk-Recorder for the following Project:

> 2600 – 2400 Non-Potable Water Pressure Reducing Station located west of Palmer Avenue in the City of Beaumont (Riverside County Assessor's Parcel No. 413-460-060).

Executive Summary

District staff has determined that this Project is statutorily exempt pursuant to Public Resources Code Section 21080.21 and state CEQA Guidelines Section 15282(k), and categorically exempt under State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (new construction or conversion of small structures). District staff is bringing this item to the Board to accept the findings that the Project is exempt from the California Environmental Quality Act and direct staff to file a Notice of Exemption with the Riverside County Clerk-Recorder.

Background

The non-potable pipelines within the District's existing 2400 Pressure Zone (PZ) have historically been served by interconnect(s) from the District's potable water system and this portion of the District's non-potable water system is supplemented by water from the District's 2650 PZ. Upon receiving notification from the Fairway Canyon HOA regarding high water pressure issues and following investigations by District staff, modifications were made for the 2400 PZ to be isolated, and interconnected to the 2370 PZ (potable). The District's intent is to construct this regulating station to allow the users in this 2400 PZ the opportunity to utilize the final planned service pressure intended for this area which is above the current supply pressure provided by the interim solution.

On the January 23, 2025, Engineering Workshop, the Board of Directors authorized the General Manager to execute a Task Order with Cozad & Fox, Inc. for survey services and authorized additional expenditures for District staff to undergo plan preparation, environmental assessment, and project permitting. The survey Task Order has since been completed and District staff has prepared preliminary plans currently undergoing plan review with the City of Beaumont Public Works Department.

Discussion

District staff has determined that this project will have minimal impacts on the environment and the proposed installation of the water service connection located in the City of Beaumont has been determined to have no potential to cause significant adverse effects on the environment and will ensure a safe and adequate water supply for the Applicant.

Categorical Exemption Class 1 exempts "*the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, or mechanical equipment… involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (b) Existing facilities of both investor-owned and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services*."

Categorical Exemption Class 3 exempts *"construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption."*

Fiscal Impact

All costs (including staff time) associated with filing the Notice of Exemption will be paid by the District and funded from Capital Expansion Reserves (collected Capacity Charges).

Attachments

1. 2600 – 2400 Non-Potable Water Pressure Reducing Station Location Map
2. 2600 – 2400 Non-Potable Water Pressure Reducing Station Draft Notice of Exemption

Staff Report prepared by Evan Ward, Associate Civil Engineer I

Attachment 1 - 2600-2400 Non-Potable Water Pressure Reducing Station Location Map

N
W E
S
N.T.S.

Attachment 2

NOTICE OF EXEMPTION

To: **County of Riverside**
County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507

From: Beaumont-Cherry Valley Water District
560 Magnolia Avenue
Beaumont, CA 92223

Project Title: NR-2600-0002 – 2600 – 2400 Non-Potable Pressure Regulation Station on Palmer Avenue

Project Location: The proposed pressure reducing station is located west of Palmer Avenue, east of Oak Valley Parkway and west the I-10 Freeway in the City of Beaumont.

Project Location - City: City of Beaumont

Project Location - County: Riverside

Description of Nature, Purpose, and Beneficiaries of the Project: The purpose of the proposed 2600 – 2400 Non-Potable Pressure Regulating Station is to reduce pressure within the District's 2600 Pressure Zone to the District's 2400 Pressure Zone. The District's 2400 Pressure Zone has historically been served from a potable interconnect via the District's 2370 Pressure Zone. All the above proposed activities will occur within the footprint of existing disturbed areas of the road right-of-way and adjacent improved lands.

Name of Public Agency Approving Project: Beaumont-Cherry Valley Water District

Name of Person or Agency Carrying Out Project: Beaumont-Cherry Valley Water District

Exempt Status: (Check One)

- ___ Ministerial (Sections 21080(b)(1); 15268)
- ___ Declared Emergency (Sections 21080(b)(3); 15269(a))
- ___ Emergency Project (Sections 21080(b)(4); 15269(b))
- ✔ Categorical Exemption (Section 21084; 15301(d))

Reasons why project is exempt: The State CEQA Guidelines provide a series of Categorical Exemptions for projects that have been deemed to have minimal impacts on the environment. The proposed 2600 – 2400 Non-Potable Pressure Regulating Station in the City of Beaumont has been determined to have no potential to cause significant adverse effects on the environment and will ensure adequate water pressure for the water customers located within the District's 2400 Pressure Zone. Categorical Exemption Class 1 exempts *"the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, or mechanical equipment…involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (b) Existing facilities of both investor-owned and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services."* Categorical Exemption Class 3 exempts "*construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. (d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction."* The proposed pressure reducing station has been determined **not** to have a potential to cause significant adverse environmental effects. Therefore, this proposed action is not forecast to cause

any potential for significant adverse environmental impacts and qualifies with the requirements for a Class 1(b) and Class 3(d) exemption.

Lead Agency
Contact Person: Daniel K. Jaggers Telephone: (951) 845-9851

Signature: _____ Title: General Manager Date: _____

Beaumont-Cherry Valley Water District
Regular Board Meeting
May 22, 2025

Item 5

STAFF REPORT

TO: Board of Directors

FROM: Dan Jaggers, General Manager

SUBJECT: **Authorize the Expenditure of Funds for Materials and Labor for the Construction of the 2600-2400 Non-Potable Water Pressure Reducing Station (west of Palmer Avenue and north of Morris Street within the Fairway Canyon community)**

Staff Recommendation

Authorize the General Manager to direct staff to purchase materials and provide District labor, equipment, and testing necessary to complete the construction of the 2600-2400 Non-Potable Water Pressure Reducing Station in an amount not to exceed **$283,000.00** and an additional contingency of $**40,000.00** for a total not to exceed amount of **$323,000.00**.

Executive Summary

The District has a non-potable pressure reducing station identified within the 2025 – 2029 Capital Improvement Budget (CIB) which is in need of construction. The proposed pressure reducing station will reduce water pressure within the District's non-potable water system from the 2600 Pressure Zone (PZ) to the 2400 PZ. Currently, the pipelines within the 2400 PZ are supplied water through a potable water interconnect from the District's 2370 PZ. The 2600 – 2400 PZ non-potable pressure reducing station (Project) is proposed to be located on a parcel currently owned by the Fairway Canyon Homeowners Association (HOA).

The Fairway Canyon HOA has indicated to District staff that the HOA is willing to dedicate an easement to the District for the non-potable pressure reducing station. District staff utilized on-call surveying consultants to perform the surveying for this project. District staff utilized the files provided by the on-call survey consultants to complete in-house design and is currently coordinating with the City of Beaumont. District staff plans to submit for an Encroachment Permit upon completion of the plans. District staff estimates the total cost of materials and labor associated with the construction of the project to be an amount not to exceed **$323,000.00**.

Background

The non-potable pipelines within the District's existing 2400 PZ have historically been served by interconnect(s) from the District's potable water system and this portion of the District's non-potable water system is supplemented by water from the District's 2650 PZ. Upon receiving notification from the Fairway Canyon HOA regarding water pressure issues and following investigations by District's staff, modifications were made for the 2400 PZ to be isolated, and interconnected to the 2370 PZ (potable). The District's intent is to construct this regulating station to allow the users in this 2400 PZ the opportunity to utilize the ultimate pressure intended for this area.

At the January 23, 2025, Engineering Workshop, the Board of Directors authorized the General Manager to execute a Task Order with Cozad & Fox, Inc. for surveying services and authorized

additional expenditures for project soft costs consisting of contract document preparation, project environmental assessment, and project permitting. District staff has since completed preliminary plans for the project and is currently coordinating with the City of Beaumont for completion of the plans.

Discussion

In an effort to expedite the construction process, District plans to construct the 2600-2400 Non-Potable Water Pressure Reducing Station internally. This method will save time and allow the District staff to gain the experience of constructing projects such as this. District staff is requesting authorization to purchase construction materials and appurtenances associated with the 2600-2400 Non-Potable Water Pressure Reducing Station project and authorize expenditures related to District labor costs needed to construct the pipeline.

District staff has separated the anticipated hard costs and soft costs for the construction of this Project and has summarized them in Table 1, below.

Table 1 – 2600-2400 Non-Potable Water Pressure Reducing Station Estimated Construction Costs

Description	Quantity
Materials and Equipment Costs	
Materials	$165,000.00
Equipment[1]	$40,000.00
Pavement	$13,000.00
Subtotal Costs	$218,000.00
Contingency (15%)	$33,000.00
Total Mat. & Equip. Costs	$251,000.00
District Labor and Other Soft Costs	
District Labor[2]	$50,000.00
Other[3]	$15,000.00
Subtotal Costs	$65,000.00
Contingency (10%)	$7,000.00
Total District Labor & Other Costs	$72,000.00
Total Const. Costs	**$323,000.00**

Note:
1. This includes costs associated with rental of an excavator, trench plates, and traffic control implementation.
2. This is the estimated fully burdened District Labor cost to construct the Project.
3. This includes other soft costs such as geotechnical inspections and laboratory testing.

A summary of the project budget is summarized in Table 2, below.

Table 2 – 2600-2400 Non-Potable Water Pressure Reducing Station Budget

Description	Amount
2025 Board Approved Budget (2025-2029 CIB) [1]	**$401,600.00**
Project Planning & Design Costs	
Project Surveying[2]	$8,800.00
Project Planning & Design Costs[2]	$40,200.00
Subtotal Design Costs	$49,000.00
Anticipated Construction Costs[3]	$323,000.00
Total PRV Construction Costs	**$372,000.00**
Budget Remaining	**$29,600.00**

Note:
1. The 2025 – 2029 Capital Improvement Budget was approved on the December 11, 2024 Regular Board Meeting.
2. The Board authorized a Task Order for surveying and for Project Preliminary Soft Costs on the January 23, 2025 Engineering Workshop.
3. See Table 1, above.

Fiscal Impact

The fiscal impact to the District for the construction of the 2600 – 2400 non-potable water pressure reducing station is estimated to be an amount not to exceed **$323,000.00** (includes contingency of **$40,000.00**).

The total fiscal impact to the District for the 2600 – 2400 non-potable water pressure reducing station project is estimated to be an amount not to exceed **$372,000.00**. The Project is identified in the 2025 – 2029 CIB with a total budget of $401,600.00 (NR-2600-0002). The District would fund this project from Capital Expansion Reserves (collected capacity charges).

Attachments

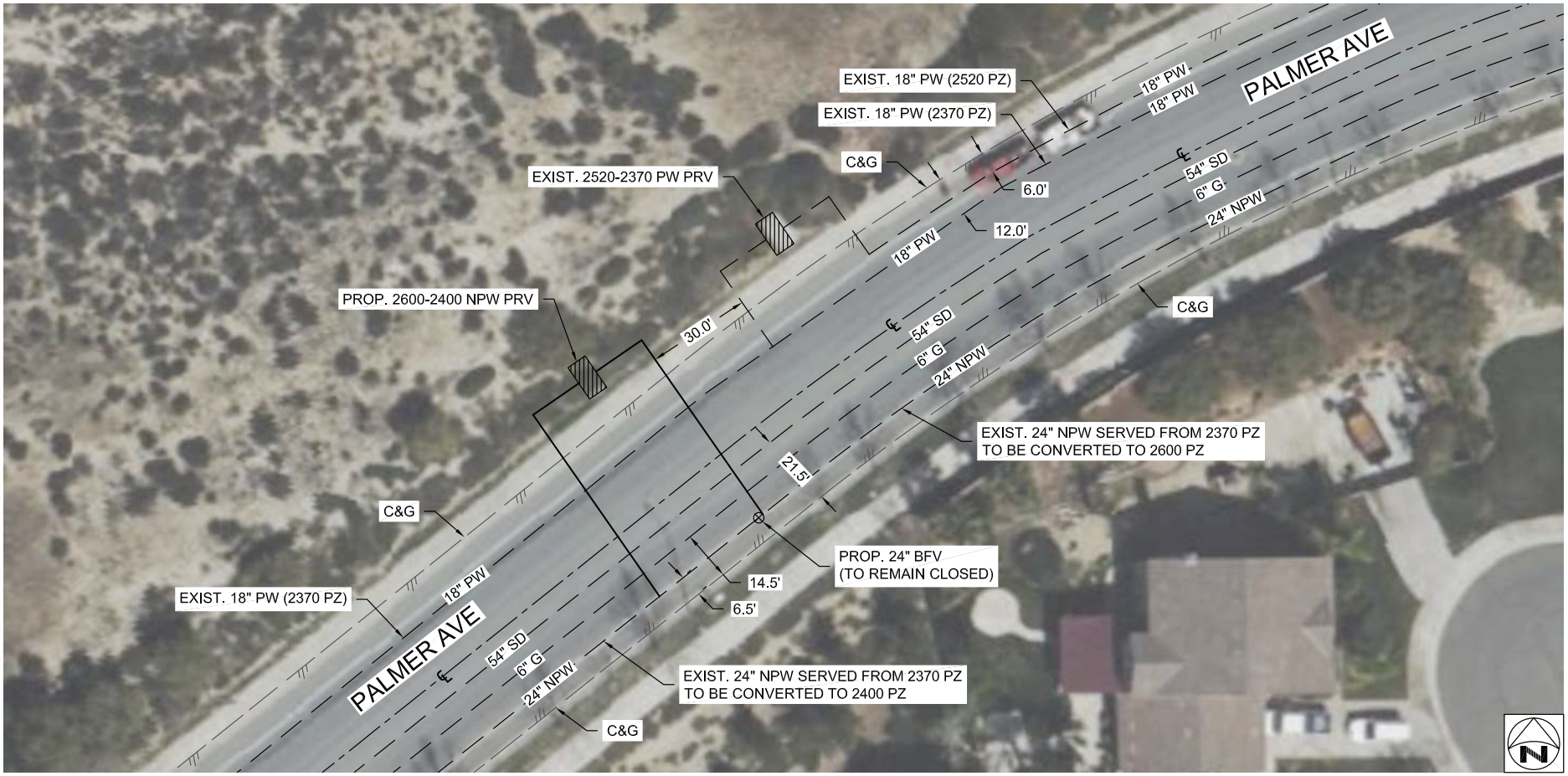
1. 2600 – 2400 Non-Potable Water Pressure Reducing Station Location Map
2. Palmer Avenue 2600 – 2400 Non-Potable Water Pressure Reducing Station Exhibit
3. Appendix C of the 2025-2029 Capital Improvement Budget

Staff Report prepared by Evan Ward, Associate Civil Engineer I

Attachment 1 - 2600-2400 Non-Potable Water Pressure Reducing Station Location Map

N
W E
S
N.T.S.

Attachment 2



1" = 100'

BEAUMONT CHERRY VALLEY WATER DISTRICT EST. 1919

PALMER AVENUE 2600 - 2400
NON-POTABLE WATER
PRESSURE REDUCING STATION
EXHIBIT

SHEET 1 OF 1

Attachment 3

Beaumont-Cherry Valley Water District
Appendix C
2025-2029 Capital Improvement Budget Detail

Engineering Project #	Footnotes	Project Begin Year	Capital Improvement Program	2025 Budget Request	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	5-Year Budget Total
VE-TRUK-0023	(5),(12)	2024	NEW 3/4 Ton Utility Truck	80,000	-	-	-	-	80,000
VE-TRUK-0024	(5),(12)	2024	NEW 3/4 Ton Utility Truck	80,000	-	-	-	-	80,000
VE-TRUK-0025	(5),(12)	2024	NEW 3/4 Ton Utility Truck	80,000	-	-	-	-	80,000
VE-HEAV-0003		2027	Loader 938G	-	-	400,900	-	-	400,900
VE-HEAV-0004		2027	Skip Loader with Box Gannon attachment	-	-	-	226,700	-	226,700
VE-HEAV-0005		2025	Water Truck	154,800	-	-	-	-	154,800
VE-HEAV-0006		2026	Skidsteer tractor with attachments	-	-	-	283,300	-	283,300
VE-HEAV-0007		2028	D-5 Dozer Dual Slope	-	-	-	547,400	-	547,400
VE-EQIP-0002		2026	Ingersoll Rand Air Compressor (Dec, 2008)	-	-	-	-	-	-
VE-EQIP-0003		2028	Water Buffalo (Feb, 2018)	-	-	-	8,500	-	8,500
VE-EQIP-0004		2027	400W Light Tower w/Generator (Dec, 2017)	-	-	27,400	-	-	27,400
VE-EQIP-0005		2024	NEW 400W Light Tower w/Generator	-	-	-	-	-	-
			Total Vehicles & Equipment	**881,900**	**156,200**	**615,100**	**1,065,900**	**-**	**2,719,100**
			Non-Potable Infrastructure Projects						
NEO-0000-0001		2019	Recycled Water Conversion and Implementation	-	759,900	-	-	-	759,900
NW-2400-0001		2028	San Timoteo Creek Non-Potable Water Extraction Well	-	-	-	-	1,252,400	1,252,400
NT-2400-0001		2023	100,000 Gallon 2400 PZ Non-Potable Tank	60,000	65,800	207,800	-	-	333,600
NR-2600-0001		2027	2600 Zone Non-Potable Regulation and Metering Station_0001	-	-	-	-	132,300	132,300
NR-2600-0002		2023	2600 Zone Non-Potable Regulation and Metering Station_0002	116,800	284,800	-	-	-	401,600
NBP-2600-0001		2024	Non-Potable Booster Pump Station at CoB Wastewater Treatment Plant	-	1,022,300	2,493,600	-	-	3,515,900
NBP-2600-0002		2024	Non-Potable Booster Pump Station at CoB Wastewater Treatment Plant Expansion	-	188,900	460,900	-	-	649,800
NR-2800-0001		2023	2800 Zone Non-Potable Regulation and Metering Station_0001	40,000	426,300	454,600	-	-	920,900
NR-2800-0002		2023	2800 Zone Non-Potable Regulation and Metering Station_0002	40,000	426,300	454,600	-	-	920,900
NT-2800-0001		2023	2 MG 2800 PZ Non-Potable Tank	250,000	2,017,000	538,300	1,755,500	-	4,560,800
NBP-2800-0001		2026	2800 Zone Non-potable Booster Pump Station at the Noble Creek Recharge Facilities	-	-	-	635,200	250,000	885,200
			Total Non-Potable Infrastructure Projects	**506,800**	**5,191,300**	**4,609,800**	**2,390,700**	**1,634,700**	**14,333,300**
			Non-Potable Pipeline Projects						
NP-2600-0001		2023	Oak Valley Parkway, from westerly end of existing 24" waterline, west to the existing City of Beaumont Lift station/ Tukwet Canyon Golf Course maintenance yard.	840,900	-	-	-	-	840,900
NP-2600-0002		2023	Oak Valley Parkway, from the west end of NP-2600-0001, west to the existing 16" waterline in Tukwet canyon Parkway.	1,770,400	-	-	-	-	1,770,400
NP-2600-0004		2025	In-Tract within a future Planning Area of the Fairway Canyon Development. In Sorenstam Drive, from the northwest end of NP-2600-0003 (future Park Site) to to NR-2600-0001 at the 2400 Zone Tank Site .	463,200	-	493,200	-	-	956,400
NP-2600-0005		2026	From the NR-2800-0004, along Cherry Valley Blvd west to I-10 freeway.	-	-	-	3,169,700	-	3,169,700
NP-2600-0006		2027	From the end of NP-2600-0005, west across the bridge along Cherry Valley Blvd crossing I-10 freeway	-	-	-	-	1,962,300	1,962,300
NP-2600-0009		2025	Along the future alignment of Potrero Blvd, from 4th Street south to NP-2600-0008.	-	-	1,413,200	-	-	1,413,200
NP-2800-0001		2024	In Beaumont Summit Station (Formerly Sunny Cal Egg Ranch), Cherry Valley Blvd to Brookside Ave	-	1,818,700	-	-	-	1,818,700
NP-2800-0002		2027	California Ave., 1st Street south to Hwy 79	-	-	-	-	1,566,400	1,566,400
NP-2800-0006		2024	In CoB WWTP site, from 2600 to 2800 Zone Booster Pump (NPB 2600-0001) to 4th St.	-	648,300	-	-	-	648,300

Item 6

Beaumont-Cherry Valley Water District

Serving the Beaumont, Cherry Valley and some areas of Calimesa

District Capital Improvement Plan Update

Presentation to
Board of Directors
May 22, 2025
Engineering Workshop

1

- District CIP Overview
  - Ongoing Projects
  - Upcoming Projects

2

Ongoing Projects (Under Construction)

3

3

Ongoing Projects

3040 Pressure Zone Cherry Avenue / International Park Road Transmission Pipeline

T-3040-0001 (P-3040-0009)

2,400 LF of 24” Potable Pipeline

- Remaining Work – Valve Installation
- Estimated Total Cost $2.17M

Project to Receive ARPA Funding in the Amount of Approx. $1.28M

4

4

Item 6

Ongoing Projects

"B" Line Upper Edgar Transmission Pipeline (P-3620-0001)

3,000 LF of 12" Potable Pipeline

- Construction Started Late April

Project to Receive ARPA Funding in the Amount of Approx. $1.3M

5

5

Ongoing Projects

Well Replacement & New Wells

Well #	CIP Project #	Location	Well Type	Estimated Cost	Status
1A	W-2750-0005	12th & Palm	Replacement	$4.96M	Project Under Construction – Pump Development
2A	W-2750-0001	12th & Michigan	Replacement	$7.13M	Contractor Rig Mobilized. Construction Beginning in Next Couple Weeks
30	W-2750-0002	Noble Creek Park	New	$8.39M	Proposing to Relocate to NCRF Phase 1
31	W-2850-0001	Within Tract 31470-2 (Sundance)	New	$8.39M	Proposing to Relocate – Location to be Discussed Later

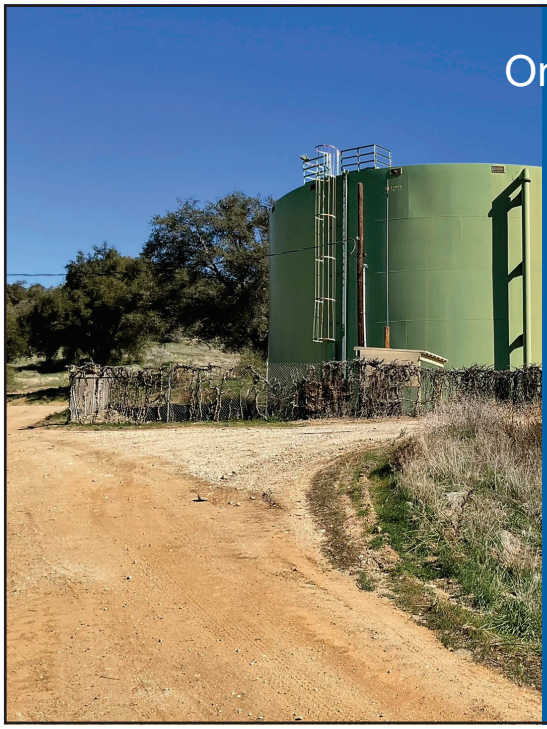
6

6

Ongoing Projects (Design)

7

7



Ongoing Projects

Noble Tank No. 2 & Cherry Avenue Pipeline (T-3040-0001)

- Design 100% Complete
- CEQA/NEPA 100% Complete
- Bid Documents Being Prepared
- Cost $4.15M – Tank

- Design Considerations Being Made for Booster Station at Noble Tank No. 2 (BP-3040-0001) – Yard Piping & Building Siting

8

8

Ongoing Projects

Non-Potable Pressure Regulating Station

Pressure Zone 2600 to 2400
(NR-2600-0001)

- Palmer Avenue between Armour Ave & Morris St.
- Coordination with Fairway Canyon HOA
- Design Substantially Complete (In-House)
- In Plan Check with City
- Constructed to begin upon Procurement of Materials

9

9

Ongoing Projects

2017 Pipelines – Pipeline #3

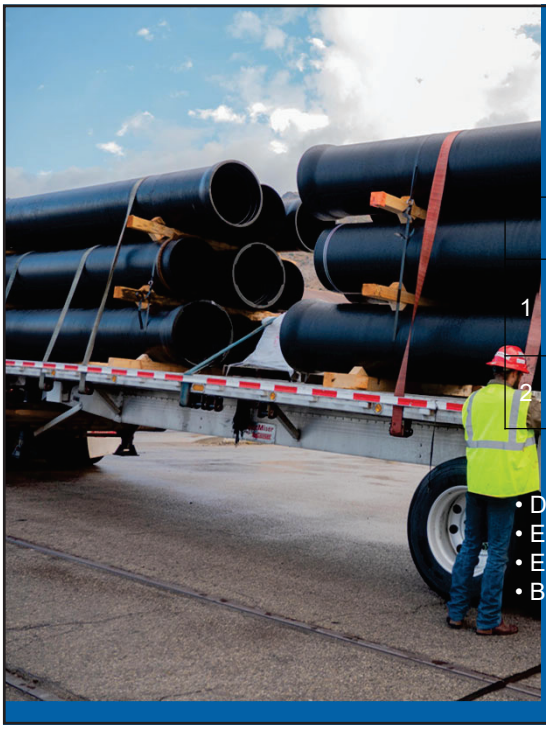
Egan Avenue (Alley) – 5th Street to California Avenue
(P-2750-0069)

Approx. 730 LF of 8" Potable Pipeline

- Design 100% Complete
- CEQA/NEPA 100% Complete
- To be Bid with 11th Street Pipeline
- Cost – Approx. $173k

10

10



Ongoing Projects

2023 Replacement Pipelines

	Pipeline	CIP Project #	Diameter	Length
1	11th Street - Elm Ave to west of Beaumont Ave	P-2750-0056	8”	+/-2,000 LF
2	American Avenue 6th Street to 8th	P-2750-0095	8”	+/-1,200 LF

- Design – 100% Complete
- Environmental Notice of Exemption – Complete
- Estimated Total Project Cost - $ 2.31M
- Bid Documents Currently Being Prepared

11

11

Ongoing Projects

Noble Creek Recharge Facility Phase 2 Grading and Water Transfer Upgrades

- Pond 1 – New Tank Pad Grading
- Pond Water Transfer Facility Upgrades

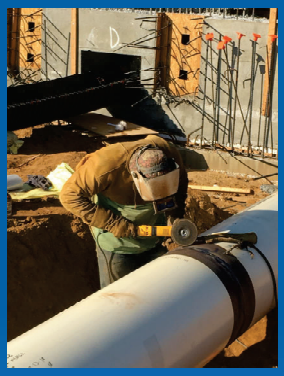
12

12

Ongoing Projects

2020-2021 Replacement Pipelines

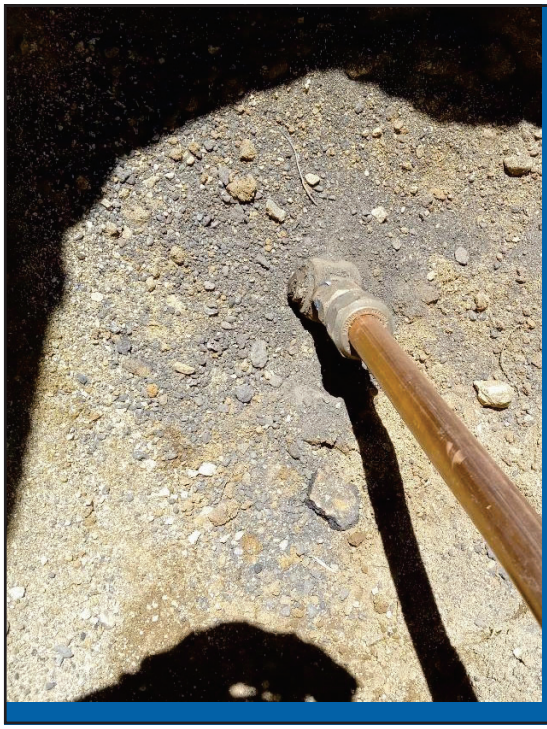
	Pipeline	CIP Project #	Proposed Diameter	Approx. Length (ft)
1	Lambert Road	P-3040-0024	8”	250
2	Bing Place	P-3040-0023	8”	250
3	View Drive, Sky Lane, Star Lane	P-3040-0025	8”	1,180
4	Utica Way	P-3040-0026	8”	700
5	Avenida Sonrisa	P-3330-0003	8”	1,450
6	Avenida Miravilla	P-3620-0009	8”	400



- Design – 90% Complete
- CEQA – 100% Complete
- Coordination with DWR Required
- Cost - $1.62M
- All Pipelines Located in Cherry Valley

13

13



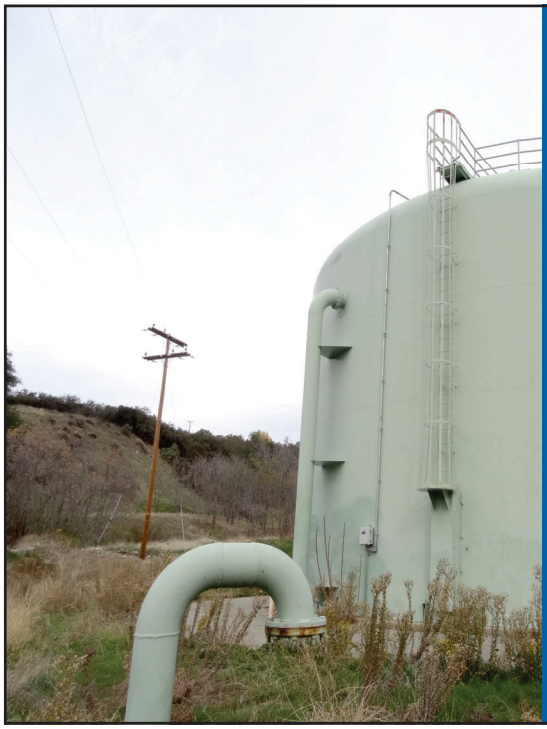
Ongoing Projects

2023-2024 Service Lateral Replacements (P-2750-0098)

- Continued City Pavement Rehabilitation
- Surveying Files Received.
- Design (In-House) to begin shortly
- Estimated Cost $574k

14

14



Ongoing Projects

Tank Coating & Rehabilitation

- Cherry No. 1 Tank (TM-2750-0001)
- Cherry No. 2 Tank (TM-2750-0001)
- Vineland No. 1 Tank (TM-2850-0001)
- Lower Edgar Tank (TM-3040-0001)

- District is currently working on Bid Documents

- Estimated Cost - $140,210 (Consultant)

15

15

Ongoing Projects

Potable Pressure Zone 2850 to 3040 (BP-2850-0001)

- Project Awarded to Consultant
- Design Underway

Pressure Zone 2750 to 2850 (BP-2750-0001)

- Preliminary Design Underway

Non-Potable 2800 Pressure Zone at WWTP (NBP-2600-0001)

- Continued Efforts with City Regarding Recycled Water

16

16

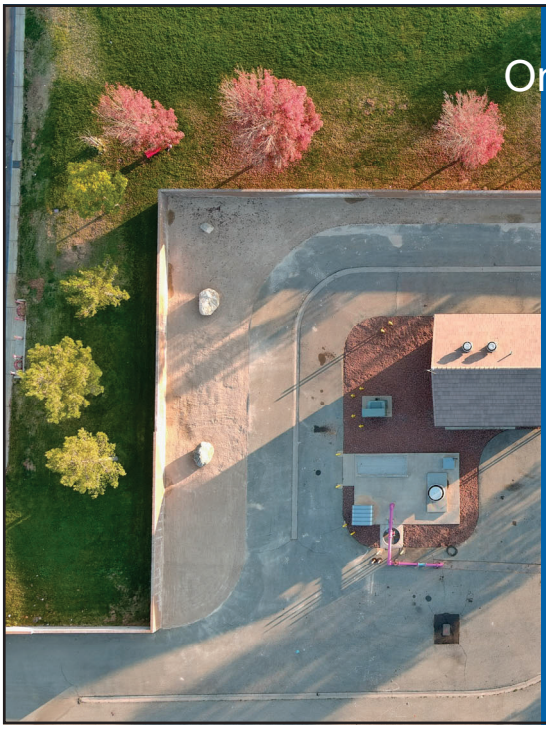
Ongoing Projects
2024 Replacement Pipelines

	Pipeline	CIP Project #	Diameter	Length	Est. Cost
1	Egan Avenue – 5th Street to 8th Street	P-2750-0066	8”	+/- 1,250 LF	$456,000
2	Wellwood Avenue – 5th Street to 7th Street	P-2750-0067	8”	+/- 615 LF	$192,000
3	Elm Avenue – 6th Street to 7th Street	P-2750-0068	8”	+/- 450 LF	$120,700
4	Lincoln Avenue – Noble Street to West End	P-3040-0021	8”	+/- 1,320 LF	$397,600
5	Avenida Sonrisa – North to Avenida Miravilla through Alley	P-3330-0007	8”	+/- 1,000 LF	$629,900
6	Orange Avenue – 6th Street to 8th Street	P-2750-00099	8”	+/- 1,100 LF	$700,300

Engineering Consultant Awarded on February 12, 2025.
Preliminary Design Recently Provided to District Staff

17

17



Ongoing Projects

Well Feasibility and Siting Study

- Project is Approx. 99% Complete
- District is Reviewing the Draft Study and Model Matrix
- Estimated Cost - $92,000

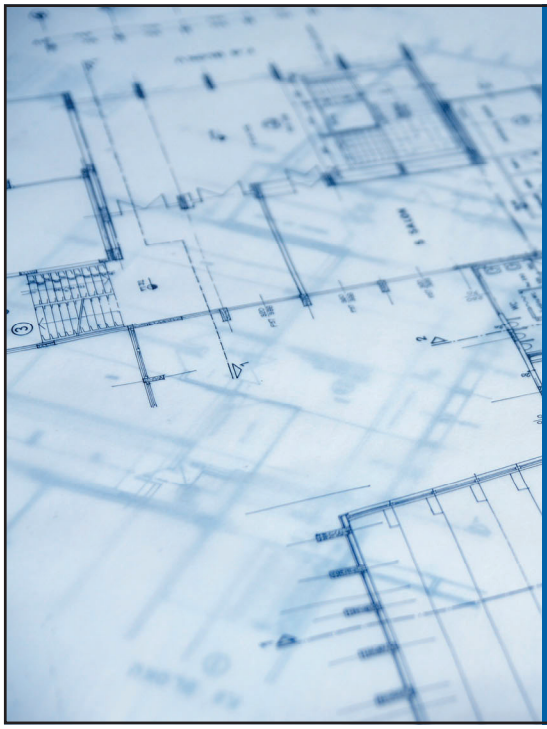
18

18

Future Projects (Planning / RFP)

19

19



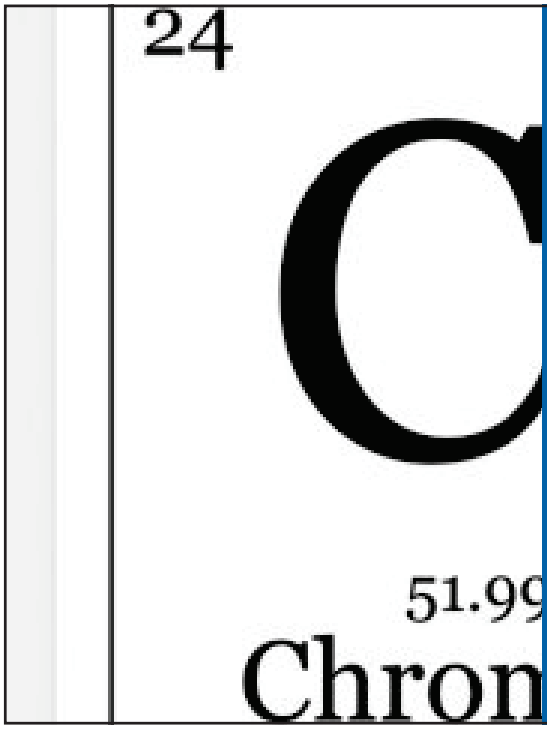
Future Projects

Administration / Operations Center

- Space Needs for Engineering Department and Operations
- Services must expand to accommodate growth per the Urban Water Management Plan
- The current configurations are outdated and in disrepair
- Scope for Surveying of Property being evaluated

20

20



Future Projects

Chromium VI Implementation Project

- SWRCB Voted to Adopt an MCL= 10µg/l on April 17, 2024.

21

21

Future Projects

Non-Potable PRV Stations

- Pressure Zone 2800 to 2600 (NR-2800-0001)
  - Deodar & I-10 Crossing
- Pressure Zone 2800 to 2600 (NR-2800-0002)
  - 4th Street and Potrero Blvd.

22

22

Future Projects

2025 Service Replacement Project

Service Replacement / Relocation for Elm Avenue and Wellwood Avenue from 8th Street to 10th Street

Staff is preparing the Surveying Scope for Solicitation to On-Call Surveyors

Coordination with City Sidewalk Project

Current Budget - $299,700

23

23

Questions?

24

24

Beaumont-Cherry Valley Water District Regular Board Meeting May 22, 2025	**Item 7**

STAFF REPORT

TO: Board of Directors

FROM: Dan Jaggers, General Manager

SUBJECT: **Consideration of Attendance at Upcoming Events and Authorization of Reimbursement and Per Diem**

Staff Recommendation

Evaluate director attendance at upcoming events for possible pre-approval or approval after attendance for compensation and / or expense reimbursement pursuant to Policies 4060 and 4065 and vote to pre-approve any selected activities.

If desired, offer a motion to approve:

I move that the Board pre-approve the attendance of all directors at these events for purposes of per diem and reimbursement of associated reasonable and necessary expenses per District policy:
(List specific events for approval and any conditions such as cap on expenses)

Background

Event attendance is governed by BCVWD Policies and Procedures Manual Policy 4060 Training, Education and Conferences, and Policy 4065 Remuneration / Director Per Diem Fees. Per Government Code 53232.3(d), Directors will either prepare a written report for distribution to the Board or make a verbal report during the next regular meeting of the Board. Directors desiring to attend events not specifically enumerated and preauthorized by BCVWD policy should obtain pre-approval via vote of the Board in order to receive a per diem and/or expense reimbursement.

Upcoming Events

For registration of attendance at any event, Board members should contact the Administrative Assistant.

The following are activities and events that are, may already be, or can be voted to be preapproved for per diem and/or expense reimbursement for attendance. The Board may set any limitations or caps on authorized expenses as desired.

1 - SAVE THE DATE

- BIA Southern California Water Conference – Friday, Aug. 8 at Ontario Doubletree
- CSDA Annual Conference and Exhibitor Showcase – Aug. 25 – 28 in Monterey
- Water Education Foundation Northern California Water Tour – Oct. 22-24 (requested, requires vote for preapproval)

2 - NEW EVENTS

DATE / TIME	EVENT A	DIRECTOR INTEREST	
Tue June 3 10 to 11 am	**CSDA Webinar: How Special Districts Can Implement Budget-Neutral Energy Efficiency Projects with Low-Cost Financing** FREE $0 | Presenters: Stefan Morton, Municipal Finance Corporation; and Dan Mitchell, Centrica Business Solutions Does your district have the need for energy efficiency projects, but you don't know where to start? Please join to learn about the energy projects available to special districts, the costs and budget impacts of these projects, and how to obtain financing. Speakers will describe the green energy subsidies that are available to public agencies from the recently passed Inflation Reduction Act, which can help lower project costs and allow Districts to meet their sustainability goals. Speakers will inform you on how to best position your district to get a bank loan, update you on the current market conditions, and how to structure your financing so that debt service payments are offset by energy savings	COVINGTON	HOFFMAN
APPROVAL		**RAMIREZ YES**	**SLAWSON YES**
Preapproved (Table A, 10)		WILLIAMS	

DATE / TIME	EVENT B	DIRECTOR INTEREST	
2 DAYS Wed Jun 4 Thu Jun 5 9 - Noon	**CSDA Virtual Workshop:** **Board Governance and Transparency** $265 for CSDA members Presenter: Derek Cole, Cole Huber, LLP **Day One: Board Governance – Brown Act, Ethics, Elections and Vacancies** Day One will include an overview of board governance issues. The presentation will address Brown Act requirements, including agendas, closed sessions, committees, voting, teleconferencing, and recording of open meetings. The presentation also includes an overview of public service ethics laws, including conflicts of interest, Government Code section 1090, and related subjects. The presentation will also provide an overview of district elections and filling elected positions that become vacant. The discussion of these subjects will include analysis of recent legal developments and new laws as well as practical tips based on the speaker's many years of experience advising local agencies. **Day Two: Transparency – Public Records, ADA Website Requirements, and Audits** Day Two will review compliance issues related to the California Public Records Act ("CPRA"). It will also address California website compliance that integrates the CPRA, Brown Act, and addresses Section 508 ADA Compliance, State Controller Reports, Healthcare District Website, and Open Data. The presentation will also address special district audit requirements.	COVINGTON	HOFFMAN
APPROVAL		**RAMIREZ YES**	SLAWSON NO
Preapproved (Table A, 10)		WILLIAMS	

DATE / TIME	EVENT C – Note change of date and venue	DIRECTOR INTEREST	
Wed. June 4 7:30 – 9 am	**Beaumont Chamber of Commerce Breakfast** Speaker: Dr. Della Condon	COVINGTON	HOFFMAN
APPROVAL	**Morongo Golf Club at Tukwet Canyon** $25 per person	RAMIREZ NO	**SLAWSON YES**
Preapproved (Table A, 6)	Please advise the Administrative Assistant 8 days in advance if you would like to attend. The breakfasts are on the first Wednesday of each month. Speakers vary, but information is not generally available in a timely manner.	WILLIAMS	

DATE / TIME	EVENT D	DIRECTOR INTEREST	
Tue June 10 10 to noon	**CSDA Webinar: Mastering Good Governance for a Better District**	COVINGTON	HOFFMAN
APPROVAL	FREE $0 | Presenter: Martin Rauch, Rauch Communication Consultants, Inc.	**RAMIREZ YES**	**SLAWSON YES**
Preapproved (Table A, 10)	*Good governance is the foundation of effective, transparent, and accountable leadership, and an essential starting point for building and maintaining an efficient and effective special district. This session is full of practical, proven guidance to help you master the principles of good governance and streamline your board and manager roles and relationships: building board teamwork, carrying out the director's role with excellence and building a productive relationship with your manager. Take home ideas for change and improvement, including evaluating whether to have committee meetings and if so, how to structure them; how to ensure your board is focusing on the right information and issues; dealing with difficult directors, improving deliberation and providing clear policy direction to the manager; a pain-free and productive method for evaluating the manager's performance, and more. This is an interactive session full of examples and real-world ideas.*	WILLIAMS	

DATE / TIME	EVENT E	DIRECTOR INTEREST	
Fri. Aug. 8 7:00 am – 1:00 pm	**Building Industry Association 19th Annual Southern California Water Conference** **Keynote Speaker: Dr. Marty Ralph, Scripps Institute of Oceanography**	COVINGTON	HOFFMAN
APPROVAL	Double Tree Hotel – 222 N Vineyard Ave Ontario Registration: $125	**RAMIREZ MAYBE**	SLAWSON
Preapproved (Table A, 8)	https://www.biabuild.com/water-conference	WILLIAMS	

DATE / TIME	EVENT F	DIRECTOR INTEREST	
Aug. 20 - 22 Wed-Friday	**Urban Water Institute Annual Water Conference** **Paradise Point Resort, San Diego**	COVINGTON	HOFFMAN
APPROVAL	No information available yet https://www.urbanwater.com/events/uwi-2025-annual-conference	**RAMIREZ MAYBE**	**SLAWSON YES**
Preapproved (Table A, 19)		WILLIAMS	

Estimated cost per conference attendee:	
Conference **registration** with meal package	$ 795.00
Hotel [check in 8/19, check out 8/22 (3 nights @ $249 +tax and fees) est.]*	$ 1,136.40
Hotel parking ($46 per day @ 3 days)	$ 138.00
Meals and incidentals (3 days: 3 dinners (those not included with conference meal package) (US GSA San Diego per diem $22 breakfast, $23 lunch, $36 per dinner)	$ 136.00
Transportation (driving personal vehicle 226 miles RT @ .70 cents mile - IRS rate)	$ 158.20
Director **per diem** (4 days @ $296.40 per day)	$ 1,185.60
Estimated cost per conference attendee:	**$ 3,549.20**

DATE / TIME	EVENT G – Conflicts with 8/28 Engineering Workshop	DIRECTOR INTEREST	
Mon-Thu Aug 25 - 28	**California Special Districts Association (CSDA)** **Annual Conference and Exhibitor Showcase** Monterey, CA	COVINGTON	HOFFMAN
APPROVAL	Schedule and program options available here: https://www.csda.net/annualconference/schedule	RAMIREZ	SLAWSON
Preapproved (Table A, 10)	Education and networking event. Come together with special district leaders from across the state to meet with industry suppliers, hear the best in special district topics with more than 30 breakout session options, network with peers, and more at the leadership conference for special districts.	WILLIAMS	

Estimated cost per conference attendee (Monterey Aug 25-28)	
Conference **registration** with meal package (early bird - prior to 7/25)	$ 890.00
Hotel [check in 8/25, check out 8/28 (3 nights @ $249 +tax and fees) est.]*	$ 933.75
Meals and incidentals (3.5 days: 3 dinners, 1 lunch (those not included with conference meal package) (US GSA Monterey per diem $38 per dinner / $26 lunch / $23 breakfast)	$ 140.00
Transportation (driving personal vehicle 800 miles RT @ 70.0 cents mile - IRS rate)	$ 560.00
Director **per diem** (4 days @ $296.40 per day)	$ 1,185.60
Estimated cost per conference attendee:	**$ 3,709.35**
Transportation Alternative (if preapproved): Estimated Airfare to/from ONT ($250), with rental car ($395)	$ 645.00

DATE / TIME	EVENT H	DIRECTOR INTEREST	
Wed, Oct 1 9 am to 6 pm	**Water Education Foundation (WEF) Annual Water Summit** At the Sawyer Hotel, Sacramento Program and information will be available in the future Cost: $TBA / Registration opens soon and will sell out fast The Water Summit is WEF's premier event of the year, with leading policymakers and experts addressing critical water issues in California and across the West. https://www.watereducation.org/foundation-event/water-summit-2025 Now in its 41st year, the Water Summit is an ideal event for water district managers and board members, state and federal agency officials, city and county government leaders, farmers, environmentalists, attorneys, consultants, engineers, business executives and public interest groups.	COVINGTON	HOFFMAN
APPROVAL		RAMIREZ	**SLAWSON YES**
Preapproved (Table A, 20)		WILLIAMS	

Estimated cost per conference attendee (Sacramento 10/1/2025)		
Conference **registration** (estimated - price not yet available)	$	500.00
Option 1 Sawyer Hotel [check in 9/30, check out 10/1 (1 nights @ $420 +tax and fees) est.]	$	525.00
Option 2 Marriott Courtyard [check in 9/30, check out 10/1 (1 night @ $188 +tax and fees) est.]	$	235.00
Transportation: Airfare to/from ONT to Sacramento Airport, taxi fare	$	250.00
ONT Airport Parking @ $20 per day (2 days)	$	40.00
Meals and incidentals (2 days: 2 dinners, 1 lunch, 1 breakfast (those not included with summit registration) (US GSA Sacramento per diem $22 breakfast / $23 lunch / $36 per dinner)	$	117.00
Director **per diem** (2 days @ $296.40 per day)	$	592.80
Estimated cost per conference attendee:	**$**	**1,432.00**
Transportation Alternative (driving personal vehicle 1,014 miles RT @ 70 cents mile - IRS rate) (8 hours' drive)	$	709.80

3 - ON CALENDAR

These events will not be reviewed at the meeting unless a change in director interest / attendance / RSVP is made known

DATE / TIME	EVENT I – by request of Director Ramirez	DIRECTOR INTEREST	
Aug 4 to 7 Monday - Thursday	**40th Annual Tri-State Seminar** **South Point Hotel, Las Vegas** $99 per person / Reservation deadline: July 18 Tri-State continues to evolve, change, adapt, and expand while remaining true to our mission of providing quality education and training at an affordable price. We offer diverse technical sessions to our attendees looking for continuing education. *Estimated costs on next page*	COVINGTON	HOFFMAN
APPROVAL		**RAMIREZ YES**	SLAWSON NO
Approved by vote 4/9/25		WILLIAMS	

Tri-State Seminar – August 4-7 South Point Hotel & Casino, Las Vegas	
Estimated cost per conference attendee (in-person):	
Conference **registration** (no meals included)	$ 99.00
Hotel [check in 8/4, check out 8/7 (3 nights @ $92 +tax and fees) est.]*	$ 474.00
Meals and incidentals. Conference registration does not include any meals. (3.5 days: 3 dinners, 4 lunches, 4 breakfasts (US GSA Las Vegas per diem $36 per dinner / $23 lunch / $22 breakfast)	$ 153.00
Transportation (driving personal vehicle 476 miles RT @ .70 cents mile - IRS rate)	$ 333.20
Director **per diem** (4 days @ $296.4 per day)	$ 1,185.60
Estimated cost per conference attendee:	**$ 2,244.80**

4 – MISCELLANEOUS COMMUNITY EVENTS
Listed at the request of the Communications Committee
May or may not be water-related | None of these events are pre-approved

a) **City of Beaumont Memorial Day Ceremony**
Names will be added to the Memorial Plaza
Monday, May 26 at 9 a.m. | Civic Center Memorial Plaza

b) **105th Annual Cherry Festival** at Noble Creek Park
May 29 – June 1 | More information: https://www.beaumontcherryfestival.org/

c) **City of Beaumont Red, White and Lights**
At Beaumont Nights
Entertainment and drone show
Friday, July 4, 5 to 9 p.m. | Beaumont Ave between 6th and 8th Streets

d) **City of Beaumont National Night Out and Touch-a-Truck**
Thursday, July 31 | Towncenter

e) **Pass Area Veterans Expo and Job Fair**
Saturday, August 16 – 10 a.m. to 1 p.m. | Chatigny Community Recreation Center

f) **Beaumont-Cherry Valley Recreation and Park District**
Boots, Brews and Barbecue
Friday and Saturday, Aug. 22-23 | Noble Creek Park

5 – At-a-Glance

May - August 2025

Items in ORANGE require vote for approval

UPDATED 5/19/2025

DAY	EVENT	Est. Cost	Vote?	COVINGTON	HOFFMAN	RAMIREZ	SLAWSON	WILLIAMS
29-May	CSDA Workshop Mojave - Meeting Mgmt	$441				NO	NO	
3-Jun	CSDA webinar: Budget-Neutral Energy	$0				YES	YES	
4-Jun	CSDA Workshop: Governance and Transp	$265				YES	NO	
4-Jun	Beaumont Chamber Breakfast	$ 25				NO	YES	
10-Jun	CSDA Webinar: Mastering Good Governance	$0				YES	YES	
4-Aug	**Tri-State Seminar**	**$2,445**	**APR**			YES	NO	
8-Aug	BIA Southern CA Water Conference	$125				Pending		
20-Aug	Urban Water Institute San Diego	$3,649				Pending	YES	
25-Aug	CSDA Annual Conference - Monterey	$3,709						
1-Oct	WEF Annual Water Summit	$1,432					YES	
22-Oct	**WEF Northern Cal Water Tour**	**TBD**	**REQ**			NO		

(APR = Approved by vote) (REQ = Vote required for approval)

Fiscal Impact

The fiscal impact will depend on the number of directors attending an event and the event costs.

Budget Tracking 2025	Training, Education and Travel		FY 2025 Approved Budget: $55,000
As of this date	Expenditures	Budget Remaining	Percent expended
4/30/2025	**$5,418.15**	**$49,581.85**	**9.85%**

The Fiscal Impact table represents all items received by AP as of Apr. 30, 2025. It does not include all items paid as not all receipts have been turned in.