

RESOLUTION 2025-15

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.

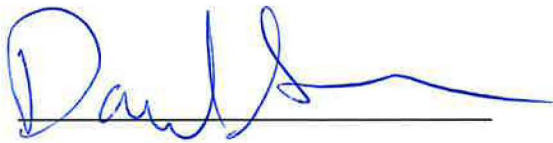
ADOPTED this 22ND day of MAY, 2025, by the following vote:

AYES: COVINGTON, HOFFMAN, RAMIREZ, SLAWSON, WILLIAMS

NOES:

ABSTAIN:

ABSENT:



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

ATTEST:



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)

Exhibit A

Beaumont Heights Business Center Water Supply Assessment

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.