

## **Appendix J – Plan of Services**

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Riverside County  
Local Agency Formation Commission  
Plan of Services  
for the  
Potrero Logistics Center Project  
(APN 424-010-009 and APN 424-010-010)

December 2021

## INTRODUCTION

This Plan of Services (POS) is part of the application from the City of Beaumont (City) to the Riverside County Local Agency Formation Commission (LAFCO) and the Beaumont Cherry Valley Water District (Water District) for the annexation of Assessor's Parcel Number (APN) 424-010-009 and APN 424-010-010 (Annexation Area). Annexation of these parcels would allow for development of the Potrero Logistics Center Project (proposed Project). The proposed Project is comprised of three APN including the Annexation Area and APN 424-010-020 which was annexed into the City in 2016.

LAFCO uses a POS to evaluate the ability of an agency to provide services in a cost-effective manner and to assess the benefit to be received by the area relative to alternative public agency frameworks. A POS must also determine the availability of adequate resource supplies to meet projected needs. To accommodate the proposed project, the Annexation Area would need to be annexed into the City and Water District (Water District). This POS describes the services that both the City and Water District would provide to the Annexation Area.

## BACKGROUND

Upon approval by the Riverside LAFCO, the Annexation Area would be subject to City jurisdiction and the associated City General Plan Land Use and Zoning Amendment. Additionally, the Annexation Area would be annexed into the Water District's Service Boundary.

The proposed Annexation Area comprises a portion of the previously approved Hidden Canyon II Project. Following the 2008 approval of the Hidden Canyon II Project, its development was delayed due to market conditions. To support development on the site, the Hidden Canyon Industrial Specific Plan was approved in 2016. Moreover, as noted above, APN 424-010-020, located immediately north of the Annexation Area, was annexed into the City of Beaumont and the Water District Service Area in 2016.

## REQUESTED ACTION

To accommodate the proposed Annexation Area, LAFCO approval would be required to:

1. Detach the Annexation Area from the Riverside County Waste Resources Management District;
2. Detach the Annexation Area from Riverside County Service Area 152;
3. Annex the Annexation Area into the City of Beaumont; and
4. Annex the Annexation Area into the Beaumont-Cherry Valley Water District.

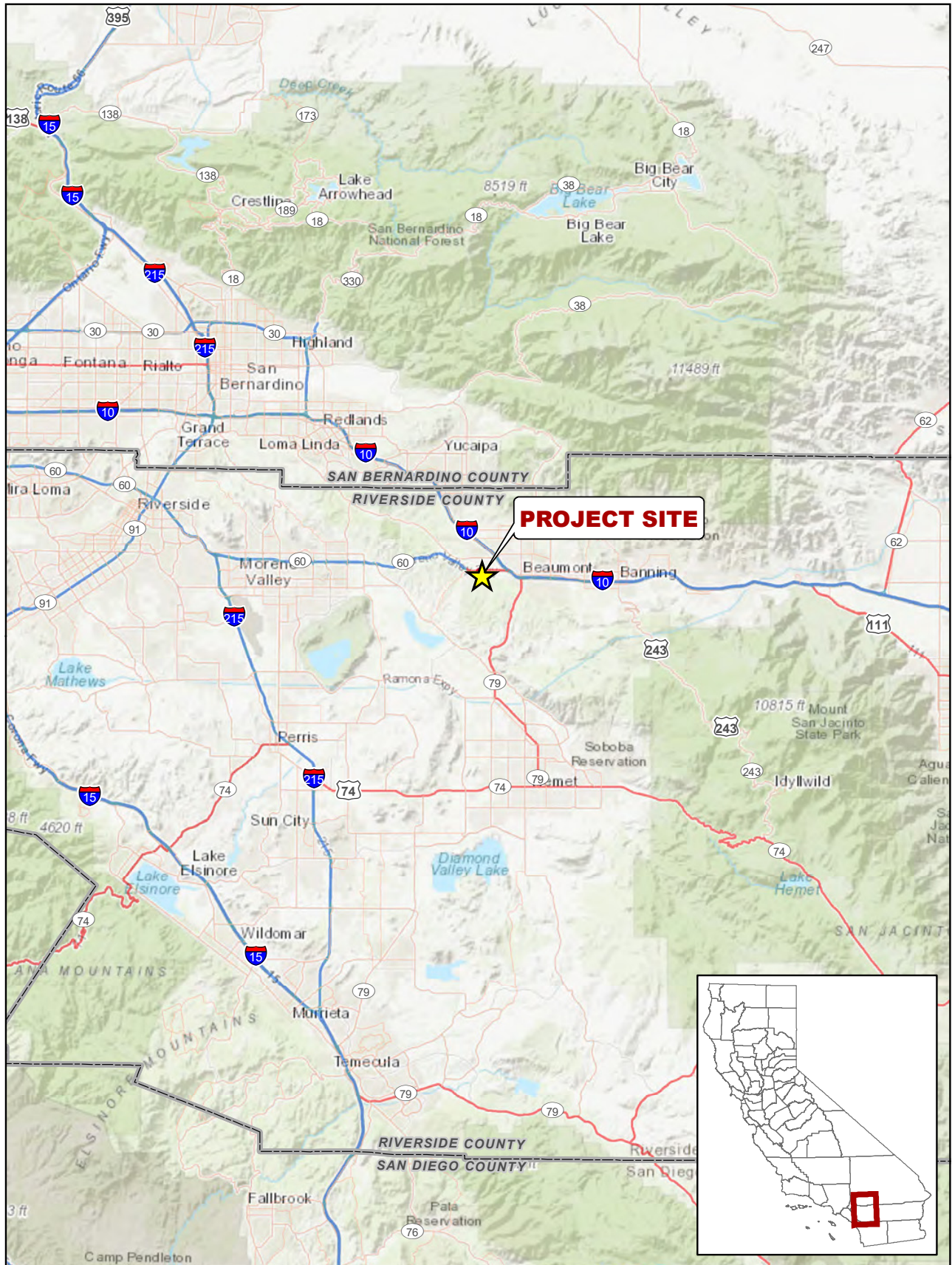
## SITE DESCRIPTION

The Annexation Area is located within the County of Riverside, along its boundary with the City of Beaumont; see **Exhibit 1, Regional Vicinity Map**. The Annexation Area is bounded by SR-60 to the north, by the existing alignment of Potrero Boulevard and vacant parcels to the east, by the unpaved alignment of 4th Street and vacant land to the south, and by the Hidden Canyon II Project to the west; see **Exhibit 2, Local Vicinity Map**. Regional access to the project site is provided via SR-60 at the Sixth St off ramp located

north of the site. The I-10 freeway would provide access to the Project site via the Oak Valley Parkway and Beaumont Avenue (Ave) interchanges. Construction on the SR-60/Potrero Blvd Interchange Project has been completed and connects Fourth Street and Oak Valley Parkway to the north.

The Annexation Area is roughly rectangular and encompasses approximately 41.6 acres, of which an approximate net 37 acres is available for development. The Annexation Area includes APN 424-010-009 comprised of approximately 9.94 acres and APN 424-010-010 comprised of approximately 28.42 acres, including 3.16 acres dedicated to the City for right-of-way; see **Exhibit 3, Annexation Area Boundaries**. The Annexation Area is undeveloped, vacant, and dominated by grassland and open space areas. For the purposes of annexation into the City and Water District, the Annexation Area also includes a portion of the right-of-way (ROW) for 4th Street, which runs east to west and divides the two parcels within the Annexation Area. Approximately 3.16 acres of 4th Street will be dedicated to the City. Under existing conditions, the 4th Street ROW is unimproved and would be constructed upon implementation of the proposed Project.

The City of Beaumont includes approximately 30.7 square miles of land area. The Annexation Area represents an increase of approximately 0.20 percent of the City's geographic size.



Source: CalFire 2019, ESRI.

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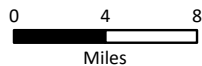


Exhibit 1: Regional Vicinity Map





Source: CalFire 2019 NHD, Riverside County GIS Portal, FSRI

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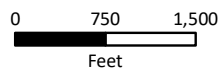
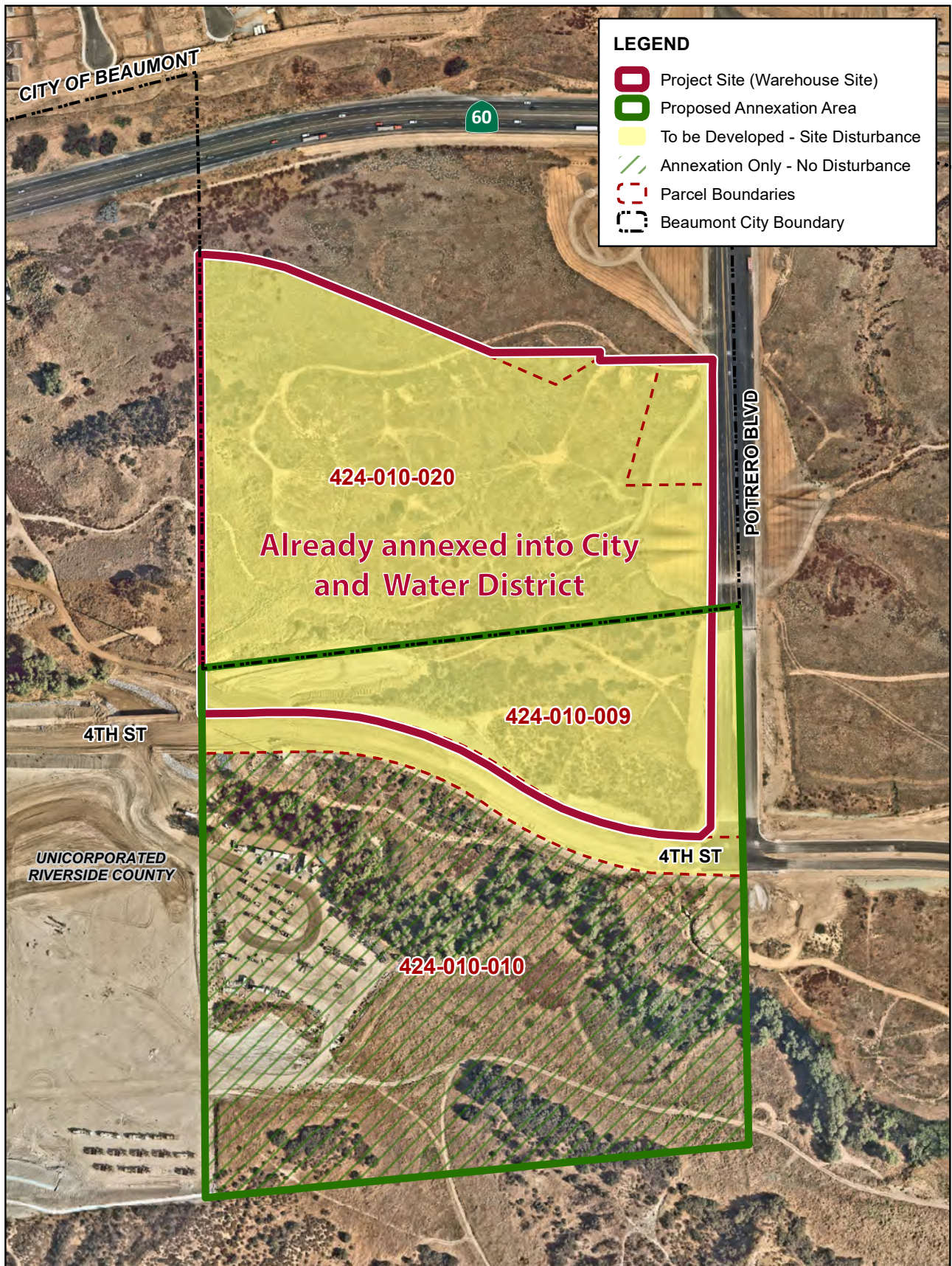


Exhibit 2: Local Vicinity Map





Source: Near Map (Image dated 9/20/2019), Riverside County GIS (2020). C:\Users\Maria.Rodriguez\OneDrive - KHRIV\_P\Projects\Caprock Potrero Warehouse EIR\Graphics\GIS\Beaumont\_ProjectBoundaries.mxd

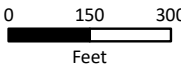


Exhibit 3: Annexation Area Boundaries

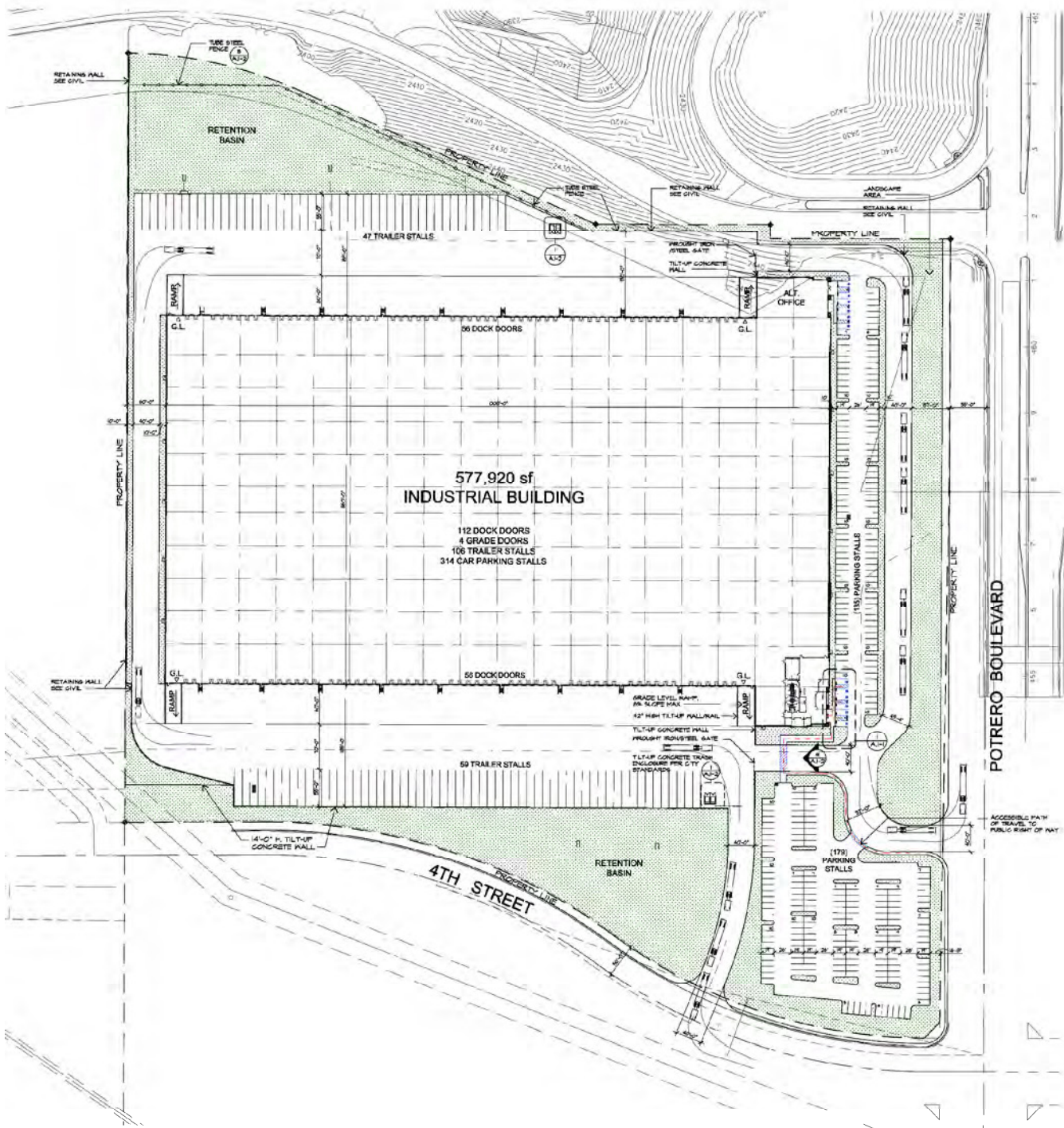


## ANNEXATION AREA DEVELOPMENT CONCEPT

As noted above, the City approved the Hidden Canyon Industrial Specific Plan in 2008. The project included the development of approximately 2.9 million square feet of industrial uses to the northwest of the Annexation Area. The City currently envisions that all land uses along 4<sup>th</sup> Street will be developed with industrial, business, or support commercial-type uses. Further, the zoning and general plan land use designations of affected properties will be amended as developments are proposed.

The City of Beaumont, as the Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (DEIR) for the proposed Project. Within the Annexation Area, APN 424-010-009 would comprise a portion of the proposed Project while APN 424-010-010, an approximately 28-acre lot, would remain vacant and undeveloped. The proposed Project would allow for the development of an approximately 577,920 square foot “high-cube” logistics warehouse building, along with associated facilities and improvements such as a perimeter fencing, parking, onsite and perimeter landscaping, lighting, and exterior sidewalks; see **Exhibit 4, Conceptual Site Plan**. The location of the proposed Project provides convenient access to major transportation corridors including SR-60 and Potrero Boulevard. This serves to reduce traffic impacts from the Project on surrounding residential uses.





Source: douglasfranz "Progress Set Aug-27-2019"

\\r\fp01\Data\Project\RIV\_PLANI\194143001 - Caprock Potrero Warehouse EIR\Graphics\GIS\mxd\NOP Exhibit 2 Site Plan.mxd

## Access/ Circulation

Regional access to the Annexation Area is provided via SR-60 at the Sixth St off ramp, located north of the site, and the I-10 freeway, located north and east of the site. The I-10 freeway would provide access to the Project site via the Oak Valley Parkway and Beaumont Avenue interchanges. Construction on the SR-60/Potrero Blvd Interchange Project began in February 2018 and would serve as a major connecting road between SR-60 and the Project site upon completion of the future interchange.

Local access to the Annexation Area would be provided via 4th Street, Viele Avenue, Potrero Boulevard, and Oak Valley Parkway. Additionally, future local access will be provided via the Potrero Blvd Interchange extension, upon completion of the interchange project. Two driveways approximately 40-feet wide each would be constructed, one on Potrero Blvd would provide ingress to the site and the other driveway on 4th Street would provide egress from the site.

## EXISTING GENERAL PLAN AND ZONING

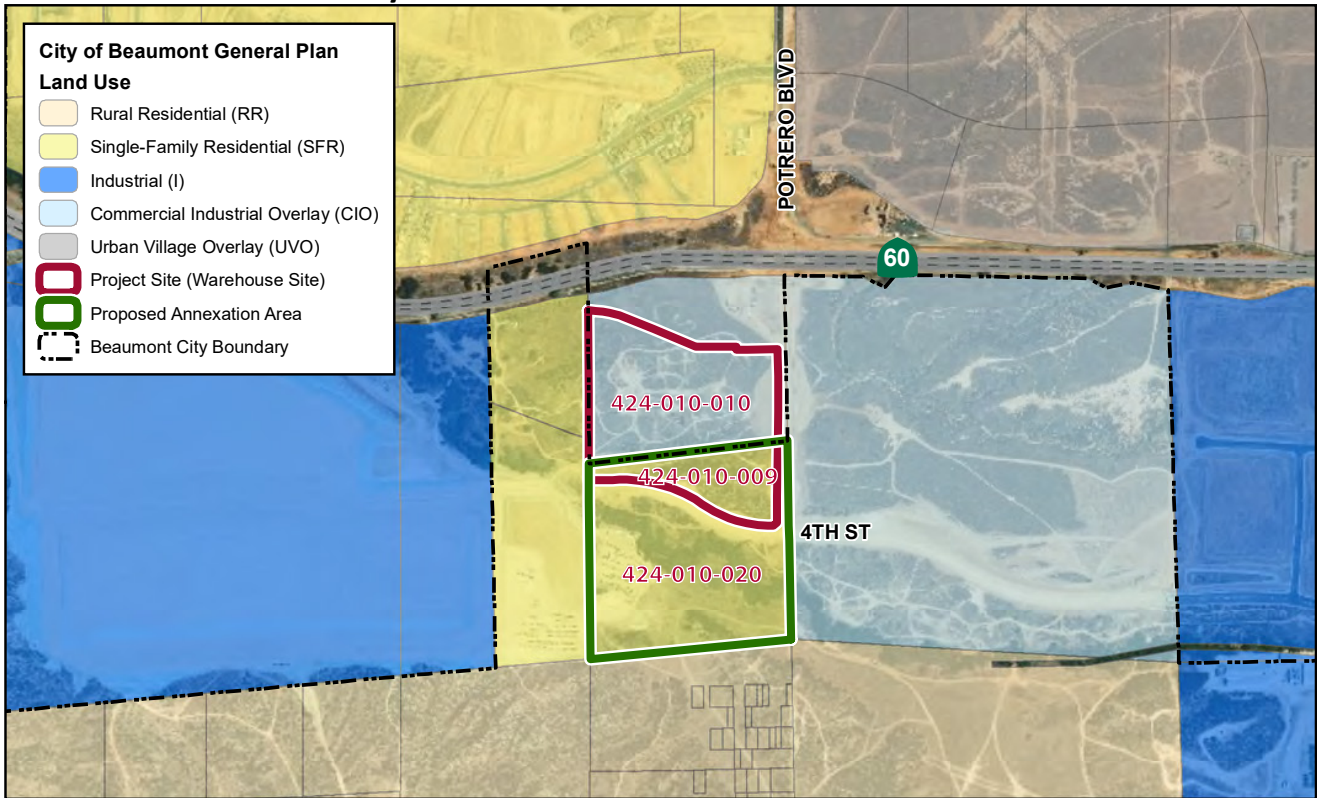
As previously discussed, the Annexation Area is comprised of APN 424-010-009 and APN 424-010-010. Both parcels have a land use and zoning designation of Single-Family Residential (SFR) and W-2 Controlled Development Area (W-2-20), respectively; see **Exhibit 5, Existing General Plan Land Use Designations** and **Exhibit 6, Existing Zoning Designations**. The zoning designation for the Annexation Area would be updated following City's zoning and land use designations once annexation into the City is complete; see **Exhibit 7, Proposed General Plan Land Use Designations** and **Exhibit 8, Proposed Zoning Designations**. A summary of existing and proposed land use and zoning designations is provided in **Table 1, Existing/Proposed General Plan Land Use and Zoning Designations**. Additionally, refer to **Exhibit 9, City of Beaumont General Plan Update Land Use Map**.

**Table 1: Existing/Proposed General Plan Land Use and Zoning Designations**

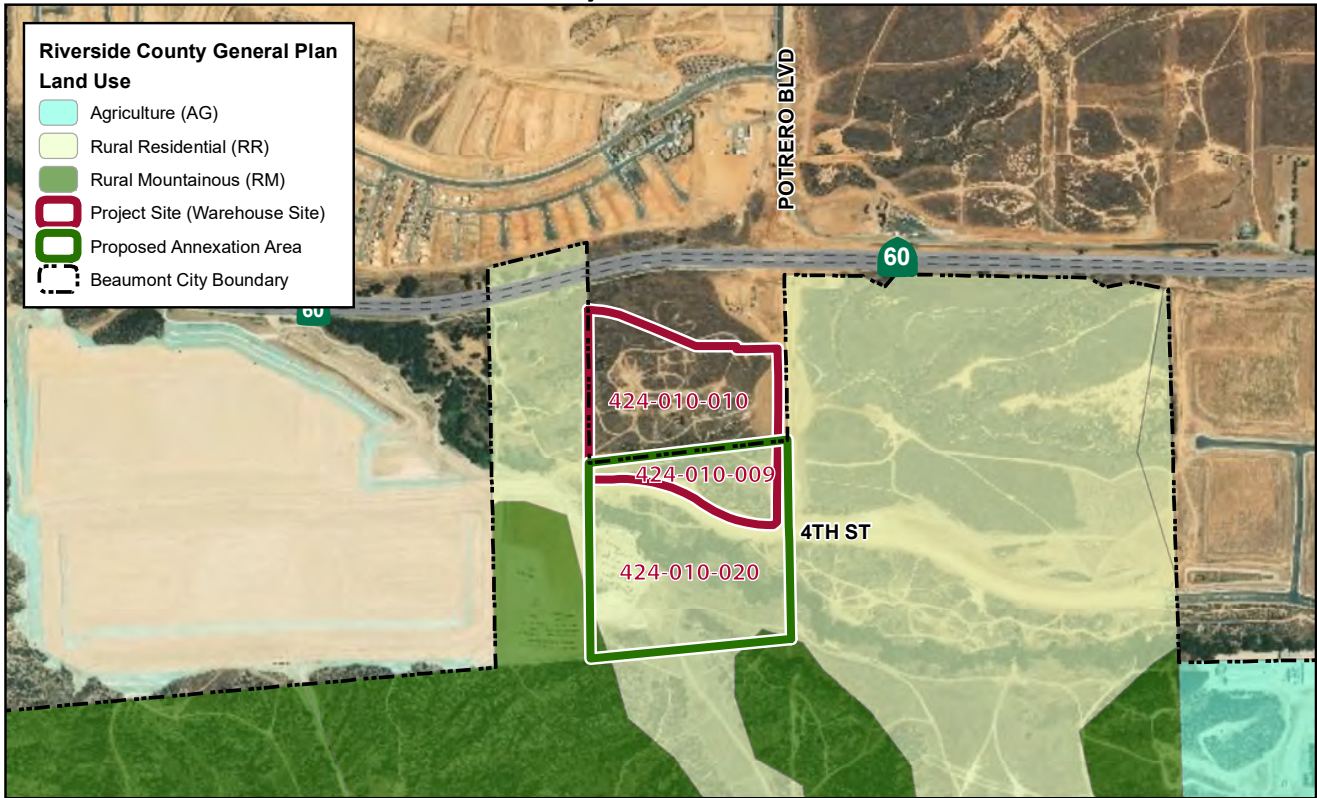
Location/APN		Existing General Plan Land Use Designation	Existing Zoning Designation	Proposed General Plan Land Use Designation	Proposed Zoning Designation
Annexation Area	424-010-009	(SFR) Single-Family Residential	W-2-20 Controlled Development Area	(I) Industrial	(M-Zone) Manufacturing
	424-010-010	(SFR) Single-Family Residential	W-2-20 Controlled Development Area	(I) Industrial	(M-Zone) Manufacturing
North		(SFR) Single-Family Residential (UV) Urban Village (OS) Open Space	(SPA) Specific Plan Area	Rural Residential	(SPA) Specific Plan Area
South		(RR10) Rural Ranch County of Riverside	County of Riverside	County of Riverside	County of Riverside
East		(I) Industrial County of Riverside	County of Riverside	County of Riverside	County of Riverside
West		(I) Industrial County of Riverside	County of Riverside	County of Riverside	County of Riverside

Source: Riverside County, 2019. Map Your County Tool and City of Beaumont GIS Planning Viewer, 2020.

## City of Beaumont - General Plan Land Use

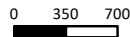


## Riverside County - General Plan Land Use

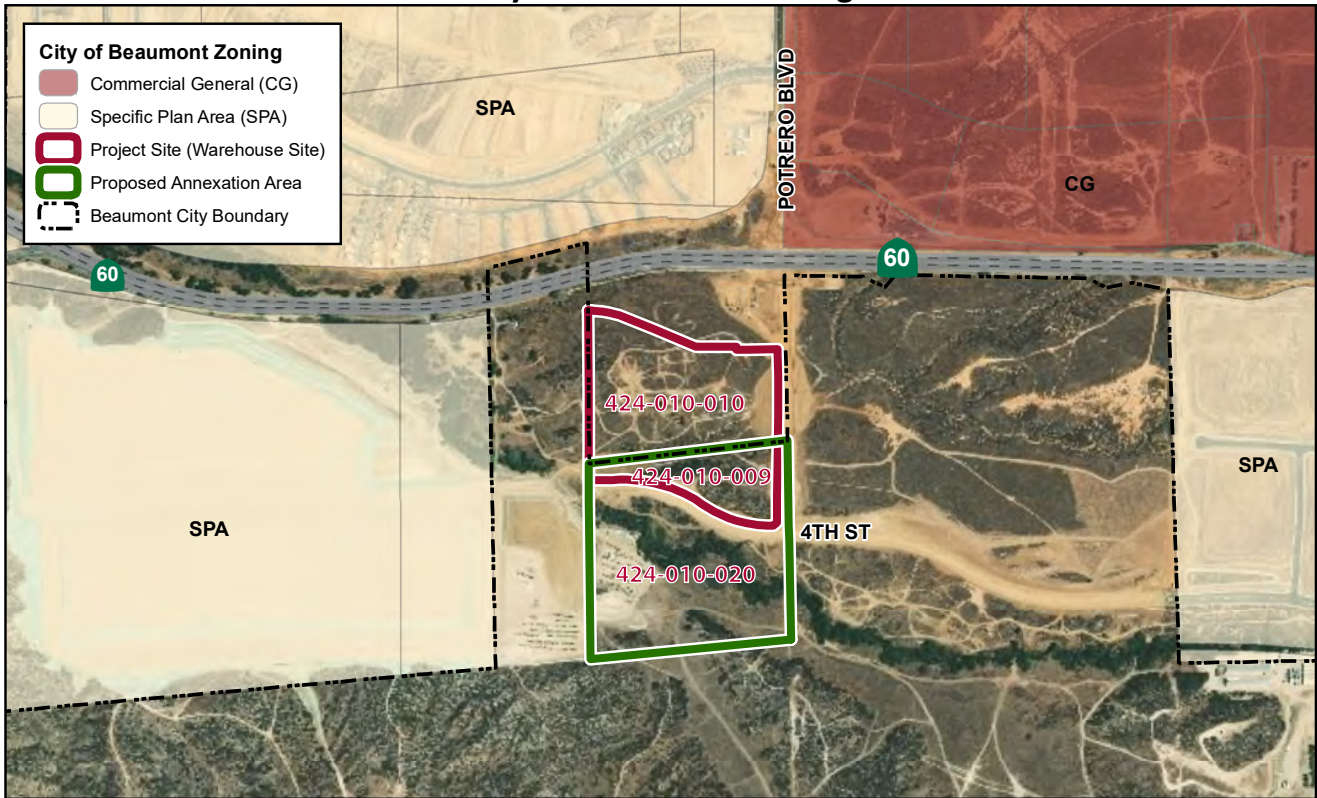


Source: CalFire 2019, City of Beaumont GIS, Riverside County GIS Portal, ESRI.

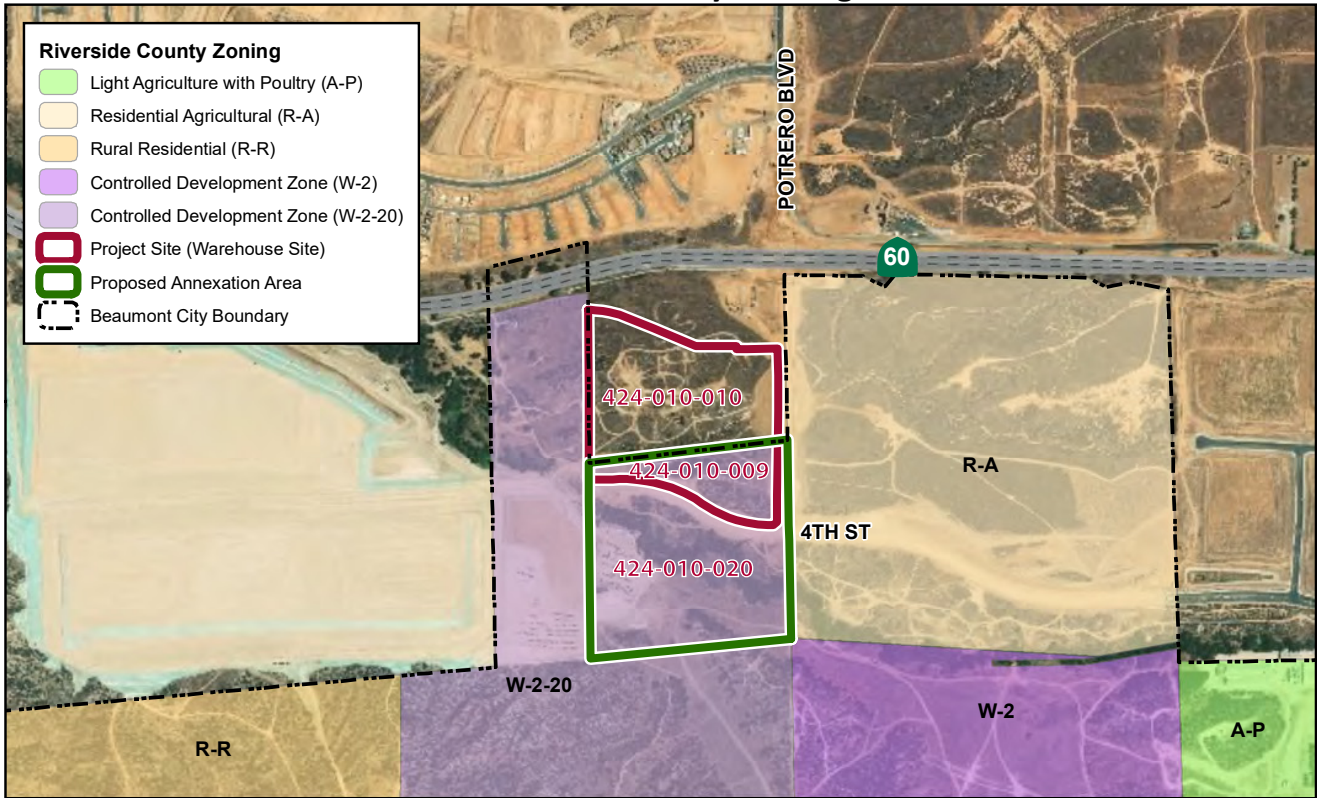
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## City of Beaumont - Zoning

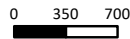


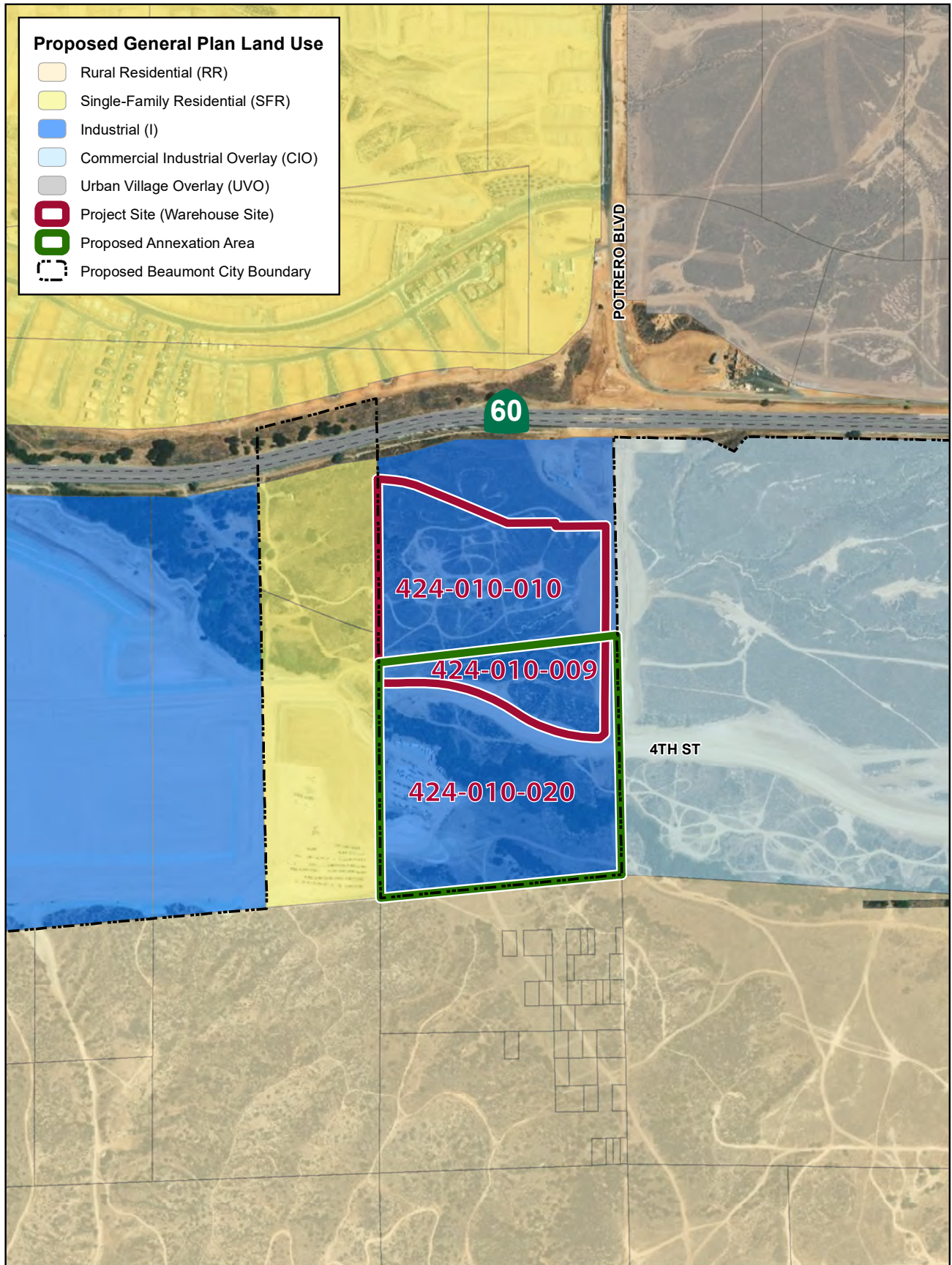
## Riverside County - Zoning



Source: CalFire 2019, City of Beaumont GIS, Riverside County GIS Portal, ESRI.

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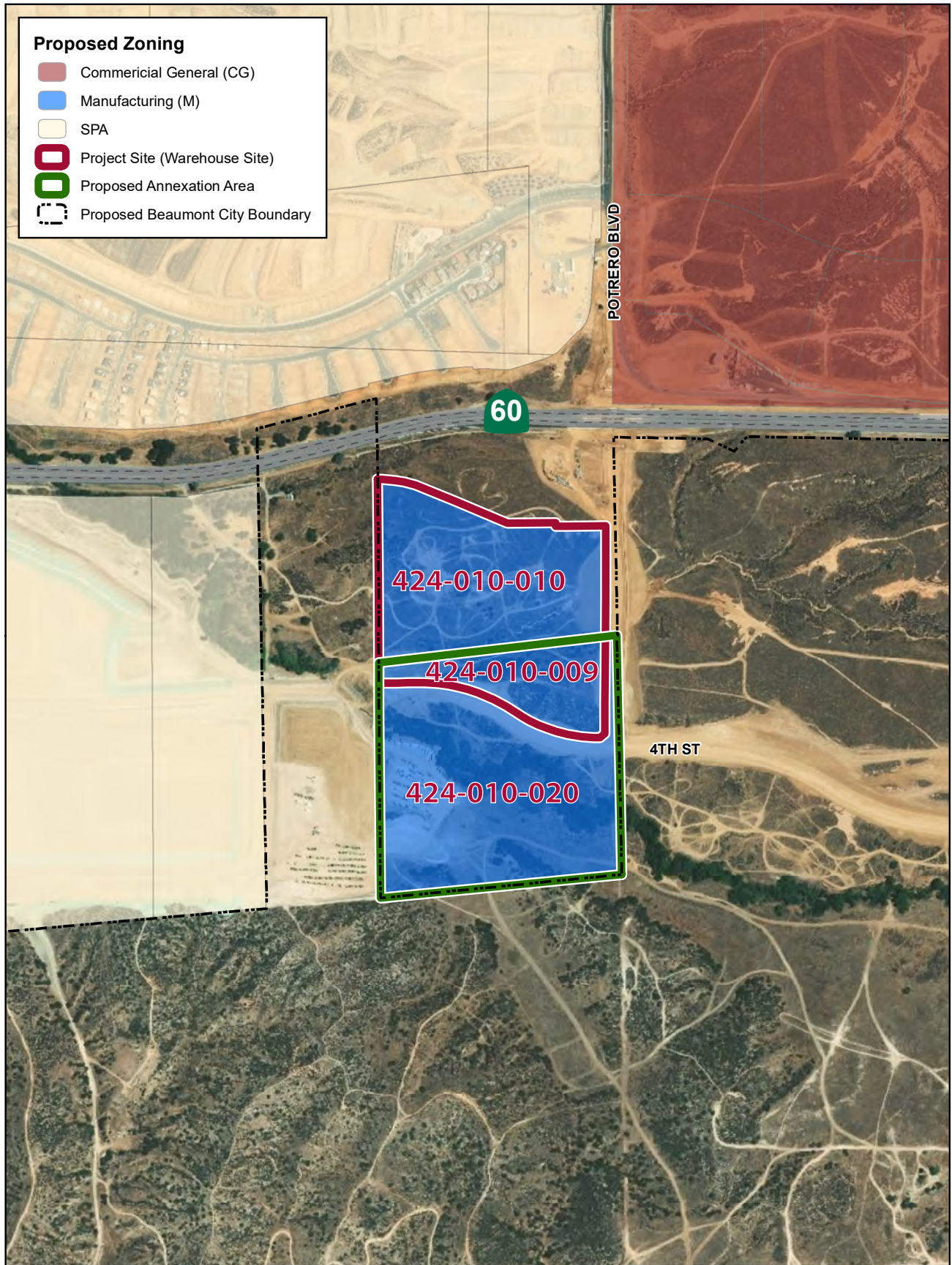




Source: City of Beaumont GIS, Kimley-Horn, ESRI.

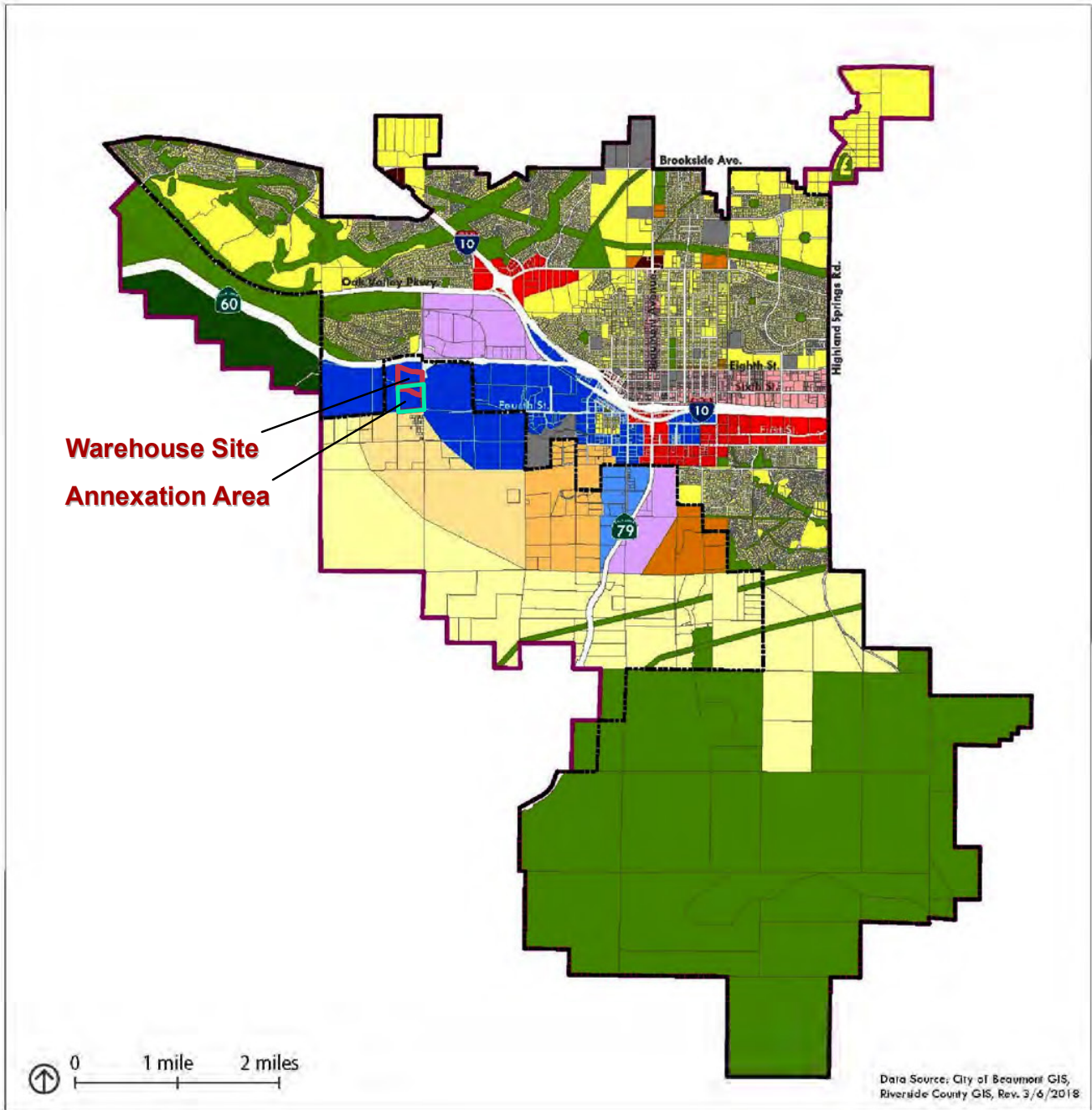
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Source: City of Beaumont GIS, Kimley-Horn, ESRI.





## CITY OF BEAUMONT GENERAL PLAN UPDATE

### Land Use Designations Map



Source: City of Beaumont GIS, Kimley-Horn, ESRI.

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## CHANGES IN SERVICE PROVIDERS

This POS identifies the current public services providers for the Annexation Area and the public service providers that would serve the site upon LAFCO's approval of the proposed annexation; see Table 2. LAFCO uses a POS to determine whether those agencies potentially affected by the proposed annexation have the capacity and capability to provide necessary public services. The POS does not constitute, and is not intended to provide, a detailed fiscal analysis of the proposed annexation. The POS broadly considers potential budgetary implications of the annexation action.

**Table 2: Current and Proposed Public Service Providers**

Service	Current Provider	Provider After Annexation
Animal control	Riverside County Department of Animal Services	City of Beaumont Animal Control Services Department
Fire protection	Riverside County Fire Department	City of Beaumont (contract with Riverside County Fire Department)
Law enforcement	Riverside County Sheriff's Department	City of Beaumont Police Department
Library services	Beaumont Library District	Beaumont Library District
Parks and recreation	Beaumont-Cherry Valley Recreation and Park District	Beaumont-Cherry Valley Recreation and Park District
Roads and circulation	Riverside County Transportation Department	City of Beaumont
Solid waste	Riverside County Waste Management Resources Management District	City of Beaumont (contract with Waste Management, Inc.)
Stormwater drainage	Riverside County Flood Control and Water Conservation District	City of Beaumont and Riverside County Flood Control and Water Conservation District
Wastewater collection and treatment	None	City of Beaumont
Water supply	None	Beaumont-Cherry Valley Water District

The following sections will provide an overview of changes in service providers that would occur upon annexation. Where the provider would change upon annexation, the discussions also assess the potential impact of the proposed annexation on service provider's capacity to provide necessary services.

### ANIMAL CONTROL

The Riverside County Department of Animal Services currently provides animal control services for the Annexation Area. The services include the following:

1. Clinic Services: spaying and neutering; vaccinations; low-cost rabies clinics; microchipping; quarantine; and euthanizing.
2. Field Services: stray, injured, and dead animal complaints; animal turn-in; cruelty investigations; barking dog complaints; leash law violations; rabies reports; bite reports and quarantines;



potentially dangerous and vicious dog hearings; dog license inspections/fee collection; kennel license requests and inspections; emergency response and investigations; and subpoenas for records.

3. Shelter Services: adoptions; animal turn-in; animal behavior classes; upkeep of impounded animals; and animal records keeping.

Upon annexation, the City of Beaumont's Animal Control Services Department will provide animal control services for the Annexation Area. The Department is responsible for enforcement of state and local animal laws and regulations, including licensing of animals. The Department utilized the services of the Coachella Valley Animal Shelter, operated by Riverside County Animal Services, or the Ramona Humane Society in San Jacinto.

### **Implications for Animal Control Services**

The City's Fiscal Year (FY) 2017-2018 Budget allocated \$610,500 for animal control services. The proposed annexation would nominally increase the City's size and any increased demands for Animal Control Services would be proportionally nominal, as compared to the City. Further, the proposed Project would establish industrial uses that would not substantially increase the local animal/pet population. Animal control services provided to the Annexation Area through the City would be similar to those the services currently provided by the County. Mitigation fees, property taxes, and revenues generated by development within the Annexation Area would be available to the City to offset any increased costs for animal control services with little or no net effect on the City's budget.

### **FIRE PROTECTION**

The Riverside County Fire Department currently provides fire protection services for the Annexation Area. The full-service contract also provides for dispatch, emergency medical response, fire prevention and fire safety education programs. Upon annexation, the City of Beaumont would provide fire protection services through its contract with the Riverside County Fire Department. Therefore, the fire protection services provider and level of service would not change upon annexation, only the means of paying for the service.

Two fire stations are currently located within the City's boundaries and provide primary service to the City: Station No. 66, located at 628 Maple Avenue and Station No. 20, located at 1550 6<sup>th</sup> Street. Additional services may also come from Station 22 in Cherry Valley and Station 21 in Calimesa. In 2016, Fire Station No. 20 had an average response time of 3.8 minutes in the City and Fire Station 66 had an average response time of 10.2 minutes. Approximately 75 percent of calls were responded to in fewer than five minutes and approximately 94 percent were responded to in fewer than 10 minutes<sup>1</sup>.

### **Implications for Fire Protection Services**

The City's FY 2017-2018 Annual Budget allocated \$2,868,400 for Fire Protection Services. The proposed annexation would increase the City's size by approximately 0.20 percent and any increased demands for fire protection services would be proportionally nominal, as compared to the City. Provision of fire

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<sup>1</sup> Riverside LAFCO, July 2017. City of Beaumont Municipal Service Review. Retrieved from <https://lafco.org/wp-content/uploads/documents/archives/City%20of%20Beaumont%20MSR%20-%20Final%20July%2027%202017.pdf>.

protection services would continue under contract to the Riverside County Fire Department. Fire protection services provided to the Annexation Area would not substantially differ from services available through the County; only the service funding mechanism would change. Additionally, the proposed industrial uses that would be implemented within the Annexation Area do not typically generate a large amount of service calls. Further, all development proposals within the Annexation would be subject to Fire Department review. Department review ensures that the design of proposed developments within the Annexation Area conform to the Department requirements and thereby reduce demands on fire protection services. Additionally, mitigation fees, property taxes, and other revenues generated by development within the Annexation Area would be available to the City to offset any increased costs for fire protection services with little or no net effect on the City's budget.

## **LAW ENFORCEMENT**

The Riverside County Sheriff's Department currently provides law enforcement services for the Annexation Area. The Sheriff's Department provides these services from the Cabazon Station, approximately 15.5 miles away at 50290 Main Street in Cabazon. The Cabazon Station provides service to the mid-county Pass area, including the unincorporated communities around the cities of Beaumont and Banning, as well as contract services to the City of Calimesa and the Morongo Indian Reservation.

The latest LAFCO Municipal Services Review (MSR) of record for unincorporated areas proximate to the Annexation Area indicates that the Cabazon Station had an average response time of 8.08 minutes for priority 1 calls, 11.92 minutes for priority 2 calls, and 17.34 minutes for priority 3 calls. Riverside County's level of service standard for law enforcement proposed 1.2 full-time deputies per 1,000 residents. Per the 2006 MSR, this ratio was found to be 1 deputy per 1,000 residents.

### **Implications for Law Enforcement**

Upon annexation, The Beaumont Police Department (BPD), located at 660 Orange Avenue, would provide law enforcement services to the Annexation Area. In addition to providing patrol services to the City, the BPD operates a Detective Bureau which is responsible for conducting investigations of both misdemeanor and felony offenders. The BPD also takes part in the City's Community Oriented Policing and Problem Solving Team, the Riverside County Gang Task Force, and the East Valley Street Enforcement Team. As of 2017, the BPD had 42 sworn officers who provide patrol services and operate the Department's Detective Bureau. The City has a target ratio of 1.0 to 1.2 officers per 1,000 residents, which is reviewed annually. Currently, the ratio is approximately 0.93 officers per 1,000 residents. Further, the response times in the City is 2.9 minutes for in progress calls and 5.9 minutes for past calls.

The City's FY 2017-2018 budget allocated \$1,512,703 for police support services. All development proposals within the Annexation Area would be subject to Police Department review. Department review acts to ensure that development proposals within the Annexation Area would conform to Department emergency access and site/facility security requirements and recommendations, and thereby reduce demands on law enforcement services. Additionally, property taxes, and other revenues generated by development within the Annexation Area would be available to the City to offset any increased costs for law enforcement services with little or no net effect on the City's budget.

## **LIBRARY SERVICES**

The Beaumont Library District is a special "library services" district and is independent of both City and County governments. The District currently serves over 80,000 residents of the City of Beaumont, unincorporated Cherry Valley, and unincorporated areas of Riverside County. The Beaumont Library main branch is located at 125 E. Eight Street and is approximately 11,700 square feet. Typical hours of operation are:

- 10am – 6pm Monday, Friday, and Saturday
- 10am – 8pm Tuesday and Thursday
- 1pm – 6pm Sunday
- Closed Wednesday

In 2014-2015, the library circulated approximately 94,000 children and adult books, 49,000 videos, and had approximately 23,700 program attendees.

The Beaumont Library District currently provides library services for the Annexation Area and would continue to do so should the site be annexed to the City.

### **Implications for Library Service**

The Beaumont Library District would continue to be responsible for providing services to the site, whether or not the site is annexed into the City. The industrial uses planned for the Annexation Area are not typically sources of demands for library services. Therefore, the proposed annexation would not affect the District's ability to provide library services with no net effect on the City's budget.

## **PARKS AND RECREATION**

The Beaumont Cherry-Valley Recreation and Park District currently provides park and recreation services for the Annexation Area. The District provides services to most of the City of Beaumont, part of Calimesa, and surrounding unincorporated areas. The District operates the following facilities:

1. Noble Creek Community Center. Approximately 60 acres and located approximately two miles northeast of the Annexation Area at 38900 Oak Valley Parkway, Beaumont.
2. The Woman's Club. Approximately 0.5 acres and located approximately two miles northeast of the Annexation Area at 306 East 6<sup>th</sup> Street, Beaumont.
3. Cherry Valley Grange Community Center. Approximately one acre and located approximately 3.5 miles northeast of the Annexation area at 10478 Beaumont Avenue, Cherry Valley.

In addition to operating these facilities, the District manages a number of baseball and softball fields, soccer fields, and a horse arena. Further, the District provides numerous recreational programs and services including senior programs, childcare programs, field trips, summer camp, craft shows, theatre groups, karate, and yoga. A full catalog of programs is available on the District website: <https://www.bcvparks.com/classes-7f496c6>.

## Implications for Parks and Recreation

Upon annexation, the Beaumont-Cherry Valley Recreation and Park District would continue providing parks and recreation services for the Annexation Area. Additional park and recreation services would be provided by the City of Beaumont's Community Services, Parks and Grounds Department. The City's FY 2017-2018 budget allocated \$2,339,605, for the Parks and Grounds Department and \$2,660,430 to Parks and Grounds Maintenance. The City operates the following recreation facilities:

1. Oak Valley Community Park. Approximately six acres, with two half-basketball courts, and a tot lot. Located about 1.5 miles away at Oak Valley Parkway and Oak View Drive.
2. Stewart Park. Approximately 15 acres with community swimming pool, pavilion, and restrooms. Located about two miles to the northeast between 8th and 11th Streets and Orange and Maple Avenues.
3. Three Rings Ranch Community Park. Approximately seven acres with half-basketball court, baseball field, tot lot, and playground. Located about two miles northeast at Claiborne Avenue East and Brookside Lane.
4. Rangel Park. Approximately four acres with baseball field, full basketball court, restrooms, tot lot, and a playground. Located about two miles east at 4th and B Streets.
5. Beaumont Sports Park. Approximately 25 acres with adult and youth soccer fields, a little league baseball field, youth flag football fields, and restrooms. Located approximately three miles northeast at the southeast corner of Brookside and Beaumont Avenues.
6. Other Community Parks. Includes Veterans, Seneca Springs, Trevino, Mt. View, Wildflower, Palmer, Stetson, Shadow Hill, and Sunny Hills.

The proposed annexation would increase the City's size by approximately 0.20 percent and any increased demands for parks and recreation services would be proportionally nominal, as compared to the City. Further, the industrial uses planned for the Annexation Area would not substantively increase demands for park and recreational services. Property taxes and revenues generated by development within the Annexation Area would be available to the City to offset any increased costs for park and recreational services, with little or no net effect on the City's annual budget.

## ROADS AND CIRCULATION

The Riverside County Transportation Department is currently responsible for providing roads and circulation services for the Annexation Area. The Department provides planning, design, funding, construction, operations, and maintenance for all roads, bridges, and transportation facilities for roads within the unincorporated area of the County.

## Implications for Roads and Circulation

Upon annexation, the City of Beaumont Public Works Division would provide roads and circulation services for the Annexation Area. Specifically, the proposed annexation would add the portion of 4<sup>th</sup> Street

ROW to the City's jurisdiction. The section of 4<sup>th</sup> Street extends approximately 1,200 linear feet southeast from the western boundary of the Annexation Area.

The Public Works Division is responsible for construction, maintenance, and operation of public facilities and infrastructure within the City. The City's FY 2017-2018 budget allocated \$1,979,246 to street maintenance (inclusive of storm drain maintenance). The proposed annexation would increase the amount of City-maintained road area by approximately 0.23 lineal miles.

All traffic/transportation improvements constructed in support of Annexation Area development would comply with City-stipulated design, construction, and operational requirements. This would act to ensure that traffic/transportation improvements are properly designed, implemented, operated, and maintained; thereby furthering efficiency and adequacy of systems while reducing systems lifecycle costs. Additionally, the Developer would pay fees pursuant to the incumbent City of Beaumont Fee Schedule to fund plan review, coordination, and inspection of proposed traffic/transportation improvements. Residual costs to the City would be limited to routine maintenance of the approximately 0.23 miles of public roads constructed and/or funded by development within the Annexation Area. Given the limited scope of the Annexation Area and associated road improvements, the costs associated with the routine maintenance of these facilities are considered nominal. Moreover, State funds (i.e., California gas tax), as well as property taxes and revenues generated by development within the Annexation Area, would be available to the City to offset any increased costs for street maintenance, with little or no effect on the City's annual budget.

## **SOLID WASTE**

The Riverside County Waste Management Department is currently responsible for providing solid waste management services for the Annexation Area. The department operates three regional Class III municipal solid waste landfills: Lamb Canyon, El Sobrante, and Badlands. The waste hauler could use any of the three landfills but would most likely use Lamb Canyon because it is the closest.

The Lamb Canyon Landfill, located at 16411 State Hwy 79 in the City of Beaumont, encompasses 580.5 acres, of which 144.6 acres are permitted for waste disposal. The landfill is currently permitted to receive 5,000 tons per day of solid waste for disposal; has a remaining disposal capacity of approximately 19,242,950 cubic yards; and a "ceased operation" date of 4/01/2029<sup>2</sup>.

### **Implications for Solid Waste**

Upon annexation, the City of Beaumont would provide solid waste management services for the Annexation Area. Solid waste services within the City are provided by Waste Management through a contract with the City. Waste Management offers weekly trash, green waste and recycling curbside service. The City's agreement with Waste Management includes a tipping fee for the County's costs to operate the Lamb Canyon landfill. There would be no change in the service provider for solid waste disposal, only the means of paying for this service. Further, there would be little or no effect on the City's annual budget, so this Plan of Services provides no further assessment of this service.

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<sup>2</sup> CalRecycle, 2019. Solid Waste Information System (SWIS) Facility Search. Retrieved from <https://www2.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0007/>.

## **STORMWATER MANAGEMENT**

The Riverside County Flood Control and Water Conservation District (RCFCWCD) currently provides stormwater management services for the Annexation Area. Because the site and surrounding areas are currently-unimproved, no storm drain facilities are in place. Runoff from the site has historically drained to Coopers Creek. From Coopers Creek, stormwaters are directed via culverts under the SR-60 to San Timoteo Creek, which ultimately drains westerly to the Santa Ana River Basin.

### **Implications for Stormwater Management**

Upon annexation, the RCFCWCD would continue to regulate the regional stormwater drainage facilities for the Annexation Area, but the City of Beaumont would take on responsibility for local stormwater management. All stormwater management systems constructed within the Annexation Area and proposed connections to the municipal stormwater management system would comply with City-stipulated stormwater management system design, construction, and operational requirements. This would act to ensure stormwater management facilities are properly designed, implemented, operated, and maintained; thereby furthering efficiency and adequacy of systems while reducing systems lifecycle costs. Additionally, the Developer would pay fees pursuant to the incumbent City of Beaumont Fee Schedule to fund plan review, coordination and inspection of supporting stormwater management systems. Residual costs to the City would be limited to routine maintenance of storm drainage facilities. Given the limited scope of the Annexation Area, the costs associated with the routine maintenance of these facilities (which are handled under the City's road maintenance budget) are considered nominal and would have little or no net effect on the City's annual budget.

## **WASTEWATER COLLECTION AND TREATMENT**

Upon annexation, the City of Beaumont would provide wastewater collection and treatment services for the Annexation Area. The City owns the Beaumont Wastewater Treatment Plant (WWTP), located at 715 W. 4<sup>th</sup> Street, a tertiary treatment facility. The WWTP receives and treats domestic and commercial/industrial wastewater generated from users within the City, in addition to approximately 850 connections outside City boundaries. The facility was developed in 1994, and upgraded in 2006, to expand its capacity to 4 million gallons per day. In 2018, the City approved the Beaumont Wastewater Treatment Plant Upgrade/Expansion and Brine Pipeline Project. Since its approval, a 12-inch diameter brine waste disposal gravity pipeline extending 23 miles from the WWTP north to the nearest connection point of the Inland Empire Brine Line, located near the north side of E Street Bridge in the City of San Bernardino has been constructed. Additionally, the Project would expand the plant treatment capacity from 4 MGD to 6 MGD and include a system upgrade to include advanced treatment, recycled water pump station, and recycled water storage.

Based on the relatively low wastewater generation rates of industrial uses that would be implemented within the Annexation Area, development would result in nominally increased wastewater treatment demands. These demands have been anticipated and accounted for in planned expansion of the WWTP, and the WWTP would have sufficient wastewater treatment capacity to serve the Annexation Area. Project sewer service will be addressed by connecting to the proposed pump station in 4th Street. Effluent will then be lifted to the nearest gravity main for transmission to WWTP. Specific facility requirements

and line sizing to support development of the Annexation Area would be coordinated with the City Engineer as part of the standard development approval process.

The facilities required for collection will be the responsibility of the developer of the Annexation Area. The developer will design and construct facilities required to serve the project. As there can be a wide variety of uses in industrial buildings, the developer will enter into a development agreement with the City to establish the use and projected effluent rates. This agreement will serve to memorialize the anticipated effluent rates for all future owner's/tenant's within the Annexation Area. This agreement will also disclose that should effluent rates increase beyond the capacity of any existing facilities, it will be the owner's/tenant's responsibility to design and construct those required upgrades.

### **Implications for Wastewater Collection and Treatment**

In FY 2017-2018, the City budgeted \$8,000,000 for Wastewater Capital Projects. All wastewater collection systems constructed within the Annexation Area, and proposed connections to the municipal wastewater collection system would comply with City- stipulated wastewater system design, construction, and operational requirements. This would act to ensure wastewater collection facilities are properly designed, implemented, operated, and maintained; thereby furthering efficiency and adequacy of facilities while reducing facilities lifecycle costs.

The Developer would pay fees pursuant to the incumbent City of Beaumont Fee Schedule. These fees would cover the City's cost to fund plan review, coordination, and inspection of proposed wastewater collection system improvements. The Developer would be responsible for any capital costs to extend the existing sewer lines, as well as applicable sewer connection and service fees, which act to fund improvement plans, operations, and maintenance of wastewater collection facilities. These monies would also fund planned expansion of the WWTP. Users would directly pay for the cost of services provided. Given the limited scope of the Annexation Area and that user fees cover the cost of capital improvements, operations, maintenance, and services, wastewater collection and treatment implications are considered negligible. The proposed annexation would have little or no net effect on the City's annual budget.

### **WATER SUPPLY**

The Water District is the provider of potable and non-potable water to the City of Beaumont and potable water to the unincorporated community of Cherry Valley. Because the Annexation Area is currently outside the Water District's service area boundary, the proposed annexation also includes annexation into the Water District's service area boundary.

### **Implications for Water Supply**

Subsequent development within the Annexation Area would incrementally increase water consumption. The Water District 2020 Urban Water Management Plan Update (UWMP) identifies water supply and delivery systems to serve the City's incorporated and sphere of influence areas, including the Annexation Area, through the year 2045. Plans to ensure a reliable water supply to all existing and anticipated District customers are articulated at UWMP Section 7 and Section 8. The data presented in the 2020 Water District UWMP demonstrates water supply planning to meet the City's increased demands, as well as future

development and redevelopment projects within the Water District's service area during normal, single-dry and multiple-dry year water supply scenarios through Year 2045.

Within the Annexation Area, potable and recycled water delivery lines will be designed, to the satisfaction of the Water District; and would be coordinated with existing water systems serving any neighboring development. All water systems constructed within the Annexation Area and proposed connections to the municipal water system would comply with both City and Water District water system design, construction, and operational requirements. This would act to ensure water systems are properly designed, implemented, operated, and maintained; thereby furthering efficiency and adequacy of facilities while reducing facilities life cycle costs.

The Developer would be responsible for deposits related to construction inspection, plan review, and coordination to the Water District. The Developer would be required to coordinate directly with the Water District regarding any water system improvements or service connections. Additionally, the Developer would pay fees pursuant to the incumbent City of Beaumont Fee Schedule to cover the City's cost to fund plan review, coordination, and inspection of proposed water distribution systems improvements.

A Water Supply Assessment (WSA) for the proposed Project has been approved by the Water District on December 14, 2020. A Plan of Services (POS) for the Annexation Area is included as Attachment A to this document.

Development proposals within the Annexation Area would be responsible for capital costs of on-site water systems, costs to connect to area off-site water distribution systems; and on-going water service fees. In combination, these funding sources finance areawide water system improvement plans, operations, and maintenance. Users would directly pay for the cost of services provided. The proposed annexation would increase the City's size by 0.20 percent and any increased water demands and costs associated with those would be proportionally nominal when considered in the context of the Water District as a whole. Any increased water service demands resulting from anticipated development within the Annexation Area would have little or no net effect on the Water District's Annual Budget.

## **OTHER UTILITIES**

In addition to public service providers under the jurisdiction of LAFCO, other utility purveyors provide service to the Annexation Area. This POS does not assess the capacity of these utilities, certain of which are described below. Southern California Edison currently provides electric power to the Annexation Area and would continue as the service provider upon annexation. The Southern California Gas Company provides natural gas service to the Annexation area and would continue as the service provider upon annexation. Frontier Communications provides telephone service within the Annexation Area and would continue as the service provider upon annexation.

### **Implications for Other Utilities**

The utility purveyors noted above, and others not specifically identified, would be responsible for providing services to the site whether or not the site is annexed into the City. Therefore, the annexation would not affect their ability to provide services. The annexation would have no impact in this regard.



## SIGNATURES

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Todd Parton, City Manager  
City of Beaumont

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Date

## ATTACHMENT A: WATER DISTRICT PLAN OF SERVICES

Beaumont Cherry Valley Water District  
Plan of Services  
for the  
Potrero Logistics Center Project  
(APN 424-010-009 and APN 424-010-010)

December 2021

## INTRODUCTION

The Potrero Logistics Center Project Annexation Area (Annexation Area) is roughly rectangular and encompasses approximately 41.6 acres, of which an approximate net 37 acres is available for development. The Annexation Area includes APN 424-010-009 comprised of approximately 9.94 acres, and APN 424-010-010 comprised of approximately 28.42 acres. For the purposes of annexation into the City of Beaumont (City) and the Beaumont Cherry Valley Water District (Water District), the Annexation Area also includes a portion of the right-of-way (ROW) for 4th Street, which runs east to west and divides the two parcels within the Annexation Area. Approximately 3.16 acres of 4th Street will be dedicated to the City. Under existing conditions, the 4th Street ROW is unimproved and would be constructed upon implementation of the proposed Project.

The Annexation Area is bounded by SR-60 to the north, by the existing alignment of Potrero Boulevard and vacant parcels to the east, by the unpaved alignment of 4th Street and vacant land to the south, and by the Hidden Canyon II Project to the west. Regional access to the Annexation Area is provided via SR-60 at the Sixth St off ramp located north of the site. The I-10 freeway would provide access to the Project site via the Oak Valley Parkway and Beaumont Avenue interchanges. Construction on the SR-60/Potrero Blvd Interchange Project began in February 2018 and would serve as a major connecting road between SR-60 and the Project site upon completion of the future interchange. It should be noted that the interchange has been completed at this time; however, the bridge that would connect SR-60 to Potrero Boulevard has not been completed at this time. The Traffic Impact Analysis for the proposed Project includes traffic scenarios for operation of the project both with and without the bridge improvements being completed at Project opening.

The proposed Project would allow for the development of an approximately 577,920 square foot “high-cube” logistics warehouse building. The proposed Project was included in the original Hidden Canyon II Project and Mitigated Negative Declaration (MND) (MND, State Clearinghouse No. 2007091141), which addressed the development of up to 60 single family residences and approximately 320,000 square feet of commercial/retail space, were approved by the City of Beaumont in January 2008. The proposed Project is anticipated to result in environmental effects that would be less-than or equal to those identified in the previously approved MND. As previously discussed, the City of Beaumont, as the Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (DEIR) for the proposed Project.

The installation of potable and non-potable water delivery lines will be designed, to the satisfaction of the City Engineer and Water District to coordinate with existing water systems serving any neighboring development which may be in place at Project implementation. The Developer would be responsible for any capacity charges associated with connection to the existing water distribution system.

This document utilizes information from the Plan of Services (POS) for the ASM Beaumont Business Center Project (September 2014) and from the Water District Potable Water System Master Plan (January 2016). Land use information was obtained from the Riverside County General Plan, Riverside County “Map My County” tool, and the City of Beaumont General Plan.

## **EXISTING WATER FACILITIES**

Currently, the Annexation Area is outside of the Water District's service area but within its sphere of influence. The Water District does not currently maintain any potable water mains in the Annexation Area. The Water District maintains two 24-inch water mains in Potrero Boulevard (2650 and 2520 Pressure Zones). Currently, the 24-inch water line in 4<sup>th</sup> Street ends at the intersection of 4<sup>th</sup> Street and Potrero Boulevard. In September 2020, the Water District approved plans for a 16-inch water line extending west to the end of the unimproved alignment of 4<sup>th</sup> Street. Connections associated with the Annexation Area would be made to the 16-inch waterline in 4<sup>th</sup> Street.

The existing facilities are located within the District's 2750 Pressure Zone. In September 2020, the Water District approved plans for a Pressure Reducing Valve (PRV) Station. The PRV Station has been constructed and would provide service to the Annexation Area. The Riverside County Fire Department or the City of Beaumont Fire Department (upon annexation) will stipulate the required fire flow for the proposed Project.

## **EXPECTED PRESSURES**

Currently, there is no fire flow application on file with the District indicating the Fire Department's fire flow requirement for the proposed Project. An updated fire flow analysis will be needed in order to model the expected system pressures in the vicinity of the proposed Project during both average day and fire flow (maximum day + fire flow) demand scenarios based on the 2650 zone hydraulic gradient line (HGL) and 2650 zone demands. The District understands that for developments similar to this project, fire flow requirements as set by the Fire Department may be as great as 4,000 gallons per minute (gpm) for four hours. Preliminarily, the proposed Project's fire flow requirements are estimated at 4,000 gpm for four hours. The District has performed a preliminary analysis of expected system pressures in the vicinity of the Project during demand scenarios as described above at 4,000 gpm for four hours; the existing system in the vicinity of the Project may experience pressures in the range of 76 - 94 psi.

## **REQUIRED POTABLE WATER FACILITY IMPROVEMENTS**

The proposed Project would connect to the existing infrastructure described above. Accordingly, the Applicant would be required to pay Front Footage Fees to the Water District.

The Riverside County Fire Department may require additional facilities to be installed to ensure reliability of fire flow service to the Annexation Area. The Developer shall install fire service meter assembly as required by the Water District and Riverside County Fire Department. All pipes shall be ductile iron pipe with push-on joints and minimum pressure Class 150. The Developer shall install standard fire hydrants within one 4-inch and two 2.5-inch outlets "super head" fire hydrants in accordance with Water District standards. The Fire Marshall will approve all fire hydrant locations. The Developer shall install minimum 2-inch copper service connections and required fire service connection from the water main including backflow device, angle meter stop, and coupling fitting in accordance with the Water District's standard drawings and specifications.

## REQUIRED NON-POTABLE WATER FACILITY IMPROVEMENTS

All recycled water pipes shall be ductile iron pipe with push-on joints and bagged with purple polyethylene bags per American Water Works Association (AWWA) standards. The minimum pressure class of the pipe shall be Class 150. All above-ground appurtenances shall be color coded per AWWA standards. Signs shall be posted around the use area stating that recycled water is being used and it is unsafe to drink. All signage shall be installed in accordance with AWWA standards. The irrigation service connections shall be made with proper reduced-pressure (RP) devices. The on-site non-potable system for landscape irrigation shall be connected to the non-potable water system at the intersection of 4th Street and Potrero Blvd. The on-site irrigation plans and off-site improvement/service connection plans shall be submitted to the District for review and approval.

## STATE LEGISLATION

As development increases, the need for additional potable water sources will increase. The Water District is actively pursuing additional water sources to meet the future demands within the Water District's service area. Recently passed legislation, effective January 1, 2002, includes Senate Bill No. 221, which stipulates that legislative bodies of a city, county, or public water system provide written verification that a sufficient water supply is available prior to completion of a project/subdivision. A subdivision; as defined in Senate Bill No. 221, is "a proposed residential development of more than 500 dwelling units, except that for a public water system that has fewer than 5,000 service connections "subdivision" means any proposed residential development that would account for an increase of 10 percent or more in the number of the public water system's existing service connections." The District has more than 5,000 service connections.

Senate Bill No. 610 requires the water supplier to prepare a water supply assessment (WSA) for any "Project," which is defined as:

- 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.

The proposed Project is slightly under the threshold of 40 acres and 650,000 square feet of new floor area that typically triggers the need for a WSA, but a WSA was prepared due to the fact that the maximum demand for the Project was increased. Accordingly, the proposed Project is subject to compliance with Senate Bill 610 (SB 610). Pursuant to SB 610, counties and cities are required to consider the availability

of adequate water supplies for certain new large development projects and prepare a Water Supply Assessment (WSA).

Additional information to support this POS, as required by LAFCO's *Local Government Reorganization Act of 2000*, is provided below.

## **BEAUMONT CHERRY VALLEY WATER DISTRICT BACKGROUND**

The Water District was first formed in April 1919, to provide domestic and irrigation water to the new community of Beaumont and the surrounding area. The Water District was originally named the Beaumont Irrigation District. In 1973, the name was changed to the Beaumont-Cherry Valley Water District. However, even though the name has changed, the Water District's authority comes from the Irrigation District Law of the State of California.

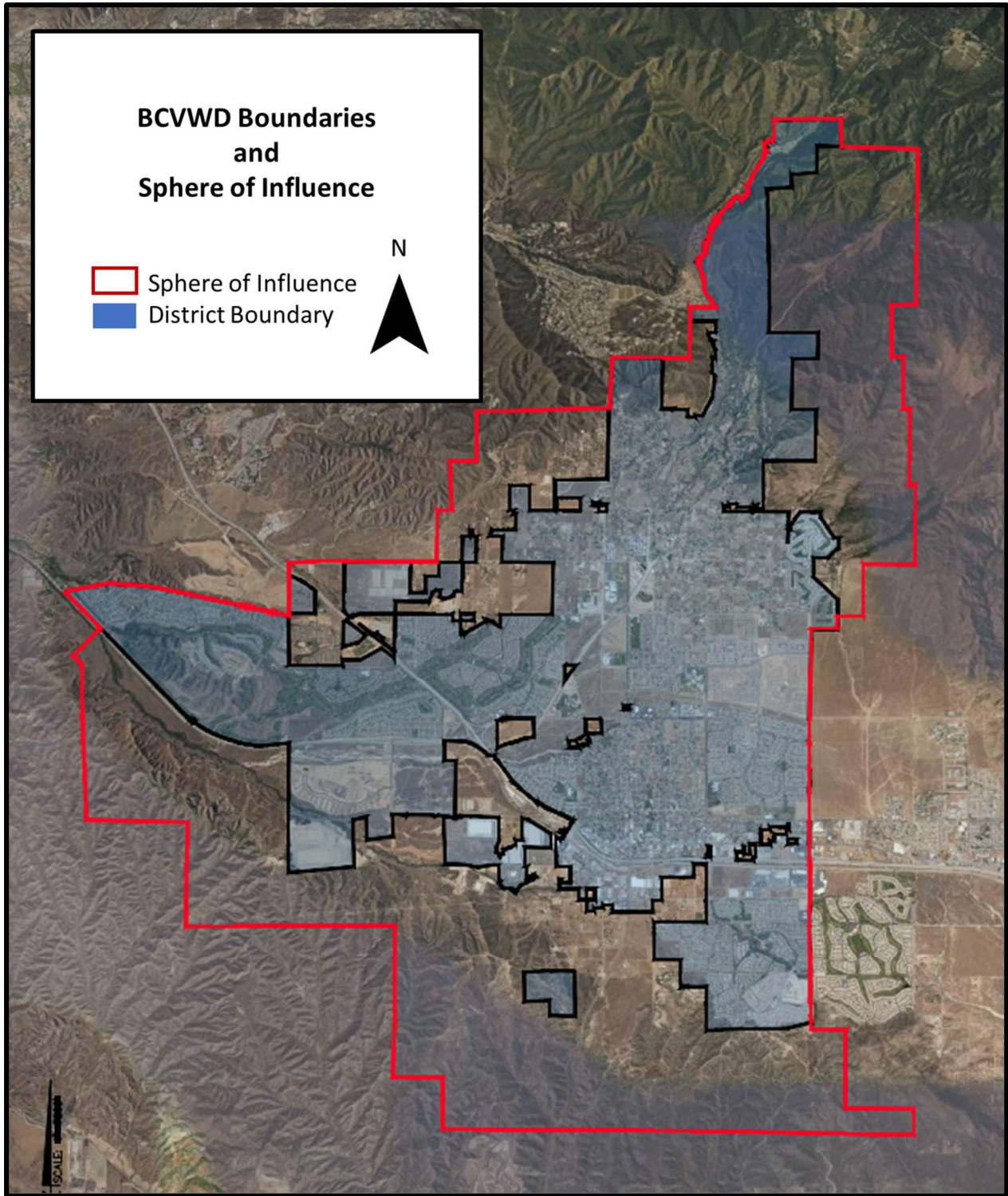
The City receives its water supply from the Water District. The Water District receives its water supply from Beaumont Basin, augmented with State Water Project water purchased from San Geronio Pass Water Agency.

The Water District owns approximately 1,524 acres of watershed land north of Cherry Valley along the Little San Geronio Creek (also known as Edgar Canyon) and Noble Creek. Currently, the Water District diverts water from Little San Geronio Canyon Creek into a series of ponds adjacent to the creek where it percolates and recharges the shallow aquifers in the Canyon.

The Water District'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; see Exhibit 9. The service area ranges in elevation from 2,300 feet above mean sea level in Fairway Canyon area of Beaumont on the southwestern boundary, to 2,900 feet in Cherry Valley, and to over 4,000 feet in the upper reaches of the Sphere of Influence (SOI).

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

The District adopted its 2020 Urban Water Management Plan (UWMP) in August 2021. The UWMP provides complete details of the Water District's water resource plan and explains how the Water District plans to serve development in its Sphere of Influence through 2045.



**Exhibit 9: BCVWD Boundary and Sphere of Influence**

Source: BCVWD



## WATER SUPPLY

The District’s 2020 UWMP identifies the following “firm” sources of water available to the Water District:

- Imported Water for replenishment of Beauont Basin (Non-potable demand): 10%
- Imported water for replenishment of Beaumont Basin (potable demand): 67%
- Edgar Canyon: 9%
- Beaumont Basin Groundwater (Reallocated unused overlier rights): 14%

**Table 1** provides a summary of the water sources currently used or planned to be used by the Water District to meet future demands.

**Table 1**  
**Current and Future Water Sources Available to the**  
**Beaumont Cherry Valley Water District**

Water Source	Current	Future
Groundwater, Edgar Canyon	•	•
Groundwater, Beaumont Basin	•	•
Imported Water	•	•
Recycled water for landscape irrigation		■
Recycled water for groundwater recharge		Potential
Storm Water Capture and Recharge from Edgar Canyon, Noble Creek and other local watersheds		■
Urban Storm Runoff captured in detention and water quality basins		■
Captured, nitrate-contaminated shallow groundwater from Edgar Canyon to supplement non-potable water system		Potential
Singleton Basin Groundwater		Potential
San Timoteo Basin groundwater to supplement non-potable water system		Potential
Joint Project with Other Agencies with Exchanges		Potential
Sites Reservoir		Potential
Source: Beaumont Cherry Valley Water District, August 2021. <i>2020 Urban Water Management Plan Table 6-1.</i> Note: • Firm, existing source ■ Firm, future source		

## WATER SOURCES

### Beaumont Basin

The Beaumont Groundwater Basin is managed by the Beaumont Basin Watermaster. The Water District enjoys the benefits of a groundwater basin (Beaumont Basin), with very large storage capacity. The Water District and its neighboring agencies in the San Gorgonio Pass Area can take advantage of this by banking imported water during wet years for use during extended droughts. Complementing the large storage capacity is the fact that percolation and recharge occur at relatively high rates. It is very easy to “bank” water in the Beaumont Basin. Groundwater is maintained in the Beaumont Basin due to well-managed groundwater levels and the ample storage capacity. With the ability to bank water and the large “underground” reservoir, the Water District and its neighboring agencies can withstand extended periods

of drought without severe restrictions. **Table 2** presents a summary of the Water District’s extractable groundwater from Beaumont Basin, without replacement and not including stored water, and forbearance for potable and non-potable water to Golf Course.

**Table 2. Extractable Groundwater from Beaumont Basin**

Item	2025	2030	2035	2040	2045
Reallocated Unused Overlier Pumping Rights, AFY	1,322	1,285	1,165	1,099	1,099
Potable Forbearance Water, AFY	0	67	263	384	384
Non-potable Forbearance Water, AFY	471	479	523	557	557
Return Flow Credits above Baseline, AFY	280	514	868	922	1,115
<b>Total, AFY</b>	<b>2,073</b>	<b>2,346</b>	<b>2,820</b>	<b>2,963</b>	<b>3,196</b>
Note: Based on 2020 BCVWD UWMP Table 6-9					

## Edgar Canyon

In 1902, the Water District's predecessor, Beaumont Land and Water Company (Company), began diversions of water in Little San Gorgonio Creek and Noble Creek to supplement irrigation water demands using surface water rights that the Company had purchased with land acquisitions along the creeks. The Company also purchased downstream riparian water rights to allow full use of the surface flows of the creeks. The Water District's first shallow wells were built about this same time (1902) to augment surface water supplies and to provide a more reliable water supply to the growing community. As the wells came online, the Company began to impound the stream flows to recharge shallow aquifers the wells pumped from. This diversion has continued throughout the twentieth century and continues today. Through the last twenty or so years, the Water District has closely monitored diversions and extractions determining that more water is recharged than is pumped from the canyon supply.

Further, groundwater from Edgar Canyon is affected to some degree by climate. The average annual extraction from Edgar Canyon is 2,073 AFY based on records from 1983-2020. During that period of time the minimum extracted was 1,117 AFY, which occurred in 1991. This can be considered the “Single Dry Water Available”.

## Recycled Water

To keep up with increased wastewater demand in its service area, the City started construction on the expansion and upgrade of its existing plant, reverse osmosis desalting unit, and the required brine line from the wastewater treatment plant to the Inland Empire Brine Line (IEBL), in San Bernardino. The City has completed and has approved Title 22 Engineering Report for the Treatment Facilities. The City and Water District signed a Memorandum of Understanding (MOU) for water purchase in July 2019. The Water District and the City are working jointly on defining the pumping and storage requirements at the wastewater treatment plant. The City will be the recycled water producer, and the Water District the distributor. The Water District is in the process of completing their Title 22 Engineering Report for the Distribution and Reuse Applications. The Water District has developed draft rules and regulation for recycled water use and developed a cross-connection testing and control plan which has been approved by the State Water Resources Control Board (SWRCB) Division of Drinking Water.

At this time, recycled water is assumed to only be used for non-potable uses. In the future, when demand for recycled water for landscape irrigation is less than the available supply (primarily in winter months), the Water District may recharge recycled water and will obtain the required permits for groundwater recharge of the surplus effluent. The Water District and the City will discuss providing recycled water to the Oak Valley Greens and/or Tukwet Canyon Golf Courses in exchange for forbearance water which will increase the Water District's potable water supply.

## Imported Water

The Water District receives imported water through the San Geronio Pass Water Agency (SGPWA), a State Water Contractor that imports water from Northern California through the State Water Project. SGPWA has a service area of 225 square miles within Riverside County. In addition to the Water District, the major water retailers in the SGWPA service area include the City of Banning, Yucaipa Valley Water District, Banning Heights Mutual Water Company, High Valley Water District, South Mesa Mutual Water Company, and Cabazon Water District. Currently, only the Water District, YVWD, and the City of Banning have taken imported water. Historically, the Water District has taken the majority of deliveries from SGPWA and is expected to continue at rates of approximately 80 to 85%.

The Water District will need additional imported water to meet its long term needs, even when maximizing local water resources. The SGPWA has committed to provide adequate water supply to meet the region's (including the Water District's) projected needs to at least year 2045.

## WATER CONSERVATION

Changes to California law require that, beginning in 2016, urban retail water suppliers must comply with water conservation requirements established by the Water Conservation Act of 2009 in order to be eligible for State water grants or loans. The 2020 UWMP update includes a water use reduction plan, which identifies the following elements in support of statewide conservation efforts:

- **Conversion to Recycled Water.** Currently there are about 300 landscape irrigation connections connected to a non-potable (untreated and recycled) water system. The Water District has installed over 30 miles of recycled water transmission mains and a 2 MG reservoir for recycled water. Any recycled water which is introduced into the system will offset the existing potable water demand on a gallon for gallon basis
- **Landscape Ordinances.** The implementation of new landscape ordinances at the state and local level will help reduce outdoor water use. Requirements for smart irrigation controllers on new housing will go a long way to reduce outdoor water use. One of the greatest opportunities for water savings is conversion of street medians and common area turf areas to more drought tolerant planting materials and converting these irrigated areas to recycled water. The use of recycled water for landscape irrigation is key to the Water District meeting the water use target.
- **Conservation Pricing.** The Water District adopted a new rate structure in March 2020 to eliminate non-conserving pricing structures and consider including additional tiers for more incentives.

- **Manage Distribution System Loss.** The Water District has an ongoing schedule to inspect facilities and periodically calibrate master water meters. The Water District has already implemented leak detection measures. Water system audits are generally done at least once a year.
- **Water Waste Prevention Ordinances.** The Water District Board of Directors adopted Resolution No. 2016-05 implementing new water use restrictions. The new resolution prohibited, among others:
  - Use of potable water on driveways and sidewalks
  - No irrigation within a rain event or 48 hours afterwards
  - No fountain use except recirculating type

The implementation of conservation efforts is anticipated to assist in reducing the Water District's reliance on imported water and water from the Water District's storage account.

## WATER DEMAND ANALYSIS

The latest (2020) water demand documented within the Water District was approximately 12,492 acre-feet per year (AFY), which was distributed to a total of approximately 19,635 municipal service connections. The projected water demand, including potable and non-potable water use (and projected losses), is approximately 18,469 AFY in 2045. **Table 3** shows the approximate amount of water demand for each user classification in 2020 and 2045. More detailed information is available in the Water District's UWMP.

**Table 3: Water Use by User Classification**

Use Type	Actual, 2020	Projected, 2045
	Water Demand (AFY)	
Single Family	8,580	12,041
Multi-Family	339	476
Commercial	197	276
Industrial	172	241
Institutional/Governmental	1,020	1,431
Landscape	193	271
Agricultural	51	72
Other (Includes street sweeping and fire services)	2,304	1,739
Losses	1,326	1,922
Total	13,818	18,469

Source: Beaumont Cherry Valley Water District, August 2021. *2020 Urban Water Management Plan Update*

The water demand for this project has been estimated based on demand projections consistent with the Hidden Canyon Industrial Project. The Hidden Canyon Industrial Project estimated demand based on the total number of persons working at the facility.

An estimate of 1,500 square feet per employee was used, per a study performed by NAIOP (National Research Foundation) (2010).

Based on the Project building area of 577,920 square feet and 1,500 square feet per employee yields a total number of employees of 385. Using 15 gallons per person per-day (Hidden Canyon Industrial Project demand estimation used for consistency) gives a total building demand of 5,775 gpd. Based on 260 operating days per year (U.S. Energy Information Administration 2.12) equates to approximately 4.6 AFY (4,114 gpd based on 260 operating days per year).

The landscaping demand was approximated at 5 AFY or approximately 4,460 gpd. The demand was based on using drought tolerant landscaping on the slopes of the retention basins and property frontage along Potrero Boulevard and 4th Street. The bottoms of the retention basins will remain un-landscaped. The amount of water available for landscaping is restricted to the 5 AFY to remain within the allotment for the project provided in the Will Serve Letter. It is our understanding that there will be infrastructure in place to serve the project with recycled water, as the Water District and the City are in discussions to provide recycled water within the Water District service area.

The domestic and fire flow service will be served from Water District's 2650 Pressure Zone. The Riverside County Fire Department has identified a fire flow requirement for the project 4,000 gallons per minute (gpm) for 4 hours at 20 pounds per sq. in. (psi) residual.

As concluded in the WSA prepared for the proposed Project, the total demand including domestic (4,114 gpd factored) and landscape demand (4,460 gpd) equals 8,574 gpd which is less than the 8,700 gpd allotment in the Will Serve Letter issued by the Water District. Therefore, the Water District can meet the water demands for the Project.

The Project would utilize water-saving fixtures, which would reduce overall water demand. Further, the Project would be subject to the 2016 California Green Building Standards Code (CALGreen) (CCR Title 24 Part 11), resulting in approximately 25 percent savings in water use through use of a schedule of plumbing fixtures that would reduce the Project's overall potable water use within the buildings. The domestic and fire flow service will be served from Water District's 2650 Pressure Zone. The Riverside County Fire Department has identified a fire flow requirement for the project 4,000 gallons per minute (gpm) for 4 hours at 20 pounds per sq. in. (psi) residual.

Fees such as facility fees are collected at the time a request for water service is made by the applicant for a proposed Project and a Water Main Extension and Facilities Construction Agreement with the Water District is executed. Fees are collected to secure funding for the purpose of constructing backbone master planned facilities. A component of the facility fees includes a new water source fee to construct or obtain additional water required as a result of the new development. Facility fees are based on domestic and irrigation water usage per equivalent dwelling units (EDUs).

Other fees include meter installation fees, which are paid by the developer at time of construction for a project. Deposits are collected to cover Water District costs for plan check, GIS and record drawing data, and inspection. The developer posts a performance and labor and material bond for the construction and a maintenance bond once construction is completed and approved by the Water District. There may be

some reimbursement fees collected to pay a share of the costs of master planned facilities constructed by others that are used by the applicant.

Water District fees are provided in Section 5 of its Rules and Regulations<sup>3</sup>. The charges are subject to change. All facility fees and other charges will be at the rate at the time of execution of the Water Main Extension and Facilities Construction Agreement.

### **Financing**

The water improvements required for annexation of the proposed Project will be paid by the developer and through collection of facility fees and/or water rate assessments.

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<sup>3</sup> Beaumont Cherry Valley Water District. (2020). *Rules and Regulations, Section 5*. Retrieved from: <https://bcvwd.org/wp-content/uploads/2017/09/5.-Charges-0301202.pdf>.

## SIGNATURES

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Daniel K. Jagers, General Manager  
Beaumont – Cherry Valley Water District

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Date