

SAN GORGONIO PASS WATER AGENCY
Board of Directors Meeting
Agenda



SAN GORGONIO PASS
WATER AGENCY
A California State Water Project Contractor

August 19, 2024 at 6:00 p.m.

1210 Beaumont Avenue, Beaumont, CA 92223

***Vice President Chander Letulle will be participating remotely from:
2768 Ben Lomond Drive, Santa Barbara, CA 93105***

*This meeting is being held virtually and in person.
Link and telephone option provided is available for the
convenience of the public.*

TO JOIN VIA ZOOM: [Zoom Link Board Meeting](#)

TO JOIN THE MEETING BY TELEPHONE

CALL: 669-900-6833 | MEETING ID: 926 3191 5535

Members of the public who wish to comment on any item within the jurisdiction of the Agency or any item on the agenda may submit comments by emailing mcabral@sgpwa.com or may do so during the meeting. Comments will become part of the Board meeting record.

****In order to reduce feedback, please mute your audio when you are not speaking.***

*Esta reunión se llevará a cabo virtualmente y en persona.
El enlace y la opción telefónica proporcionada
es para la comodidad del público.*

PARA UNIRSE VÍA ZOOM: [Zoom Link Board Meeting](#)
PARA UNIRSE A LA JUNTA CON LA OPCIÓN TELEFONICA
LLAMAR: 669-900-6833 | ID DE REUNIÓN: 926 3191 5535

Los miembros del público que deseen comentar sobre cualquier tema dentro de la jurisdicción de la Agencia o cualquier tema en la agenda pueden enviar comentarios por correo electrónico a mcabral@sgpwa.com o pueden hacerlo durante la reunión. Los comentarios pasarán a formar parte del registro de la reunión de la Junta.

****Para reducir los comentarios, silencia el audio cuando no estés hablando.***

1. Call to Order, Invocation, Flag Salute, and Roll Call

2. Adjustment and Adoption of Agenda

3. Public Comment: Members of the public may address the Board at this time concerning items relating to any matter within the Agency's jurisdiction. There will be an opportunity to comment on specific agenda items, as the items are addressed. Speakers are requested to keep their comments to no more than five minutes. Under the Brown Act, no action or discussion shall take place on any item not appearing on the agenda, except that the Board or staff may briefly respond to statements made or questions posed for the purpose of directing statements or questions to staff for follow-up.

President
Mickey Valdivia

Vice President
Chander Letulle

Treasurer
Robert Ybarra

Secretary
Kevin Walton

Directors
Dr. Blair M Ball
Ron Duncan
Larry Smith

General Manager
Lance Eckhart,
PG, CHG

Legal Counsel
Jeffrey Ferre

4. Consent Calendar:

If any board member requests that an item be removed from the Consent Calendar, it will be removed so that it may be acted upon separately.

- A. Approve Minutes of the August 5, 2024, Regular Meeting of the San Geronio Pass Water Agency, ([pg. 3](#))

5. Reports – Staff

- A. General Manager's Report
- B. General Counsel's Report

6. Informational Presentations and Updates:

- A. Water Conditions Report, ([pg. 8](#))
- B. Operations & Maintenance Update, ([pg. 14](#))

7. New Business – Discussion and Possible Action:

- A. Authorize the General Manager to execute a Contract in a not-to-exceed amount of \$60,000 for Professional Services with Inland Empire Resource Conservation District for Fiscal Year 2024-25, ([pg. 26](#))
- B. Approve Resolution No. 2024-09, Plan of Service, and authorize the General Manager to process necessary paperwork to complete Beaumont Pointe's Riverside LAFCO application to Annex into SGPWA's Service Area, ([pg. 43](#))

8. Reports – Directors and Committees

9. Topics for Future Agendas

10. Announcements

- A. Office closed in observance of Labor Day, September 2, 2024
- B. Finance & Budget Committee Meeting, September 5, 2024, at 10:00 a.m.
- C. Regular Board Meeting, September 9, 2024, at 1:30 p.m.
- D. Regular Board Meeting, September 16, 2024, at 6:00 p.m.
- E. Regular Board Meeting, October 7, 2024, at 1:30 p.m.

11. Adjournment

Pending Agenda Items:

<i>Request</i>	<i>Requester</i>	<i>Date of Request</i>	<i>Status</i>
Board Handbook Update	Walton	1/22/2024	Potential Ad-Hoc Committee
Flume Tour Update	Ybarra	2/5/2024	Per BHMWC – Spring/Summer 2024
Potential Well Site w/BCVWD	Valdivia	2/26/2024	Working w/BCVWD
Backbone Pipeline Update	Duncan	4/1/2024	Estimated Workshop July/August
Bond Payoff w/DWR	Ball	5/20/2024	

SAN GORGONIO PASS WATER AGENCY
1210 Beaumont Avenue, Beaumont, California 92223

Official Minutes
Board of Directors Regular Meeting
August 5, 2024

THIS MEETING WAS HELD IN PERSON,
WITH PUBLIC AVAILABILITY PROVIDED VIA ZOOM.

1. Call to Order, Flag Salute, Invocation, and Roll Call

The San Gorgonio Pass Water Agency Board of Directors meeting was called to order by President Mickey Valdivia at 1:30 p.m., Monday, August 5, 2024, at the office of the Agency. Director Duncan gave the invocation; Secretary Walton led the Pledge of Allegiance and President Valdivia requested a roll call.

Board Present:

Mickey Valdivia, President
Chander Letulle, Vice-President
Robert Ybarra, Treasurer
Kevin Walton, Secretary
Blair M Ball, Director
Ron Duncan, Director
Larry Smith, Director

Staff Present:

Lance Eckhart, General Manager
Thomas Todd, Jr., Chief Financial Officer
Maricela Cabral, Exec. Asst. /Clerk of the Board
Emmett Campbell, Sr. Water Resources Planner
Matt Howard, Operations Manager

Consultant Present:

Jeff Ferre, Legal Counsel

A quorum was present.

2. Adoption and Adjustment of Agenda

The agenda was adopted as published.

3. Public Comment

Dejanae McNair, Senator Rosilicie Ochoa Bogh representative for the Pass area introduced Emily Davalos, newest addition to the Senators office.

4. Consent Calendar

- A. Approve Minutes of the July 9, 2024, Special Meeting of the San Gorgonio Pass Water Agency Board of Directors.
- B. Approve Minutes of the July 15, 2024, Regular Meeting of the San Gorgonio Pass Water Agency Board of Directors.

C. Approval of the Finance and Budget Committee Meeting Report for July 2024.

On a motion by Secretary Robert Ybarra, seconded by Director Ron Duncan, the board approved the Consent Calendar as presented.

Approved by the following vote:

Ayes: Smith, Walton, Duncan, Ybarra, Letulle, Ball, Valdivia

Noes: None

Absent: None

Motion passed 7-0.

5. Reports

A. General Manager's Report

General Manager, Lance Eckhart reported on the following:

1. ARPA contracts, including Heli-Hydrant and County Line Road, are currently under review by the County.
2. Provided an update on the Heli-Hydrant project.
3. Recapped the recent Yucaipa GSA Meeting. Future workshops will address private well owners and groundwater sustainability plans under the Sustainable Groundwater Management Act of 2014.
4. Provided an update on the Sites Project.
5. Participating via teleconference for the August 19, 2024, Board meeting. Will be in Sacramento for State Water Board hearings regarding policy statement on Sites.
6. Participating in Nickel water trial over the next few weeks.

B. Legal Counsel's Report

Counsel, Jeff Ferre reported on a recent U.S. Supreme Court ruling that abolished the "Chevron deference" doctrine, which previously required courts to defer to regulatory agencies' interpretations of statutes. The ruling now affirms that courts are responsible for interpreting statutes. Additionally, Counsel discussed another Supreme Court decision clarifying the commencement of the statute of limitations for legal challenges to federal regulations, which could be beneficial in future regulatory disputes.

6. Informational Presentations and Updates:

A. State Water Contractor Activities Update, presentation by Jennifer Pierre, General Manager, State Water Contractors, Inc.

Jennifer Pierre, General Manager of State Water Contractors, Inc., delivered a comprehensive update on the organization's activities. Her presentation covered key water policy priorities, including affordability and supply issues, with particular emphasis on the State Water Project and the Delta Conveyance project.

The Board took a brief recess at 2:48 p.m. and reconvened into open session at 2:53 p.m.

B. Public Information & Outreach Update, presentation by Tara Bravo Mulally, Chief Strategy Officer, CV Strategies

Tara Bravo Mulally, Chief Strategy Officer of CV Strategies highlighted the agency's focus on value and partnerships, with plans to expand talking points, improve IERCD comfort, and update the website to better showcase projects. She discussed an op-ed to clarify the agency's mission and local impact. The website will feature a responsive design and improved organization before the next milestone. Tara outlined the media buy strategy, including targeted digital and social media ads, print ads in local newspapers, and budget details. She also emphasized the use of email newsletters and digital ads for local engagement. Additionally, she covered outreach efforts, such as submitting for the Gap Funding Innovation Award and exploring PRSA and CAPIO for further outreach.

7. New Business – Discussion and Possible Action:

A. Approve Request from Best Best & Kreiger for Increase in Rates for Legal Services

Counsel Jeff Ferre provided background information on the request from Best Best & Krieger for an increase in rates for legal services. The Board reviewed the proposed request and expressed gratitude for Best Best & Krieger's expertise and the valuable feedback provided by Counsel Ferre.

On a motion by President Mickey Valdivia, seconded by Secretary Kevin Walton, the board approved the request from Best Best & Krieger for an Increase in Rates for Legal Services.

Approved by the following roll call vote:

Ayes: Smith, Walton, Duncan, Ybarra, Letulle, Ball, Valdivia

Noes: None

Absent: None

Motion passed 7-0.

B. Adopt Resolution No. 2024-07, Appropriations Limit for Fiscal Year 2024-25

Thomas Todd, Jr., Chief Financial Officer provided background on proposed Resolution No. 2024-07, adopting the Appropriations Limit for Fiscal Year 2024-25.

On a motion by Director Larry Smith, seconded by Treasurer Robert Ybarra, the board approved Resolution No. 2024-07, a resolution establishing the Appropriations Limit for San Geronio Pass Water Agency for Fiscal Year 2024-25.

Approved by the following roll call vote:

Ayes: Smith, Walton, Duncan, Ybarra, Letulle, Ball, Valdivia

Noes: None

Absent: None

Motion passed 7-0.

C. Adopt Resolution No. 2024-08, CalPERS Pay Scale for Fiscal Year 2024-25

Thomas Todd, Jr., Chief Financial Officer provided background on proposed Resolution No. 2024-08, adopting the CalPERS Pay Scale for Fiscal Year 2024-

25. Mr. Todd stated CalPERS regulations require employee salaries be adopted by the Board and made publicly available.

On a motion by Director Ron Duncan, seconded by President Mickey Valdivia, the board approved Resolution No. 2024-08, a resolution adopting the CalPERS Pay Scale for Fiscal Year 2024-25.

Approved by the following roll call vote:

Ayes: Smith, Walton, Duncan, Ybarra, Letulle, Ball, Valdivia

Noes: None

Absent: None

Motion passed 7-0.

D. Approve Fifth Amendment to the Employment Agreement between San Geronio Pass Water Agency and Lance Eckhart, General Manager/Chief Hydrogeologist

Counsel Jeff Ferre said the Board and General Manager met in closed session on July 15, 2024, for the General Manager's annual performance evaluation. The Board approved a Fifth Amendment to the Employment Agreement providing for an increase in annual compensation to a rate of \$301,344, payable retroactive to July 1, 2024, and annual salary increases of 7.5% for both Fiscal Years ("FY") 2024-25 and 2025-26, respectively, in addition to any applicable Cost-of-Living Adjustments (COLAs) as may be approved by the Board for those respective FYs. The Board directed Agency counsel to draft a Fifth Amendment for Board review.

The purpose of the Fifth Amendment would provide the following:

1. General Manager currently has a base salary for FY 2023-24 of \$268,751. General Manager would receive a 7.5% merit increase of his base salary, in addition to the 4.3% COLA approved by the Board for all Agency employees, bringing his new salary for FY 2024-25 to \$301,344, payable retroactive to July 1, 2024.
2. General Manager would receive annual 7.5% merit increases of his salary in both FY 2024-25 and 2025-26, respectively, in addition to any applicable COLAs as may be approved by the Board for those respective FYs.

On a motion by President Mickey Valdivia, seconded by Vice President Chander Letulle, the board approved the Fifth Amendment to the Employment Agreement between San Geronio Pass Water Agency and Lance Eckhart, General Manager/Chief Hydrogeologist.

Approved by the following roll call vote:

Ayes: Smith, Walton, Duncan, Ybarra, Letulle, Ball, Valdivia

Noes: None

Absent: None

Motion passed 7-0.

8. Reports - Directors and Committee Report

Directors Ball, Duncan, Smith, Treasurer Ybarra and Vice President Letulle had no report.

President Valdivia reported on the following:

- July 10, 2024, Beaumont Cherry Valley Water District Board Meeting
- July 17, 2024, High Valleys Water District Board Meeting
- July 31, 2024, Yucaipa GSA Board Meeting

Secretary Walton stated he attended various committee meetings.

9. Topics for Future Agendas

No topics were discussed.

10. Announcements

President Valdivia reviewed the following announcements:

- A. Southern California Water Conference, August 9, 2024, at 7:30 a.m.
- B. Water Conservation & Education Committee Meeting, August 13, 2024, at 1:30 p.m.
- C. Regular Board Meeting, August 19, 2024, at 6:00 p.m.
- D. Finance & Budget Committee Meeting, August 29, 2024, at 10:00 a.m.

11. Closed Session Agenda

A. Conference with Legal Counsel – Existing Litigation (2 cases)

Paragraph (1) of Subdivision (d) of Section 54956.9

Name of Cases: Aqueous Film-Forming Foams Product Liability Litigation, Master Docket No. 2:18-mn-2873-RMG; City of Camden, et. al. v. BASF Corporation, Civil Action No.: 2:24-cv-03174-RMG; City of Camden, et. al. v. Tyco Fire Products, LP, Civil Action No.: 2-24-cv-02321-RMG

12. Reconvene

A. Report out of Closed Session

President Valdivia reconvened the meeting into open session. Counsel Ferre reported the board met in closed session for the cases listed in 11.A. On a motion by Director Larry Smith, seconded by President Mickey Valdivia and a 7-0 vote, the board took action to opt out of the proposed class action settlements in order to preserve future illegal rights and remedies.

13. Adjournment

There being no further business to discuss, President Valdivia adjourned the meeting at 3:27 p.m. The next regularly scheduled meeting is Monday, August 19, at 6:00 p.m.

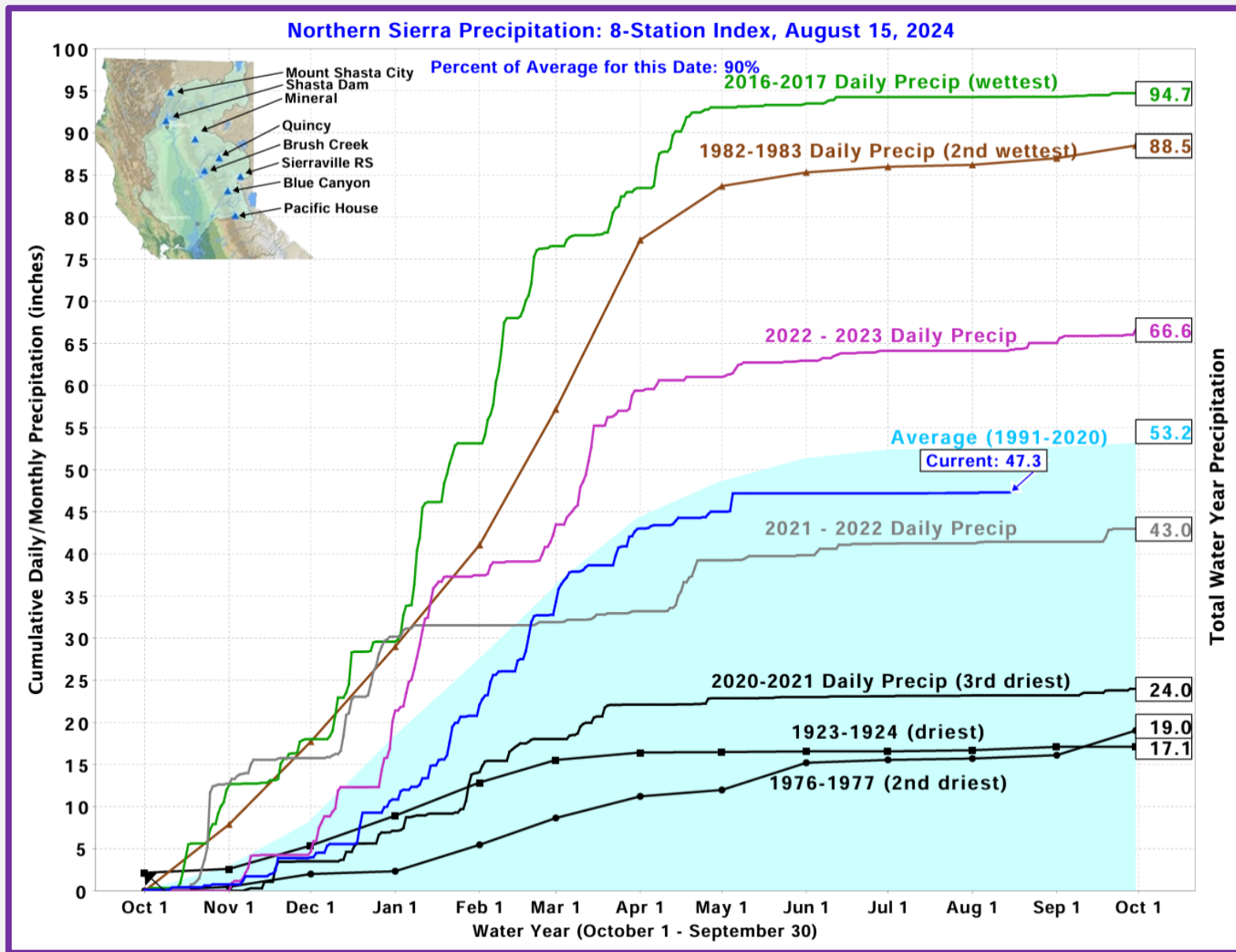
Kevin Walton, Secretary of the Board

mvc

Water Conditions Report

**Board of Directors Meeting
August 19, 2024**



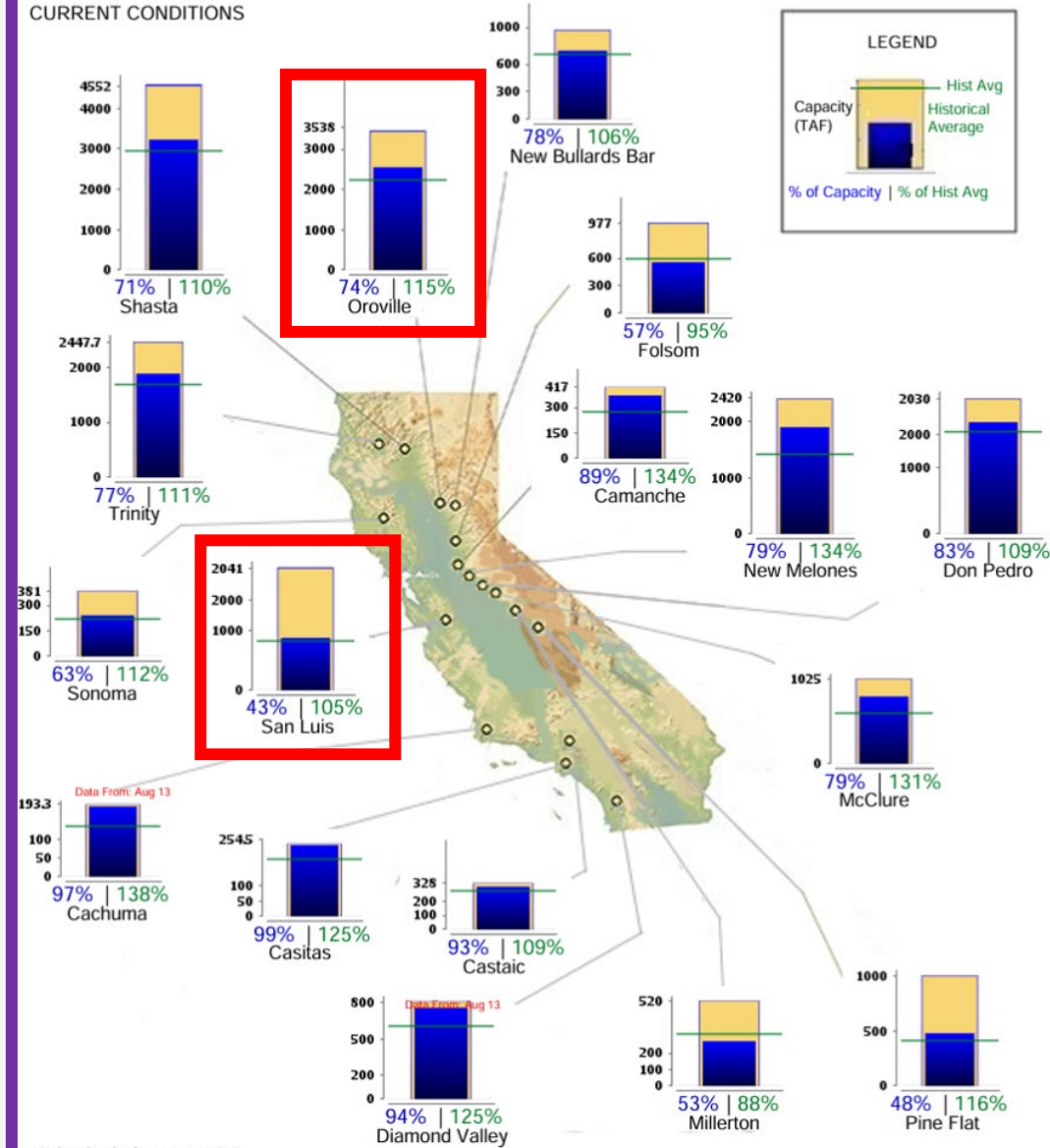


State Precipitation Stations – North Sierra

CALIFORNIA MAJOR WATER SUPPLY RESERVOIRS

Midnight - August 14, 2024

CURRENT CONDITIONS



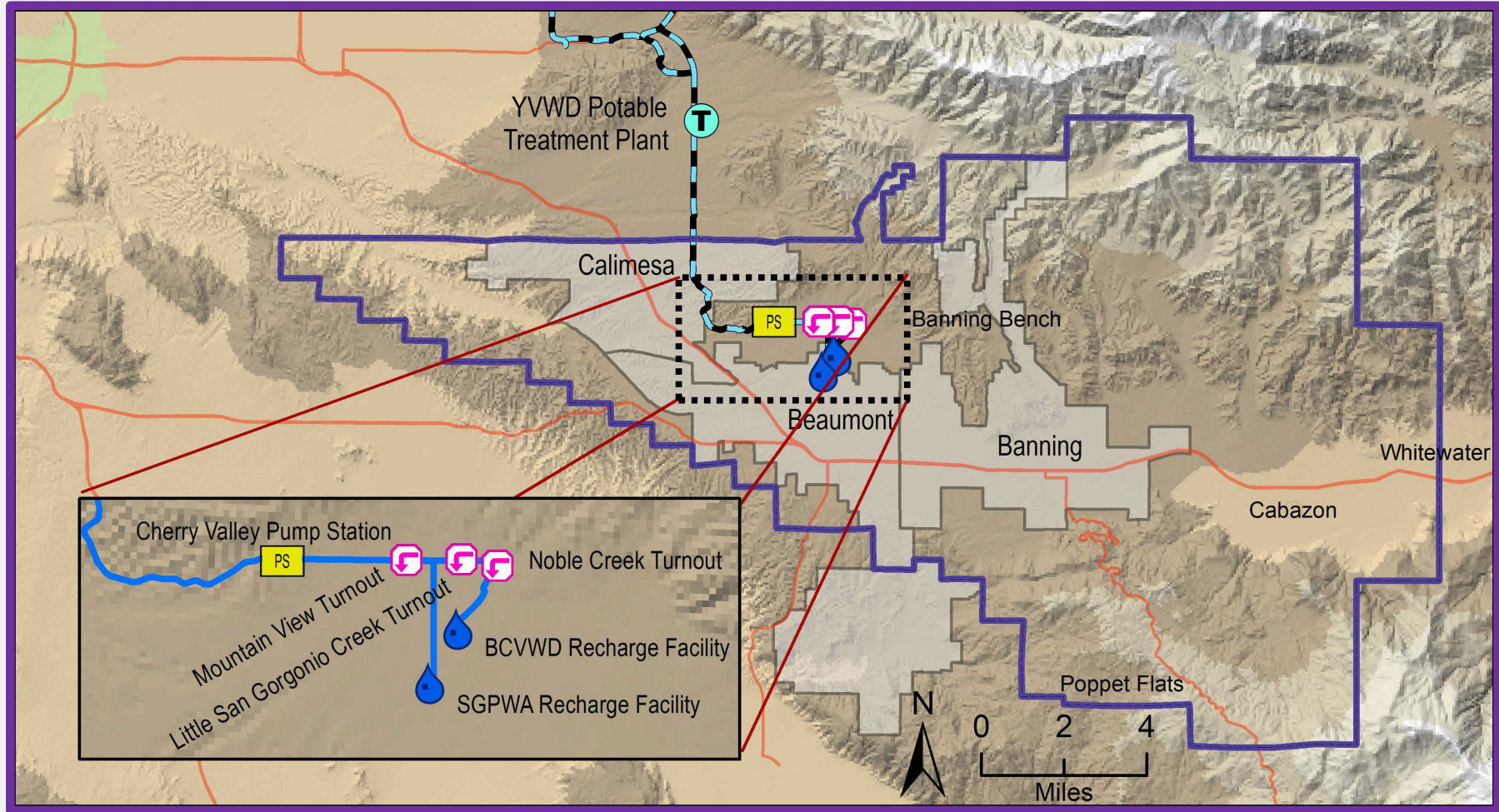
Current Reservoir Conditions

SGPWA Portfolio @ 40%	
Source	TOTAL (AF)
SWP – Carryover SGPWA	8,650
SWP – Carryover Ventura	4,178
SWP – Table A	6,920
SWP – Ventura	4,000
Non-SWP - Nickel Water	1,700
<u>Subtotal Supply</u>	<u>25,448</u>
Westside Transfer	(6,000)
<u>Total Supply</u>	<u>19,448</u>



2024 SWP Allocation & Portfolio Update





	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Recharge	717	906	2,030	1,840	1,389	1,304	1,361	1,700					11,247
Direct	13	6	0	0	0	0	0	0					19

**Estimated*

**From Local Storage*



Local Deliveries 2024 (acre-feet)

Subject to Final Verification





Brookside East Recharge Facility



BCVWD Recharge Facilities



August Recharge Activities



Operations and Maintenance Update

BOARD OF DIRECTORS MEETING

AUGUST 19, 2024



August 12 Ripping of Brookside East



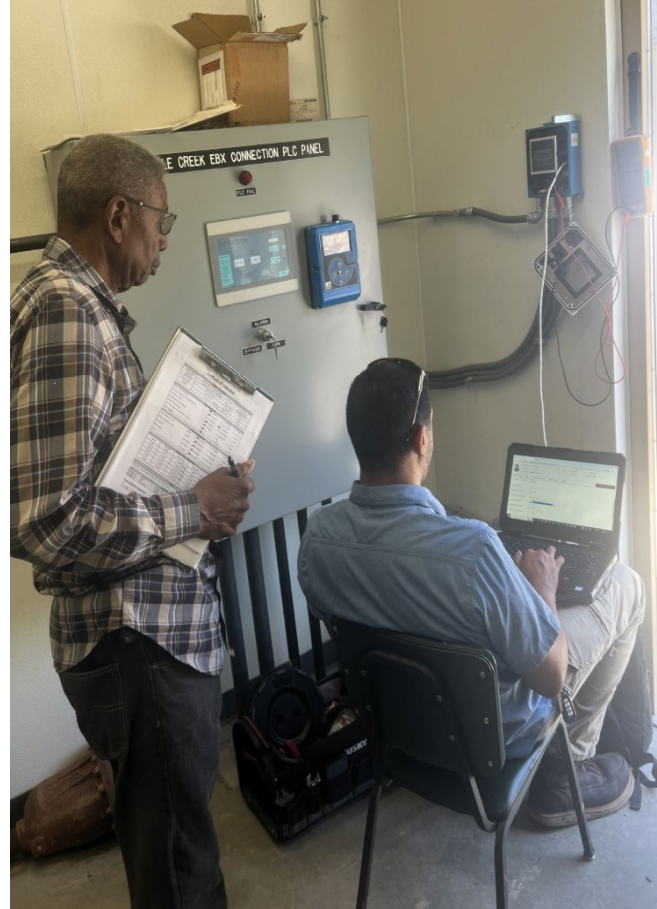
Meter Calibration

Mountain View and Noble Creek Turnout meters calibrated on June 4, 2024

Provides certification that our meters are accurate and provide reliable data

Annual Calibration of our meters ensures:

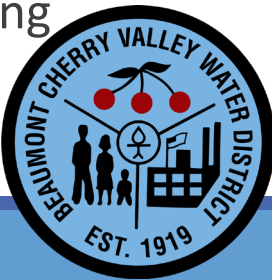
- Accuracy
- Compliance and Regulations
- Equipment Maintenance
- Performance Monitoring



EarthTec Treatment and Deliveries

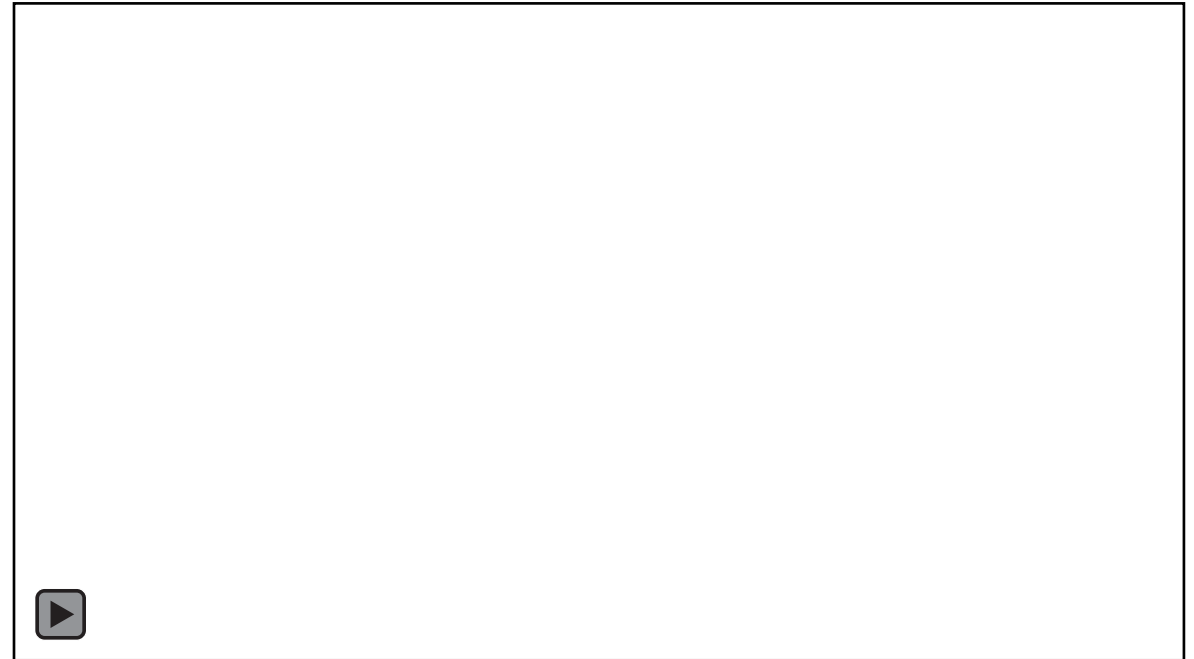


- Algae growth in State Water Project system (e.g., reservoirs and recharge basins)
- Added EarthTec algaecide to SWP recharge to control algae and increase percolation rates
- Since adding EarthTec treatment at Brookside East Recharge Facility, no large floating algae mats have been observed and the water is visibly clearer
- DWR's Cyanotoxin monitoring team keeps the SWP contractors up to date on when large Harmful Algae Blooms (HAB's) are occurring across the state



H.Q. Security Camera's

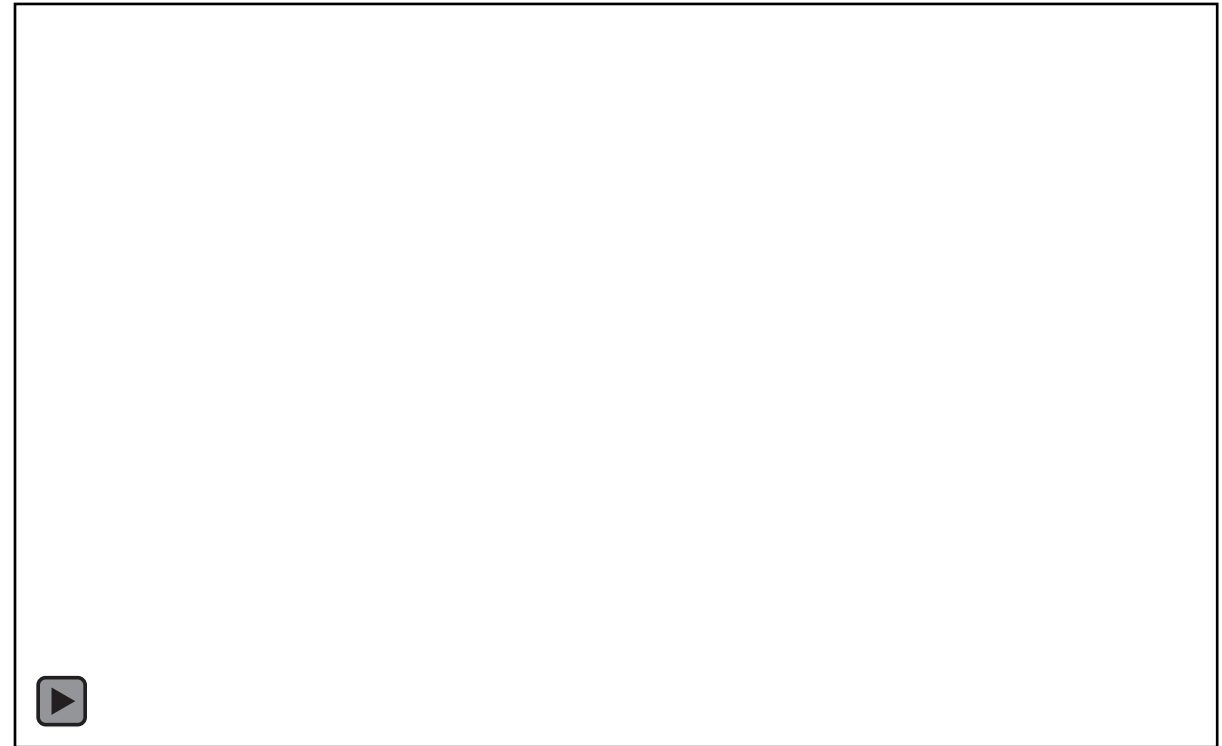
- **Purpose:** Enhance security and monitoring at our headquarters building
- 14 security cameras have been installed here at the Headquarters building
- Security Camera's feature:
 - HD video quality, night vision capabilities
 - Remote access and monitoring, motion detection, and alerts via mobile app
- Benefits:
 - Enhanced security with the ability to monitor and respond to security incidents
 - Increased deterrence of theft and vandalism



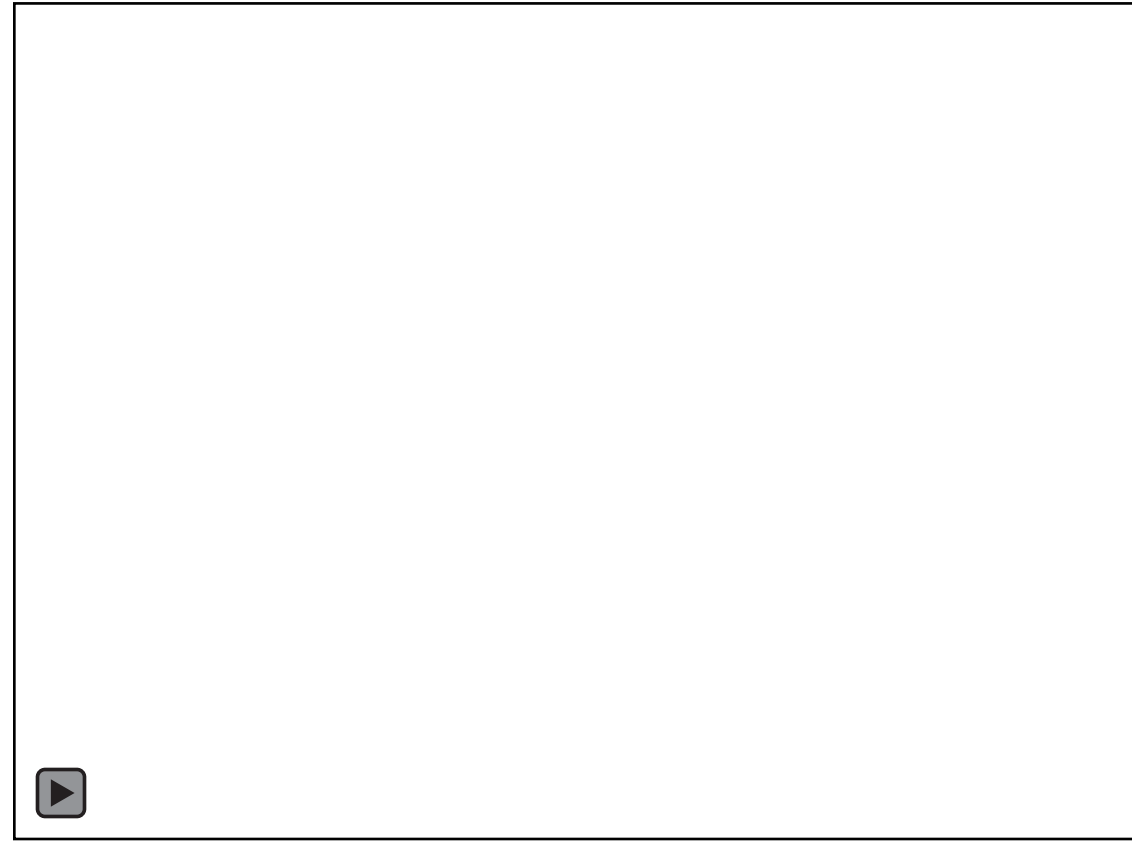
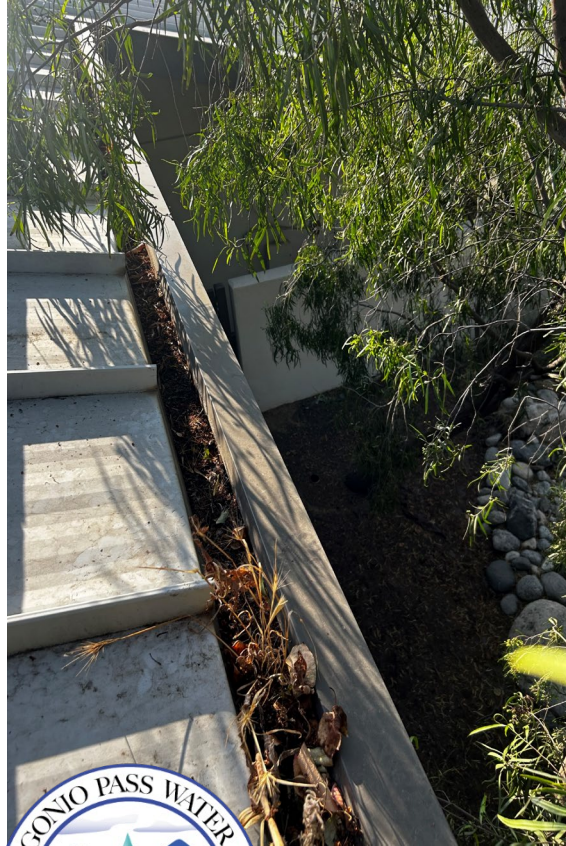
Turnout Security Camera's

9 security cameras have been installed at Noble Creek and Mountain View turnouts

- Wireless routers were installed to have security cameras work properly
- Next Steps for Security Camera network
 - Identify locations/areas that need video monitoring
 - Continue to test and adjust cameras as needed
 - Continue to streamline our operations and expand our network of wireless monitoring



H.Q. Gutter & Solar Cleaning



CPR/First Aid Training

- Purpose: Improve staff readiness and response to emergencies.
- Certification: CPR/AED and First Aid, valid for 2 years
- Session Held: CPR/First Aid training session hosted by local Columbia CPR and First Aid Training company



Weed Abatement on Agency Properties



Analysis on Gypsum and Percolation Rates

- Response to Director's request evaluating whether Gypsum would benefit our recharge and percolation rates at our Brookside East Facility
- Requested Webb and Associates to determine if Gypsum is recommended to improve infiltration rates at our Facility
- Contacted various local agencies that recharge groundwater: CVWD, BCVWD, EMWD, EVMWD, and RCFC&WCD
 - None of the Agencies above use Gypsum to increase percolation rates, and BCVWD is the only agency to add EarthTec to control algae growth
- In addition to contacting local agencies, Webb located a study that researched the effects of gypsum as an additive and found that "in cases where influent water contained an abundance of minerals (specifically clay minerals) and fine particulates, Gypsum may increase coagulation and enhance infiltration rates."



Field Investigation Brookside East



Questions?



San Geronio Pass Water Agency

DATE: August 19, 2024

TO: Board of Directors

FROM: Lance Eckhart, General Manager

BY: Lance Eckhart, General Manager

**SUBJECT: CONTRACT FOR PROFESSIONAL SERVICES WITH THE INLAND
EMPIRE RESOURCE CONSERVATION DISTRICT FOR FY 2024-25**

RECOMMENDATION

Authorize the General Manager to enter into a contract with the Inland Empire Resource Conservation District for professional services for FY 2024-25.

PREVIOUS CONSIDERATION

- Water Conservation & Education Committee – August 13, 2024: The Committee reviewed IERCD activities for FY23-24 and the FY24-25 proposed contract.
- Water Conservation & Education Committee – June 17, 2024: The Committee reviewed IERCD activities for FY23-24 and the FY24-25 proposed contract.
- Board Meetings –2014 to 2023: Previous approvals.

BACKGROUND

The Inland Empire Resource Conservation District (IERCD) is a local Special District that has been assisting the Agency in developing local public education programs since 2014. Each year, the Agency reviews IERCD current activities and reviews proposals for activities for the coming fiscal year.

This year, IERCD proposes to complete live in-person classroom presentations, as well as remote virtual classroom presentations. They propose updating the lesson classroom materials they have already developed and creating materials as necessary. Classroom materials will be available in English and Spanish. The IERCD is also available to provide workshops for the community and support representing the Agency at various public events. New for this fiscal year, the IERCD recommends having the Agency participate in a household water audit program to document real-world local water-saving potentials, which could help local retail agencies achieve the “Making Conservation as a Way of Life” state mandates. This effort would need to collaborate closely with local retailer(s).

The contract for FY24-25 proposes a not-to-exceed amount of \$60,000. The contract specifies the estimated amount charged for each individual program or service and stipulates that regular communication with Staff will be necessary to maximize the impact of the various program components. The IERCD has worked closely with the Water Education & Conservation Committee over the last few years to get direction on expanding the education programs the IERCD assists with. This includes efforts to provide classroom presentations across the Agency service area, provide bi-lingual education options, regularly represent the Agency at community events, and host local conservation workshops.

ANALYSIS

SGPWA and IERCD have maintained a collaborative and productive partnership for the past ten years. Over this period, the IERCD has consistently provided assistance in the development and execution of educational and public outreach programs, aligning closely with SGPWA's mission and goals. The IERCD partnership continues to evolve and is now focused on a broader regional presence of scholastic educational programs, community event staffing, and local gardening/conservation workshops. A FY 2023-24 summary of IERCD activities was presented to the Water Education & Conservation Committee on June 17, 2024, and attached for reference.

As per SGPWA's procurement policy, a sole source contract may be considered when the required services are considered proprietary in nature. Considering the investment in the long-term development of the program, IERCD being another Special District with some similar organizational goals (including "in-kind" matching support), and to maintain cost-effective system consistency, Staff has determined that the unique expertise, specialized knowledge, and established local rapport possessed by IERCD are not readily available from other entities.

The Agency has a long-standing relationship with the IERCD. Over the last few years, the focus has been on greater regional classroom presentation and developing opportunities to better represent the Agency to the public. These endeavors have been successful, and it is recommended that the program be continued and expanded (as appropriate).

The procurement policy requires Board approval for contracts over \$50,000. This would be considered a sole source contract for the reasons stated above.

FISCAL IMPACT

The recently approved General Fund Budget for FY 2024-25 includes \$60,000 for School Education Programs (line 100 in the FY 2024-25 Budget). The contract IERCD proposes specifies costs for each service provided, and the proposed plan lists the type and

number of services planned. It is possible that all items in the proposal may not be completed, so the contract will specify a 'not-to-exceed' amount of \$60,000. The final amount expended for the contract will be affected by any number of factors but will not exceed \$60,000 without additional authorization.

AGENCY'S STRATEGIC PLAN APPLICATION

Partnering with the IERCD to continue regional conservation and education programs is consistent with the Agency's Mission Statement to support the region's quality of life through sustainable water management with the following strategies:

- Maintain, foster, and expand collaboration with local, regional, state, and federal partners to develop strategic solutions to water supply challenges and opportunities.
- Engage and educate the public in a meaningful way that generates a greater understanding of the agency's role in water supply reliability and the importance of sustainability.

ACTION

Authorize the General Manager to enter into a contract with the Inland Empire Resource Conservation District for professional services for FY 2024-25.

ATTACHMENTS

- SGPWA/IERCD 2024-25 Water Conservation Programming Partnership – August 13, 2024
- IERCD Water Conservation Services Proposal FY 2024/25



SGPWA/IERCD 2024-25 Water Conservation Programming Partnership

8/13/24



2024-2025 Projections



Classroom Programs

Projected: 66

Students Impacted

Projected: 2,000

Schools

Projected: >50% of campuses

Workshops

Projected: 4

Community Events

Projected: 4

Water Audits

**Projected: At least 10 Homes
Audited**



2024-25 Contract Kick-off: K-12 Summer Programs

Strategic outreach throughout SGPWA service area has led to facilitation of initial K-12 programs for six classrooms on two campuses:

- Hemmerling Elementary
- Banning Community Center

2024-25 Contract Detail: IERCD anticipates scheduling an additional 60 K-12 classroom program for a total of **66** funded under this contract, impacting approximately **2,000** students and their families.



2024-25 K-12 Program Updates

Focus: maximizing impact of water conservation messaging in classrooms; increasing familiarity with SGPWA mission and value through consistent branding in all materials and outreach

Updates: New pre/post-program and presentation templates, branded to match SGPWA colors/logo; updated content quizzes to understand adaptive management needs in presentation content and approach

Outreach: all updated content posted on Conservation Connection at iercd.org; all new branded outreach used in 22 campuses throughout SGPWA's service area



WATER CONSERVATION VOCABULARY

Kindergarten - 1st Grade Level

Aqueduct:
A special structure built to carry water from one place to another, using pipes, ditches, canals, tunnels, or more.



Trace the word:

aqueduct

Try to write it on your own!

Condensation:
A part of the water cycle where H₂O changes from a gas (called water vapor) to a liquid. Condensation happens when water in the air gets cold and collects together into tiny drops of water.



Imagine you have a cold glass of water on a hot day. After a little while, you might see water droplets forming on the outside of the glass. That's condensation!

Trace the word:

condensation

Try to write it on your own!



2024-25 Contract: WORKSHOPS

2024-25: **Four** workshops projected throughout SGPWA's service area

Similar to the flyer shown at right, workshops will feature practical water conservation guidance/SGPWA value and function messaging, increasing community awareness of the Association and actions connected to effective water conservation

Workshops to be conducted in coordination with community partners/locations; projected to impact **>200** community members



**HAPPY
IN THE
HEAT**

Keep your plants alive
while saving water!

**SATURDAY,
JUNE 17TH
10 AM - 12 PM**

5370 Riverview Dr,
Jurupa Valley, CA 92509

FREE WORKSHOP!

FREE FOOD!

FREE PLANTS!

FREE TOUR!

**Louis Robidoux
Parkland**

Master Gardener

2024-25 Contract: Community Events



Four events anticipated in 2024-25 where IERCD will represent SGPWA in a brand-forward way, including clothing, booth set-up, and messaging to community members. Over **1,000** community members estimated to be impacted.

IERCD tracks outreach based on actual connection with community members (rather than total event attendance); projected impact numbers are people who have received SGPWA messaging and value in some format.

2024-25 outreach events are not fully determined or fixed; flexible contract will allow for changes as the year progresses, based on SGPWA priorities and event impact



2024-25 Contract: Water Audits



New proposed contract element this year; IERCD to continue development of indoor/outdoor water audit process available for SGPWA community members, designed to identify water waste; translate it into gallons and dollars lost per day; and identify options to address loss alongside possible financial help.

Pilot year, requiring program development and creation of suite of documents (assessment forms, outreach, risk management, surveys); evaluation and adaptive management based on participant response.



At least 10 full surveys completed including post-assessment consult to incentivize homeowner action.



Thank you for your support!



Key Staff for SGPWA Contract:

Ed Programs Lead, Gabriela Preciado
Conservation Educator, Shari Tindall

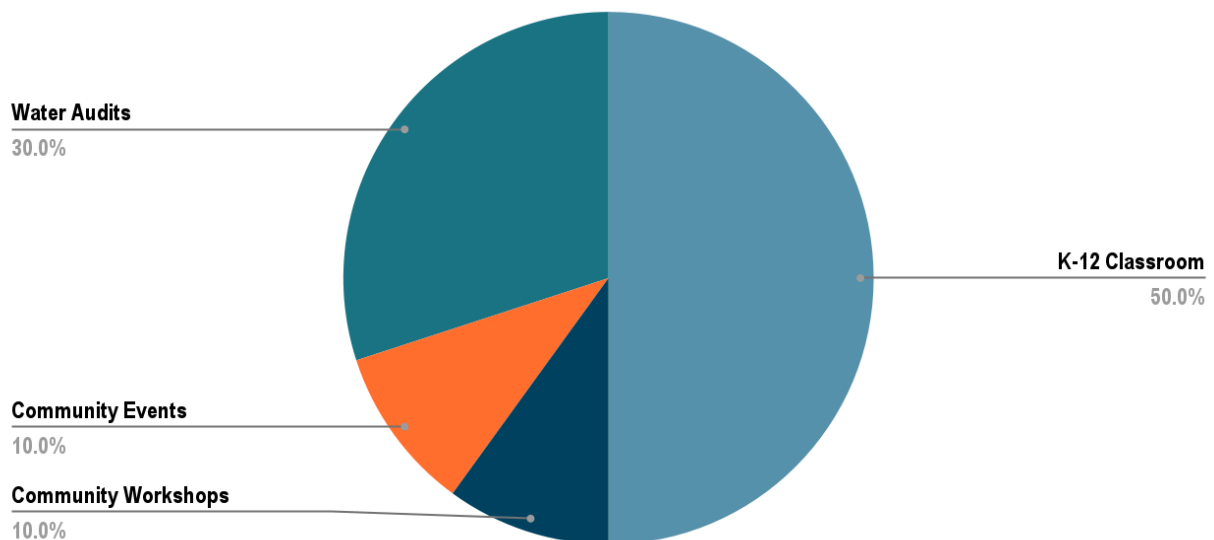


2024-25 Water Conservation Services Proposal

Summary: The IERCD is proposing to provide services on behalf of San Geronimo Pass Water Agency in the 2024-25 fiscal year, focused on elevating (1) awareness of the need for reduction in the use of water, (2) understanding of strategies for implementing conservation practices designed to limit residential and commercial water use and (3) familiarity with SGPWA's brand, mission and value-added within the Agency's service area. If this proposal and contract are approved at the end of the fiscal year, the IERCD will approach the above goals through classroom education, strategic community event presence, direct resident outreach, and facilitation of a series of partner workshops. Quantitative data collected in classrooms and connected to community workshops and direct technical assistance will show the total impact of outreach and education completed on behalf of SGPWA, with IERCD planning to track student comprehension, community needs related to water education, and access to resources related to motivating action; and online content necessary for supporting recommended water conservation actions.

Proposed Contract Total: \$60,000, covering work from 7-1-24 through 6-30-25

SGPWA 2024-25 Program Components



Area of Proposed Work: Classroom Programs

- Total projected share of budget: \$30,000 or 50% of total budget

- Impact of Proposed Work:
 - 66 projected programs directly impacting 2,000 students and educators, to be completed in all grade groups and >50% of campuses in SGPWA's service area, covering all Directorial divisions
 - 2,000 households impacted with post-program take-home native seed-embedded water drops with QR code linking back to SGPWA website, program content, and conservation guidance
 - Anticipated match by IERCD: 16 programs IERCD completes without charging as part of IERCD's mission and mandate to educate on resource conservation.
- Improvements for the 2024-25 fiscal year: IERCD has spent the summer working on an SGPWA branding kit alongside updated grade group presentations and supplemental activities to support maximum student engagement and content retention during SGPWA-funded programs. Students in classrooms impacted by 24-25 programming will benefit from improvements, including:
 - Revised, branded pre and post-program content based on grade group standards, classroom-ready to increase teacher use
 - Fully updated grade group presentations to provide brand new experiences for all students and educators, including previous SGPWA-funded classroom presentation participants. Presentations are taking advantage of Canva software's full suite of engagement features and SGPWA branding.
 - Improved post-presentation questions to best inform revisions needs and best opportunities for follow-up, with collected data to be included in monthly reporting to SGPWA

Area of Proposed Work: Community Workshops

- Total projected share of budget: \$6,000 or 10% of total budget
- Impact of Proposed Work: 4 workshops impacting >200 community members, completed in collaboration with recognized local and regional partners, in strategic locations throughout SGPWA's service area.
- Previously completed HOA workshops were well-received but targeted audiences without the maximum potential for high-impact action due to small yard size and restrictive rules of managed communities. These general workshops proposed to replace prior HOA-focused presentations are structured to provide cumulative knowledge of the process of responsible, efficient sod removal and replacement with strategic species to maximize the likelihood of post-workshop action. The benefits and advantages of this revised approach to community education include:
 - Partnerships with established community partners increase visibility and attendance at workshops and familiarity with SGPWA as a workshop funder
 - Successive scheduling introduces attendees to ordered topics beginning with steps for sod removal and transitioning to resources and best practices for yard renovation, increasing the likelihood of understanding and post-workshop action

- Leveraging free services, including highly qualified yet no-cost speakers from Riverside County Master Gardeners and workshop space from governmental partners, reduces costs while maintaining impact potential
- Experience: IERCD has hosted identical workshops for more than ten years in different areas of the District, increasing understanding of best practices for outreach and facilitation to result in desired impact and action.

Area of Proposed Work: Community Event Representation

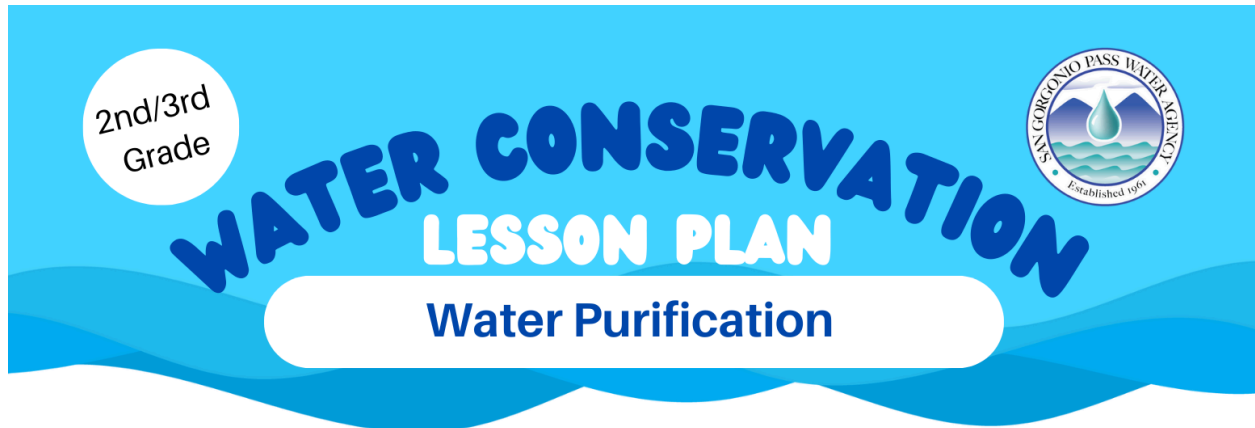
- Total projected share of budget: \$6,000 or 10% of total budget
- Impact of Proposed Work: Attendance at four SGPWA-area events strategically chosen to reach a spectrum of community members. These four events (Stagecoach Days, Winter Wonderland, Cherry Festival, and Fishing Derby) draw thousands of attendees; based on IERCD's tracked direct outreach numbers, an expected >500 people will be reached with SGPWA messaging and conservation action recommendations.
- This category is an excellent dollar-to-impact category, reaching nearly half of those impacted by K-12 classroom programming with 25% of the budget. IERCD plans to continue adhering to updated branding in booth set-up and talking points planning and tracking high-impact outreach (actual direct discussion with booth visitors versus counting general event attendees).

Area of Proposed Work: Home Water Audit Pilot Program

- Total projected share of budget: \$18,000 or 30% of total budget
- Impact of Proposed Work: Completing a suite of program guidance, forms, and partnerships critical for success; 10 homes completing full program followed by review and adaptive management in preparation for full roll-out in 2025-26.
- Benefits of this program: while K-12 classroom programming and community workshops effectively increase overall knowledge, a direct assessment of actual water usage, including identification of unnecessary waste/corrective action items, is successful in communities throughout the western United States. For this program, participants would only need to own their homes and/or multi-family units and complete liability and access paperwork; following an initial assessment of water bills, appliance status, and known concerns, trained IERCD staff would conduct English or Spanish assessments designed to identify highest-impact indoor and outdoor actions. SGPWA could consider establishing a modest incentive fund to be managed by IERCD to ensure participant follow-up, both in actions and yard signs identifying Agency support for conservation. IERCD has the capacity to develop and implement this program based on the current similarly-designed home hardening program, assisting forested property owners and connecting with partners necessary to provide data to help educate and empower property owners.

Note: these are projections only and may need to be changed based on the progress of individual components and/or the direction of SGPWA Board or Staff Leadership Team.

ATTACHMENT: Supporting Documentation
Branded Pre/Post-Program Content



Objective:

By completing the activities, students will:

- Demonstrate how groundwater flows into the ground.
- Demonstrate how groundwater gets filtered through soil.

Concepts covered:

- How water is purified through filtration.

Background:

Water needs to be purified before it can be consumed by people. There are several ways of doing this, each of which removes a different contaminant, such as chemicals, solid wastes, and bacteria. Some city water treatment plants use all of these methods, whereas other treatment plants use only one or a combination of several.

Summary:

This activity demonstrates the process of water filtration and includes three different examples on filtering water.

Materials:

- Coffee filters
- 3 funnels
- 3 large jars
- Sand almost 1 cup
- Gravel almost 1 cup
- Soil almost 1 cup
- 1 Cup

Skills Developed:

- Listening
- Observation
- Team work
- Analyzing
- Critical Thinking

SUPER SOIL: COMPOSTING FOR ALL!

Learn about the need and benefits of composting, and how to start your own!

w/ **HALEY PRESTON**

UCCE Riverside Master Gardener & founder/director of Desert Compost

FREE EVENT!

No RSVP is required, but the first 50 people get free food!

Date and Time

Saturday, August 19th
10:00 AM - 12:00 PM

5370 Riverview Dr, Jurupa Valley, CA 92509



San Gorgonio Pass Water Agency

DATE: August 19, 2024

TO: Board of Directors

FROM: Lance Eckhart, General Manager

BY: Emmett Campbell, Senior Water Resources Planner

SUBJECT: SGPWA Annexation of a Portion of the Beaumont Pointe Development

RECOMMENDATION

Approve Resolution 2024-09, the Plan of Service, and authorize the General Manager to process all paperwork necessary to complete Beaumont Pointe's Riverside Local Agency Formation Commission (LAFCO) application.

PREVIOUS CONSIDERATION

- No Previous Considerations

BACKGROUND

The San Gorgonio Pass Water Agency's boundaries will occasionally need to be adjusted to accommodate development that falls outside the LAFCO-approved boundary. This occurs when a development outside of our service area anticipates using water from our imported supply to meet its water supply needs. Often times, the Agency boundary will align with our retailers respective boundaries to ensure continuity between our boundaries.

For the last few years, a new development known as Beaumont Pointe has been actively working to build warehouses in the southwestern portion of the Agency boundary. To build the development, Beaumont Pointe needs to obtain water service from Beaumont Cherry Valley Water District (BCVWD). The development is partially in BCVWD's boundary and partially falls outside of their boundary, although it is within BCVWD's sphere of influence. Since BCVWD will utilize imported water from SGPWA, our boundaries need to align to accommodate the development. The proposed Beaumont Pointe development falls partially inside and outside of the SGPWA boundary. The portion outside of the SGPWA boundary is not in the SGPWA sphere of influence.

In order for the Beaumont Pointe development to receive water service, both BCVWD and SGPWA will need to annex the proposed development. To do this, the developer will need to submit an application package to LAFCO. Part of the application requires that the respective boards of public agencies servicing this development approve the annexation of the development so that the public agencies are servicing their constituents within their own boundaries. To date, the BCVWD board has approved the annexation of this development, has approved a Water Supply Assessment (due to the

magnitude of the project), and has approved a Plan of Service. Since BCVWD will be directly servicing the development, SGPWA will need to pass a resolution approving the annexation of this development as well as approving the Plan of Service that BCVWD has already approved. From here, the developer would take the provided documentation and submit it as a part of their application to LAFCO.

ANALYSIS

Attachment 2 shows a map of the proposed Beaumont Pointe development. Most of the proposed development is in the SGPWA boundary, but a small portion of the development falls outside of the boundary. The Development will include the following Riverside County Assessor's Parcel Nos.: 422-060-002, 422-060-005, 422-060-009, 422-060-010, 422-060-016, 422-060-017, 422-060-018, 422-060-021, 422-060-022, 422-170-005, and 422-170-008. Some of these parcels are in the SGPWA boundary and others are right outside of the boundary.

SGPWA does not directly provide water to customers. A retail water agency is an intermediary that purchases the imported and then delivers it to their customers. Water from SGPWA cannot be used outside of the service area, so an annexation is necessary for the development to utilize imported water from SGPWA.

BCVWD will be directly providing water to this development and is utilizing supplies from SGPWA for the Water Supply Assessment needed to approve the development. Since SGPWA supplies would be used in this development, the boundaries of the development need to be in SGPWA's service area.

As a part of this project, BCVWD has prepared and approved a Plan of Service, which identifies how service will be provided, along with identifying the improvements to BCVWD's water distribution system necessary to provide water to the development. Staff from BCVWD and SGPWA attended a meeting with LAFCO to understand all the requirements necessary to move the annexation forward, and LAFCO identified that the Plan of Service would need to be signed by both BCVWD and SGPWA (attachment 3). Due to the size of the entire Plan of Service, attachment 3 does not include the Plan of Service appendices. The Plan of Service Appendices is 664 pages and can be found on the SGPWA website at:

<https://www.sgpwa.com/meeting-listing/regular-board-meeting-08-19-2024/>

FISCAL IMPACT

- No impact.

ACTION

Approve Resolution 2024-09, the Plan of Service, and authorize the General Manager to process all paperwork necessary to complete Beaumont Pointe's Riverside Local Agency Formation Commission (LAFCO) application.

ATTACHMENTS

1. Resolution 2024-09
2. Beaumont Point Specific Plan Map
3. Beaumont-Cherry Valley Water District Plan of Service for the Beaumont Pointe Development (Without Appendices)

RESOLUTION NO. 2024-09

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN GORGONIO PASS WATER AGENCY: (1) REQUESTING THE LOCAL AGENCY FORMATION COMMISSION FOR RIVERSIDE COUNTY TO TAKE PROCEEDINGS FOR THE ANNEXATION OF CERTAIN PROPERTY TO THE SAN GORGONIO PASS WATER AGENCY, (2) AUTHORIZING THE GENERAL MANAGER TO FILE A LETTER OF SUPPORT FOR RELATED ANNEXATIONS FOR THE BEAUMONT POINTE DEVELOPMENT PROJECT AND; (3) TAKE ALL ACTIONS AS NECESSARY ON BEHALF OF THE SAN GORGONIO PASS WATER AGENCY TO ENSURE COMPLETION OF THE ANNEXATION PROCESS

WHEREAS, the Beaumont Pointe Development Project (“Beaumont Pointe Project”) site is approximately 540 gross acres located south of State Highway 60 and west of Potrero Boulevard, upon Riverside County Assessor’s Parcel Nos. 422-060-002, 422-060-005, 422-060-009, 422-060-010, 422-060-016, 422-060-017, 422-060-018, 422-060-021, 422-060-022, 422-170-005, 422-170-008 and set forth in **Exhibit A** attached hereto and by this reference incorporated herein (“Project Site”) and is uninhabited; and

WHEREAS, the Beaumont Pointe Project consists of approximately 5.0 million square feet of mixed commercial and warehouse uses and approximately 263.5 acres of open space, therefore qualifying as a "project" under the Water Code, and requiring the preparation of a Water Supply Assessment; and

WHEREAS, the Project Site is located within the sphere of influence of the City of Beaumont and the sphere of influence of Beaumont-Cherry Valley Water District and is substantially located within the service area of the San Gorgonio Pass Water Agency but the service areas of Beaumont-Cherry Valley Water District sphere of influence and San Gorgonio Pass Water Agency sphere of influence and service area are not completely aligned with respect to the Project Site;

WHEREAS, the Beaumont Pointe Project includes an annexation proposal for the Project Site into the City of Beaumont and Beaumont-Cherry Valley Water District; and

WHEREAS, the Beaumont-Cherry Valley Water District has prepared a Water Supply Assessment for the Beaumont Pointe Project and has concluded that the District has enough water supplies to serve and is prepared to serve the Beaumont Pointe Project and has approved a Plan of Service for the Beaumont Pointe Project (“Plan of Service”); and

WHEREAS, San Gorgonio Pass Water Agency sells State Water Project water to Beaumont-Cherry Valley Water District, but this water cannot be used in areas outside the service area boundaries of Beaumont-Cherry Valley Water District;

WHEREAS, in order for the Beaumont-Cherry Valley Water District to provide service to the Beaumont Pointe Project, a portion of the Project Site outside of the service area of the San Gorgonio Pass Water Agency will need to be brought within the sphere of influence of and annexed into the boundaries of the Beaumont-Cherry Valley Water District; and

WHEREAS, the San Gorgonio Pass Water Agency supports the annexation of the land into the Beaumont-Cherry Valley Water District's jurisdiction and desires to support the annexation by approving annexation of the portions of the Project Site outside of the San Gorgonio Pass Water Agency into its service area, approving the Beaumont-Cherry Valley Water District's Plan of Service and by approving the Plan of Service and authorizing execution of the Plan of Service by its General Manager; and

WHEREAS, the City of Beaumont is serving as the lead agency with respect to California Environmental Quality Act for the Beaumont Pointe Project and accompanying annexation proposal and the Beaumont-Cherry Valley Water District and the San Gorgonio Pass Water Agency are responsible agencies; and

WHEREAS, the Local Agency Formation Commission for Riverside County requires a letter of support from the impacted public agencies for the annexation application; and

WHEREAS, the purpose of this Resolution is to: (1) provide formal support for the annexation of the parcels to the Beaumont-Cherry Valley Water District; (2) request the modification of the San Gorgonio Pass Water Agency sphere of influence and annexation by the San Gorgonio Pass Water Agency of the portions of the Project Site outside its service area into its service area; and (3) provide authorization to the General Manager to provide assistance to Beaumont-Cherry Valley Water District for the annexation; and

NOW THEREFORE BE IT RESOLVED by the Board of Directors of the San Gorgonio Pass Water Agency as follows:

SECTION 1. Incorporation of Recitals. The recitals set forth above are true and correct and are incorporated into this resolution by this reference.

SECTION 2. Resolution. This Resolution is hereby adopted and approved by the Board of Directors of the San Gorgonio Pass Water Agency and the Local Agency Formation Commission for Riverside County is hereby requested to accept the Owner's application for annexation of the Project Site into the City of Beaumont and Beaumont-Cherry Valley Water District and modification of the sphere of influence of the San Gorgonio Pass Water Agency to include the portion of the Project Site outside of its service area and upon completion thereof to take proceedings required for the annexation of the Property pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code into each of the City of Beaumont, Beaumont-Cherry Valley Water District and San Gorgonio Pass Water Agency

SECTION 3. Authority. The Board of Directors hereby directs and authorizes the General Manager to file a letter of support for the Beaumont Pointe Project with the Local Agency Formation Commission for Riverside County and to take all other actions necessary on behalf of the San Gorgonio Pass Water Agency, including, but not limited to, the execution of

the Plan of Service, to ensure inclusion of the portions of the Project Site outside of its service area in its sphere of influence and completion of the annexation process.

SECTION 4. Effective Date. This Resolution shall be effective as of the date of adoption. The Secretary of the Board shall certify the 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 Executive Officer of the Local Agency Formation Commission for Riverside County.

SECTION 5. Severability. If any section, subsection, clause or phrase in this Resolution is for any reason held invalid, the validity of the remainder of this Resolution shall not be affected thereby. The Board hereby declares that it would have passed this Resolution and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases or the application thereof be held invalid.

APPROVED AND ADOPTED this ____ day of _____, 2024.

President, Board of Directors
San Geronio Pass Water Agency

ATTEST:

Secretary, Board of Directors
San Geronio Pass Water Agency

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF COUNTY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 422-060-002, APN: 422-060-005, APN: 422-060-009, APN: 422-060-010, APN: 422-060-016, APN: 422-060-017, A PORTION OF APN: 422-060-018, APN: 422-060-021, APN: 422-060-022, APN: 422-170-005 AND APN: 422-170-008)

ALL THOSE PORTIONS OF SECTIONS 1, 2 AND 12, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF, LYING WITHIN THE BOUNDARIES OF RECORD OF SURVEY MAP ON FILE IN BOOK 88, PAGES 87 THROUGH 90 INCLUSIVE OF RECORDS OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPT VARIOUS INTERESTS IN AND TO ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES, TOGETHER WITH APPURTENANT RIGHTS THERETO, A RESERVED BY DOROTHY HOFREITER, A WIDOW, AND ALLEN LEE HOFREITER, A SINGLE MAN IN DEED RECORDED JUNE 12, 1956 IN BOOK 1926, PAGE 194, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; AND AS RESERVED BY DOROTHY LEE HOFREITER, A WIDOW, AND ALLEN LEE HOFREITER, A MARRIED MAN, MOTHER AND SON, IN DEED RECORDED OCTOBER 9, 1958 IN BOOK 2345, PAGE 170, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM 55 PERCENT OF ALL OIL, GAS, AND MINERAL RIGHTS, OR LEASE OF SAME, AS RESERVED IN DEED FROM ALLEN LEE HOFREITER, AN UNMARRIED MAN, TO THADDEUS KALETA AND MARY KALETA, HUSBAND AND WIFE, DATED OCTOBER 31, 1955 AND RECORDED DECEMBER 14, 1955 IN BOOK 1833, PAGE 468, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM ALL OIL, MINERALS, NATURAL GAS, AND OTHER HYDROCARBONS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL MINERAL RIGHTS LYING AND BEING MORE THAN 500 FEET BELOW THE RESPECTIVE PRESENT SURFACE ELEVATIONS OF THE ABOVE DESCRIBED PROPERTY, PROVIDED, HOWEVER, THAT SUCH EXCEPTED OWNERSHIP OF SUCH 1/2 INTEREST IN AND TO SUCH MINERAL RIGHTS DOES NOT INCLUDED, AND SHALL NOT BE CONSTRUED TO INCLUDE, ANY RIGHT OF ENTRY UPON ANY PART OF THE SURFACE OF THE HEREIN DESCRIBED PROPERTY FOR THE PURPOSE OF EXPLORATION, DEVELOPMENT, DRILLING, STORAGE, OR OTHER ACTIVITY ANCILLARY TO THE REMOVAL OF SUCH MINERAL RIGHT, AS RESERVED BY PATRICIA A. CROSHIER, TRUSTEE OF THE AUGUST BLASKOWSKY AND MABEL C. BLASKOWSKY LIVING TRUST UNDER AGREEMENT DATED JUNE 10, 1980, FOR THE BENEFIT OF DOLORES J. WELCH, AS TO AN UNDIVIDED 1/3 INTEREST; PATRICIA A. CROSHIER, TRUSTEE OF THE AUGUST BLASKOWSKY AND MABEL C. BLASKOWSKY LIVING TRUST UNDER AGREEMENT DATED JUNE 10, 1980, FOR THE BENEFIT OF PATRICIA A. CROSHIER, AS TO AN UNDIVIDED 1/3 INTEREST; AND PATRICIA A. CROSHIER, TRUSTEE OF THE AUGUST BLASKOWSKY AND MABEL C. BLASKOWSKY LIVING TRUST UNDER AGREEMENT DATED JUNE 10, 1980, FOR THE BENEFIT OF EILEEN R. OVERNOLTE, AS TO AN UNDIVIDED 1/3 INTEREST BY DEEDS RECORDED MARCH 31, 1989 AS INSTRUMENT NO. 101655, MARCH 31, 1989 AS INSTRUMENT NO. 101656 AND MARCH 31, 1989 AS INSTRUMENT NO. 101657, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**BEAUMONT-CHERRY VALLEY WATER DISTRICT
PLAN OF SERVICE
Revision 5**

**for the
Beaumont Pointe Development**



Prepared for:

Applicant: Beaumont Pointe Partners, LLC
18032 Lemon Drive, Suite 367
Yorba Linda, California 92776

Prepared by:



Pacific Advanced Civil Engineering, Inc.
17520 Newhope Street #200
Fountain Valley, CA 92708

**May 2024
PACE Job No. B740**

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List of Abbreviations

ADD	Average Day Demand
AF	Acre-ft
AFY	Acre-ft per Year
Applicant	Beaumont Pointe Partners LLC
AWWA	American Water Works Association
BCVWD	Beaumont Cherry Valley Water District
bgs	Below Ground Surface
BPD	Beaumont Pointe Development (previously referred to as the Jack Rabbit Trail Development)
City	City of Beaumont California
Developer	Beaumont Pointe Partners LLC
Development	Beaumont Pointe Development (previously referred to as the Jack Rabbit Trail Development)
District	Beaumont Cherry Valley Water District
DWR	California Department of Water Resources
ET	Evapotranspiration
GPD	Gallons per Day
GPM	Gallons per Minute
HC	Hidden Canyon Development (Adjacent to Beaumont Pointe Development)
Jack Rabbit Trail	Previous Name of the Beaumont Pointe Development
MDD	Maximum Day Demand
MG	Million Gallons
MGD	Million Gallons per Day
NPW	Non-Potable Water
NRCS	National Resources Conservation Service
PACE	Pacific Advanced Civil Engineering
Project	Beaumont Pointe Development
PW	Potable Water
PW	Potable Water
PZ	Pressure Zone
RCFWCD	Riverside County Flood and Water Control District
Riverside LAFCO	Riverside County Local Agency Formation Commission
SAWPA	Santa Ana Watershed Project Authority
SGPWA	San Geronio Pass Water Agency
SPW	State Project Water
UWMP	Urban Water Management Plan
WSA	Water Supply Assessment

1 Introduction

1.1 Project Background

The Beaumont Pointe Development (previously referred to as the Jack Rabbit Trail Development and herein referred to as Project), located in the City of Beaumont, CA, will be a new 539.90-acre industrial, commercial, and recreational complex. The project will be developed by the Beaumont Pointe Partners, LLC (Applicant). The site is currently an undisturbed hill side with the new Hidden Canyon (HC) Development to the east and the CA-60 freeway to the North. The project will be constructed over three separate phases consisting of general commercial/retail land uses and five large industrial warehouse buildings totaling approximately 5.0 million square feet of floor space.

The Project is currently located outside of the Beaumont Cherry Valley Water District's ("District") service area but within the District's sphere of influence, requiring the Project to be annexed into the District's service area. The Project's total annexation area will be 539.90 acres. As part of the annexation process, the Project will be required to obtain a District reviewed and approved Water Supply Assessment (WSA) and Plan of Service to verify that the District will have adequate water supplies for the project as well as an approved method of service.

From 2018 through 2021, the Project worked with the District to complete a Water Supply Assessment (WSA), dated April 13, 2021. The Beaumont Pointe Development WSA was originally based on the District's 2015 Urban Water Management Plan (UWMP). During the District's June 9th, 2021 Board Meeting, the 2021 Beaumont Pointe WSA was presented and approved by the District's Board of Directors. Subsequently, the District provided the Project with a conditional Will Serve Letter, which stipulated that the District will provide water service to the Project.

In August 26, 2021, four months after approval of the Beaumont Pointe WSA, the District Board of Directors approved the 2020 BCVWD UWMP, updating the District's 2015 UWMP to be in compliance with State law. State law indicates that the WSA for a project shall utilize the most recent UWMP (See Water Code Section 10910 (c)3), which states that 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 that plan in preparing the WSA. In January 2022, the Project started to work with the District to provide an addendum for the purposes of identifying, summarizing, and providing modified and/or replacement language to the Project's previously approved WSA for the differences between the BCVWD 2015 and 2020 UWMP's. In August of 2022, the District approved the Beaumont Pointe WSA Addendum and the Project is currently requesting an extension to the current will serve letter.

In December of 2022, SGPWA entered into a 20-year Agreement with the City of San Buenaventura (Ventura) and the Casitas Municipal Water District (Casitas MWD). 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.

The purposes of this report is to identify the proposed modifications to the District's distribution system to supply the Project with potable and non-potable water. The modifications will need to be designed per the District's requirements and the Applicant shall be responsible for any capital costs to tie into and construct the proposed modifications. The Project's domestic potable water (PW) and fire flow demands are proposed to be serviced from the District's 2650 pressure zone (PZ), which currently serves the westerly edge of the District's service area, south of Interstate 10 and west of Cherry Valley Blvd. As part of on-going water conservation efforts, the Project's outdoor irrigation demands are proposed to utilize non-potable water (NPW) distributed by BCVWD.

1.2 Report Objectives

The objectives of the Beaumont Pointe Development, Plan of Service Report is to identify the proposed PW and NPW infrastructure needed to service the Project's demands. Specifically, this includes the following:

- Summarize the Project's PW and NPW demands as defined in the Project's WSA (and subsequent Addendum).
- Provide an overview of the District's existing PW and NPW infrastructure within the vicinity of the Project.
- Provide an overview of the proposed modifications to the District's PW and NPW infrastructure in order to service the Project.
- Provide an overview of the operation of the proposed PW and NPW infrastructure during the three development phases of the Project
- Define the District and Private (future tenants) owned and operated portions of the proposed PW and NPW infrastructure
- Define the parameters of the Project's Community Facility District and proposing financing method.

2 Project Water Demands

2.1 Overview of Project

The Beaumont Pointe development project site is currently located outside of the District's service area, but within its sphere-of-influence adjacent to the District's southwest boundary. The Project will consist of a gross area of approximately 539.9 acres (276.4 net acres). It is located within portions of Sections 1 and 2 of T3S, R2W, which is proposed to be incorporated into the City and annexed into the BCVWD service area as part of the entitlement process. The Project is located south of State Highway 60, and northwest of Jack Rabbit Trail Road and the proposed Hidden Canyon Industrial Park, as shown in **Figure 2-1** below.

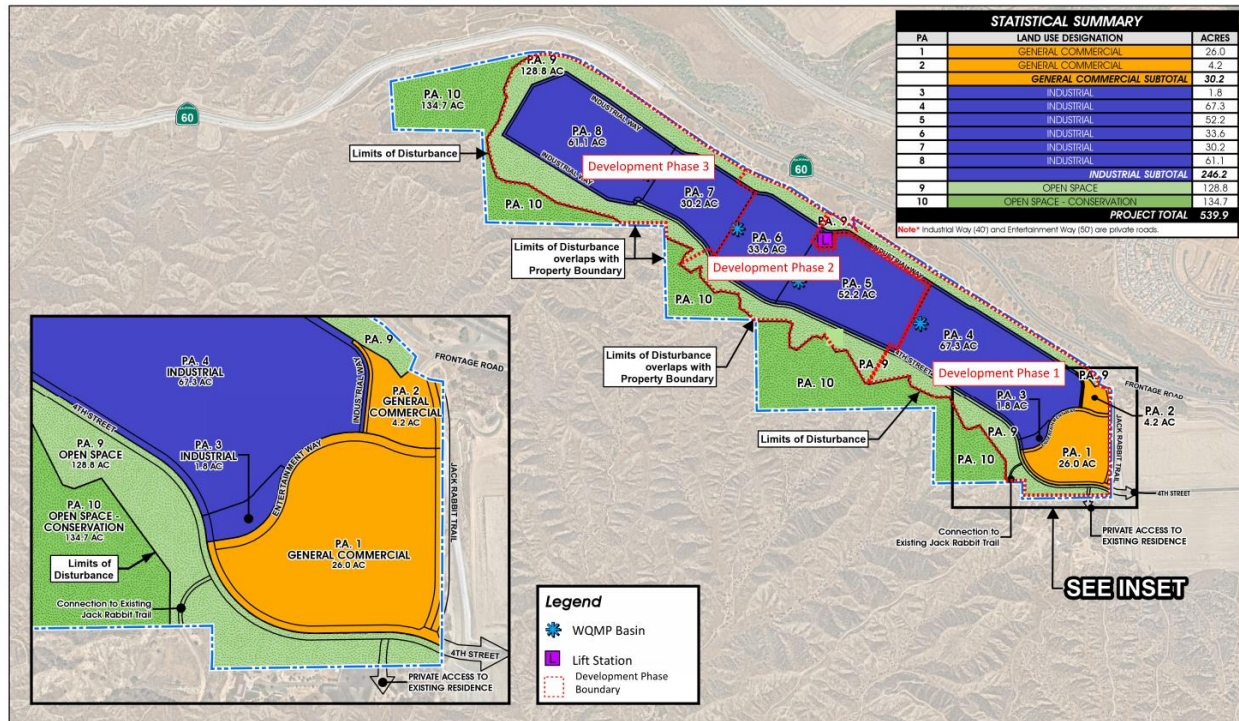


Figure 2-1: Beaumont Pointe Land Use Plan

The project will be constructed over three separate phases consisting of general commercial/retail land uses and five large industrial warehouse buildings totaling approximately 5.0 million square feet of floor space. The general commercial/retail land use will consist of a hotel and retail shopping center. The industrial uses are proposed to include a small self-storage facility and five (5) separate large warehouse 'big-box' structures. 4th Street will be extended northwesterly from its proposed west end within the adjacent Hidden Canyon project.

As shown in **Figure 2-1**, the Project will be developed over three separate phases based on the boundaries between the different planning areas. Development Phases 1, 2, and 3 will consist of planning areas 1-4, 5-6, and 7-8 respectively with planning area 9 developed as shown in each phase.

Table 2-1: Beaumont Pointe Land Uses

Planning Area	Land Use	Acreage
Planning Area 1	General Commercial	26.0
Planning Area 2	General Commercial	4.20
Planning Area 3	Industrial	1.80
Planning Area 4	Industrial	67.30
Planning Area 5	Industrial	52.20
Planning Area 6	Industrial	33.60
Planning Area 7	Industrial	30.20
Planning Area 8	Industrial	61.10
Planning Area 9	Open Space	128.80
Planning Area 10	Open Space – Conservation	134.70
Total		539.90

2.2 Project Potable and Non-Potable Water Demands

As summarized in the Project's WSA and subsequent Addendum (see **Appendix B** and **C**), the estimated water demand for the Project is based on recent dialogue with District and the City of Beaumont staff. Typical commercial retail and entertainment ADD factors range from 1,400 GPD/acre (City of Lathrop, CA) to 2,000 GPD/acre (City of Oxnard, CA). For conservative purposes, the WSA utilized a water demand factor of 1,500 GPD/acre. Planning Area 2 will consist of a 125 room hotel which usually exhibit much higher unit water demands and were assumed in the WSA with a single occupant estimated at 100 GPD per room.

For Planning Areas 3 through 8, BCVWD recently reviewed the total water use for a nearby industrial distribution center east of the Project site (Wolverine), and determined that the maximum water use for "big-box" warehouse distribution developments should be estimated using an employee density factor of one employee per 1,500 sf of warehouse/office space and 15 GPD per employee. This is supported by recent studies prepared by NAIOP as described in the Hidden Canyon Water Supply Assessment.

Based on conversations with the District, future developments within their service area will be required to utilize non-potable water for all outdoor irrigation demands. This is part of the District's ongoing water conservation efforts. Therefore **Table 2-2** below summarizes the average day potable (indoor) and non-potable water (outdoor) demands which equates to 99,535 GPD (69 GPM) and 76,049 GPD (53 GPM) respectively.

The District's 2016 Master Plan analyzed the historical potable water demands of the District and determined that a 1.87 maximum day demand (MDD) to average day demand ratio existed from 2005 to 2014. The District's 1.87 MDD peaking factor is fairly consistent with neighboring District's MDD peaking factors such as EMWD (2.0-2.5) and the Yucaipa Valley Water District (2.0). In conclusion, the 2016 Master Plan recommended future projects within the District's service area utilize a **MDD peaking factor of 2.0** for potable water planning purposes.

Based on the District's required MDD peaking factor of 2, the Project's **MDD for domestic indoor potable water is equal to 199,070 GPD or 138 GPM.**

Table 2-2: Average Day Beaumont Pointe Potable and Non-Potable Water Demands

Planning Area	Land Use	Type ^[1]		Indoor Water Demand Factor ^[3]	Outdoor Water Demand Factor ^[4]		[5]		
							Indoor Water Demand		Outdoor Irrigation Demand ^[6]
		Quantity	units						
1	Restaurant	30,000	sf	1,000 gpd/ksf	670,000 gal/Ac/Yr	30,000 gpd	7,159 gpd		
	Entertainment	5.0	Ac ^[2]	1,500 gpd/Ac		7,438 gpd			
	Irrigation	3.9	Ac	-		-			
	Total Acres	26.0	Ac	-		-			
2	Hotel	125	keys	100 gpd/key	670,000 gal/Ac/Yr	12,500 gpd	1,101 gpd		
	Irrigation	0.6	Ac	-		-			
	Total Acres	4.2	Ac	-		-			
Total	-	30.2	Acres	-	-	49,938 gpd	8,260 gpd		
	-								
Total						55.9 AFY	9.3 AFY		

[1] Based on proposed site plan, Alt. 11; uses required 15% landscape irrigation.

[2] Total entertainment area = go-cart, rock climbing, trampoline park, bowling alley, and miniature golf = 216,000 sf = 4.96 acres.

[3] Based on typical water usage used by water agencies throughout southern California.

[4] Based on outdoor water demand factor used for Amazon Distribution Center.

[5] Represents demand on BCVWD potable (domestic) water sources until non-domestic water becomes available.

[6] Represents demand that could be served by non-domestic water sources.

Planning Area	Land Use	[1]	Employee count ^[2]	Project Site Acreage ^[1]			Indoor Water Demand Factor ^[2]		Outdoor Water Demand Factor ^[3]		[4]			
		Warehouse /Office Bldg Area		total	Bldg	Irrig.					Indoor Water Demand	Outdoor Irrigation Demand ^[5]		
3	Self-Storage office	25,000 1,000	17	1.8	1.5	0.3	15	gpd/emp	670,000	gal/Ac/Yr	260	gpd	496	gpd
4	Warehouse office	1,369,880 10,000	920	67.3	57.2	10.1	15	gpd/emp	670,000	gal/Ac/Yr	13,799	gpd	18,531	gpd
5	Warehouse office	984,340 10,000	663	52.2	44.4	7.8	15	gpd/emp	670,000	gal/Ac/Yr	9,943	gpd	14,373	gpd
6	Warehouse office	669,400 6,000	450	33.6	28.6	5.0	15	gpd/emp	670,000	gal/Ac/Yr	6,754	gpd	9,252	gpd
7	Warehouse office	583,240 6,000	393	30.2	25.7	4.5	15	gpd/emp	670,000	gal/Ac/Yr	5,892	gpd	8,315	gpd
8	Warehouse office	1,284,800 10,000	863	61.1	51.9	9.2	15	gpd/emp	670,000	AF/Ac/Yr	12,948	gpd	16,823	gpd
Total	Warehouse office	4,916,660 43,000	3,306	246.2	209.3	36.9	15	gpd/emp	670,000	AF/Ac/Yr	49,597	gpd	67,789	gpd
Total		4,959,660									55.6	AFY	75.9	AFY

[1] Based on approved site plan and tabulation of proposed land uses, and landscape area required at 15% of total.

[2] Based on recent water demand prepared by BCVWD for similar warehouse development project (Hidden Canyon), which estimated 1 employee per 1500 sf of warehouse/office space.

[3] Based on outdoor water demand factor used for Amazon Distribution Center.

[4] Represents demand on BCVWD potable (domestic) water sources until non-domestic water becomes available.

[5] Represents demand that could be served by non-domestic water sources.

2.3 Project Fire Flow Requirements

The Beaumont Pointe Development's fire flow requirements will be dictated by the Riverside County Fire Department as the development will fall under their service area. The largest fire flow requirement of the Beaumont development will be the warehouse/office buildings (industrial). California Fire Code (2019) will require each warehouse/office building to be installed with automatic sprinklers (where greater than 3,600 square feet) and have an available fire flow of 4,000 GPM for a 4-hour window. Additionally, the District's Master Plan requires a minimum system-wide pressure of 40 psi under MDD plus fire flows conditions, with a 20 psi residual at the flowing hydrant (Table 6-3 in the District's Master Plan).

Table 2-3: Beaumont Pointe Development – Fire Flow Requirements

Requirement	Value
Largest Fire Flow Requirement – Beaumont Pointe Development	4,000 GPM
Fire Flow Duration Requirement – Beaumont Pointe Development	4 hours

3 Plan of Service

3.1 Overview of BCVWD System

The Beaumont-Cherry Valley Water District provides potable and non-potable water service to about 21,154 connections as of September 2023, in the City of Beaumont and the unincorporated community of Cherry Valley in Riverside and San Bernardino Counties in Southern California. The District is located approximately 75 miles east of Los Angeles along Interstate 10 with its present service area covering approximately 28 square miles. The District's sphere of influence or ultimate service planning area, encompasses an area of approximately 37.52 square miles which will include the Beaumont Pointe Development.

3.2 Overview of the BCVWD Potable and Non-Potable Supply

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

Table 3-1 presents the BCVWD potable and non-potable water connections and demands as listed in the BCVWD 2020 UWMP.

Table 3-1: Current and Future Water Sources Available to BCVWD

	Potable Water	Non-Potable Water	Total
Number of Connections	21,154	463	21,617 ¹
Average Annual, MGD	11.3 ¹	1.1 ¹	12.4
Maximum Day, MGD	20.4 ¹	4.2 ¹	24.6
Total Demand, AF ²	9,807	1,604	11,411

Notes:

1. Taken from 2023 District Production Data.
2. The Total Demand shown does not include system losses.

3.3 Existing Potable Water Infrastructure Near Annexation Area – 2650 Pressure Zone

The District's potable water distribution system is comprised of 11 pressure zones ranging in elevation from 2,100 feet mean sea level (MSL) to 2,900 feet. The extracted groundwater from the wells is pumped directly into the distribution system and stored in 14 different storage tanks providing a total storage volume of 22 million gallons (MG). The storage tanks are installed to provide elevated storage to maintain each pressure in each zone. The BCVWD's potable system is also constructed such that any higher zone reservoir can supply water on an emergency basis to any lower zone through a series of pressure reducing valve stations. The District's PW system is provided with 14 storage tanks ranging in size from 0.5 to 5 million gallons (MG) providing a total storage volume of 22 MG. Please see **Appendix A** for a hydraulic profile of the District's PW distribution system.

The District's 2650 PZ, which currently serves the westerly part of the District's service area, is being proposed to service the Beaumont Pointe Development. The 2650 PZ, as well as the 2520 and 2370 PZ, are currently pressurized by the 5-million gallon (MG) Hannon Tank, which is primarily filled with groundwater extracted from Well 29. Under normal operating conditions, potable water demands will be provided from the 5 MG Hannon Tank out to the 2650 PZ and the lower 2520 and 2370 PZ. The 2650 PZ is also equipped with the two pressure regulating valve stations located along Hannon Road in the north, and along 4th Street in the south of the PZ near the Beaumont Pointe Development. The purpose of these

pressure regulating stations is allow for the higher 2750 PZ to back feed the 2650 PZ during emergency situation such as maximum day demands or fire events.

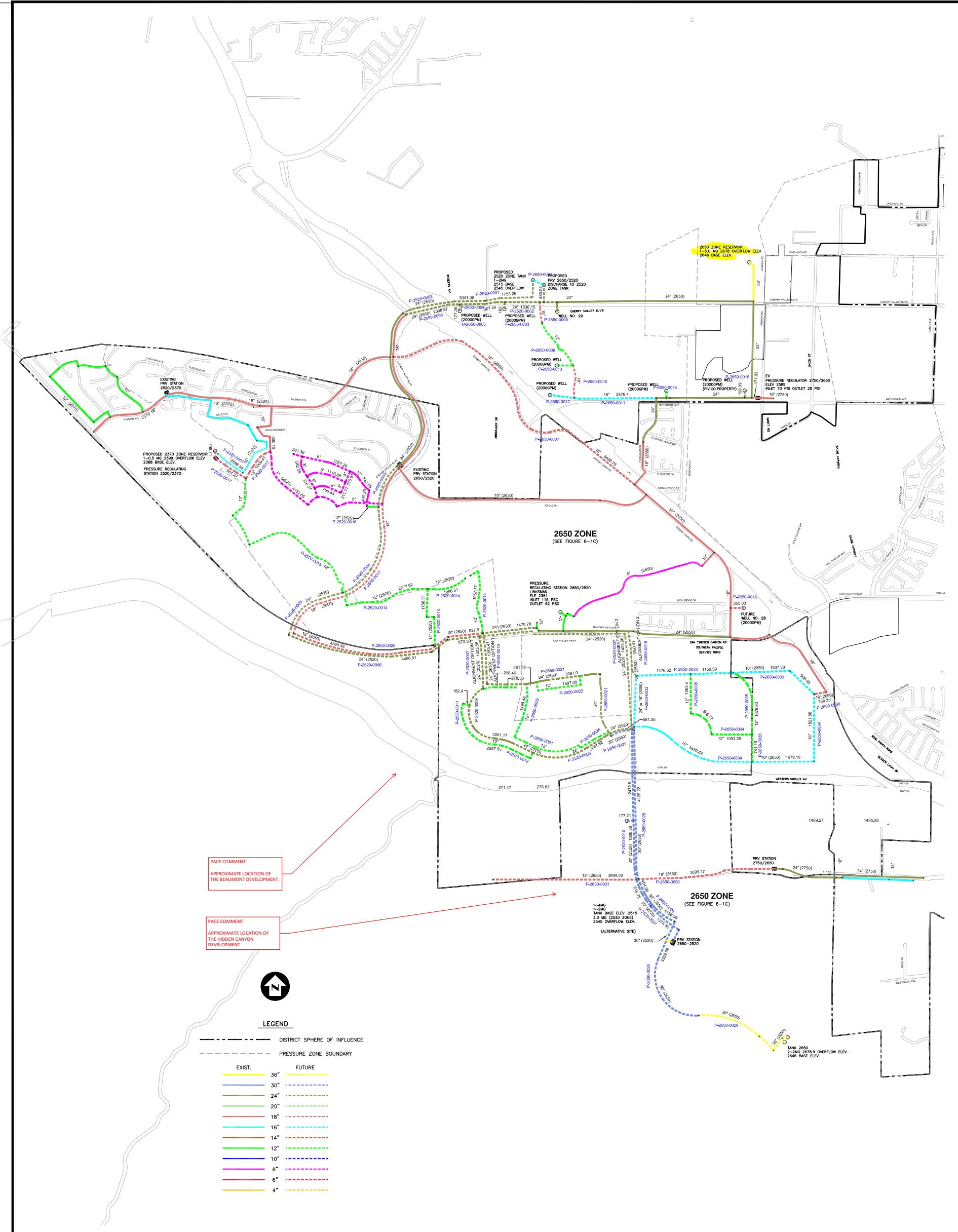
As shown in **Figure 3-1**, the 2650 PZ has a series of large transmission lines feeding the individual sub areas of the PZ. The District recently constructed a 24-inch transmission pipeline that extends the service area of the 2650 PZ from north of the CA-60, south to the intersection of Potrero Blvd and 4th Street adjacent to the proposed Hidden Canyon Development

3.3.1 Potable Water Point of Connection – Hidden Canyon Development

The Project is proposing to connect to the District's 2650 PZ through the adjacent Hidden Canyon (HC) Development located to the east of the project at the intersection of Potrero Blvd and 4th Street. The HC Development is scheduled to be completed before the start of the Beaumont Pointe Development. According to the *Hidden Canyon Beaumont Distribution Center – Water Demands and Domestic Water Service Calculations – January 23, 2020 (Appendix D)*, the design of the HC's potable water system was to address the District's concerns over water quality and water turnover in this area of the 2650 PZ. Both the HC Development (and the Beaumont Pointe Development) will require large diameter distribution lines to meet emergency fire flow conditions, however the low potable water demand during normal conditions will result in large volumes of unused water located at the end of the District's service area.

To address the District's concerns, the HC Development will install two 16-inch lines connecting off the 24-inch transmission line at Potrero and 4th Steet to form a distribution loop through the HC Development. The improvements will also require an isolation valve to be installed on the 24-inch transmission line to divert flow through the Development as part of the normal conveyance path. The required length of the dual piping system through the HC will depend on the average turnover rate by the daily HC water demands. As shown in the **Appendix D**, the 18-inch distribution loop with extend up to approximately 800 LF from the western edge of the HC Development as the average HC Development PW demand will be capable of turning over this remaining segment of straight pipe within 8 hours. The District intends for the "North" 16-inch line to be the primary potable water service for the HC Development from the 2650 PZ Hannon Tank and the "South" 16-inch line to be a redundant service from the 4th Street 2750/2650 pressure reducing station.

This service concept allows the District to provide redundant daily and emergency service, eliminate large diameter dead end pipes, and allow for the 2750 PZ to flush out the distribution pipelines and back feed the 5 MG Hannon Tank due to the relatively low average day demand.



3-1

FIGURE



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3.4 Proposed Potable Water Improvements

The proposed potable water improvements will be designed to provide redundant daily and emergency service while reducing the potential water quality and turn-over concerns associated with the Project's low potable water demand. All proposed potable water improvements shall be constructed by the Applicant (per the District's requirements and standards) and will be owned and operated by the District upon project completion.

To address the development's high fire flow requirements, as shown in **Figure 3-2 & Figure 3-3**, the existing 16-inch distribution loop from the HC Development will be extended to service the Project. To reduce potential water quality issues, the following improvements will be provided.

- A single 8-inch line will connect to the 16-inch loop to service Project's domestic (non-fire flow) potable water demands. The single 8-inch line will be routed along 4th Street terminating between Planning Areas 7 and 8. A single 8-inch line was selected as it is the smallest size allowed within the District's distribution system, and with the Project's ADD of 99,535 GPD, the Project will be able to provide a sufficient turn-over rate of 5.2 hours. While a loop helps redundancy and hydraulic stability in a distribution system, because of the Project's location at the end of the District's service area, the added piping would only increase water quality issues due to low demand.
- Similar to the HC Development, extending the 16-inch distribution loop and diverting the primary flow path through the HC development will allow District to flush out and back feed the 2650 PZ from the 4th Street 2750/2650 pressure regulating station. A 16-inch isolation valve will be installed within the HC Development to divert the primary flow path west. The existing 24-inch isolation valve at Potrero Blvd will remain closed.
- To be discussed further below, four District approved, 10-inch reduced pressure backflow preventers (RPZ) in a 2 duty + 1 standby configuration will be installed on the fire flow distribution piping feeding the Project's fire service distribution loop. Because of the length of piping needed for the Development, diverting the all PW through the Project will increase water quality concerns (due to low demands) and will limit the ability of the District to flush out area due to the large amount of water required.

The Project's fire flows will be provided through a 12-inch northern and 16-inch southern fire flow distribution loop. The south 16-inch line is designed as the primary service will all of the building fire service laterals connecting to the 16-inch line. The northern 12-inch will provide hydraulic stability/redundancy but will also allow for fire hydrants to be installed along the northern edge of the property. Please note that the 800 LF of 18-inch pipe installed on the south loop will be re-purposed as part of the improvements. Any additional requirements from the Riverside County Fire Department will be incorporated into the project's design documents accordingly.

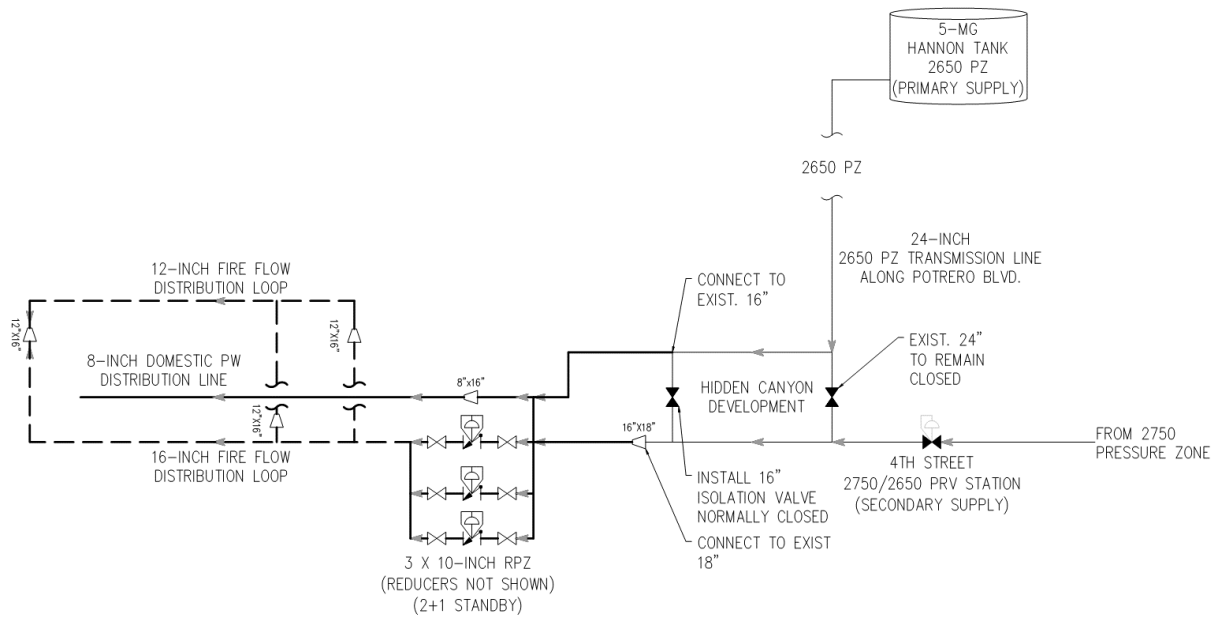
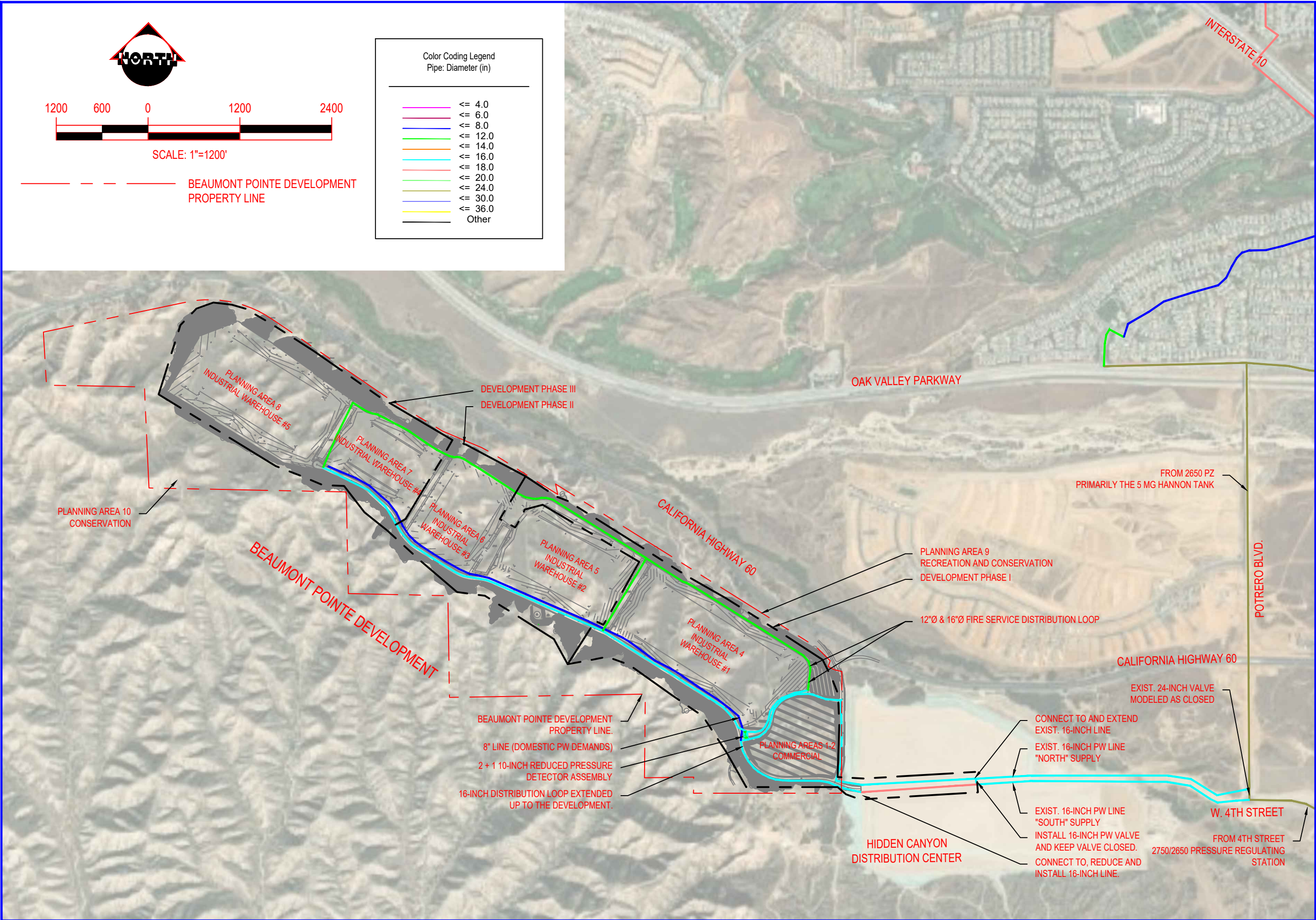


Figure 3-2: Proposed Domestic and Fire Service Distribution System Schematic



PROPOSED POTABLE WATER IMPROVEMENTS

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FIGURE

3-3

3.4.1 Development Stages

As described in **Section 2.1**, the Project will be constructed over 3 separate phases with Planning Areas 1-4, 5-6, and 7-8 constructed in Phase 1, 2, and 3 respectively. As shown in **Figure 3-3**, the design concept of a looped fire distribution loop and a single 8-inch potable water line capable of being turned over by the connected planning areas will be continued throughout the Development phases. A key part of the design is the construction of the 12-inch line connecting the northern and southern fire flow lines between planning areas 4 and 5 which will provide a loop during the interim conditions.

3.4.2 Design Specifications

All proposed potable water improvements will be designed and constructed per the requirements and standard details of the District. This specifically includes the following parameters referenced in the District's 2016 Potable Water Master Plan. All District preferred equipment manufacturers will be listed in the bid specifications to help provide commonality for future maintenance and spare parts.

Table 3-2: Potable Water Improvements – Design Specifications

Parameter	Value
Minimum Diameter of Mains (Excluding Fire Hydrant Laterals)	> 8 inches
Material of Construction	Cement Mortar Lined and Asphalt Coated Ductile Iron Pipe (Pressure Class 350 Min.)
Maximum Velocity	10 feet per second (during MDD + Fire Flow) 7 feet per second (during peak hour demand)
Corrosion Protection	All buried DIP will be double polyethylene wrapped per AWWA C105

Notes

1. **Table 3-2** taken from Table 6-2 in the District's 2016 Potable Water Master Plan

3.4.3 Modeling of Proposed Potable Water Improvements – Modeling Assumptions

Bentley's WaterGEMS for AutoCAD 2019 water distribution analysis and design software was used to conduct a steady state analysis of the proposed potable water improvements for the Beaumont Pointe Development under MDD plus fire flows conditions. A steady-state analysis determines the operating behavior of the system at a specific point in time under steady-state conditions (i.e. demands and hydraulic grades remain constant over the analyzed period).

The Beaumont WaterGEMS model was created from a combination of preliminary grading files of the development, ArcGIS aerial imaging, and potable water utility exhibits included in the District's Master Plan (see **Appendix E**). The following baseline assumptions were used in the steady-state analysis, with several components taken from the District's requirements.

- All pipes were assigned a Hazen-Williams friction loss coefficient of 130.
- The location of PW demands were assigned at the nearest applicable junction.
- The location of all existing PW transmission lines were assumed to match the District's PW utility exhibits. Only transmission lines were included in the model
 - The elevation of all lines were assumed to be installed with 4 feet of cover (4 feet below the finished grade). Finished grade elevations were provided by Google Earth.
- The model only includes the MDDs of the Beaumont Pointe Development.
- The model assumes the 5-MG Hannon Tank is the primary source of pressure for the 2650 PZ.
- The 5-MG Hannon Tank was assumed to half full with a water level elevation of 2,662.35 feet.
- The boundaries of the PZ were assumed to match the District's PW utility exhibits.
- 4th Street Pressure Regulating Station
 - As stated in the Design of the 4th Street 2750/2650 PRV station TM (see **Appendix E**) the station was modeled under its worst supply conditions of 70 psi at the station and with a flow restrict of 6,000 GPM.
 - Since the station will be installed at the existing grade (approximately 2,450 feet), the 2750 PZ was modeled as an elevated reservoir with a HGL of 2,611.7 feet (70 psi) simulating the lowest supply pressure from the 2750 PZ
- Recommended Backflow Preventers on Fire System Distribution Loop
 - To model the backflow preventers on the Development's fire system, the District's Standard Plate 7, and Zurn's reduced pressure detector backflow preventer model 475DA were inputted as general purpose valves. This allowed for the manufacturer's head loss curves to be inputted into the model under different operating conditions.

Fire Flow Analysis

WaterGEMS has a fire flow analysis feature which determines the available fire flows at each junction under steady-state conditions. The available fire flows at a single junction are determined after the system wide MDDs have been satisfied and as long as specific, user-defined, operating criteria are satisfied. In other words, the fire flow analysis determines the available fire flows for a single fire event if it were to occur at each of the selected junctions.

As required by Section 6 of the 2016 Master Plan the following operating constraints/requirements were inputted into the fire flow analysis.

- The calculated available fire flows must also be provided in conjunction with MDDs.
- A minimum residual pressure at each junction tested for available fire flows must be greater than or equal to 20 psi as fire flows are being extracted.
- A minimum zone wide pressure at each junction must be greater than or equal to 40 psi during the fire flow analysis.
- The fire flow analysis shall simulate one 5,000 GPM fire flow event at each of the tested junctions. If 5,000 GPM cannot be provided the model will determine the next available fire flows while meeting the user defined performance criteria.

- For the purposes of analyzing the performance of the distribution system, the upper limit of the fire flow analysis was set at 5,000 GPM, even though the highest fire flow requirement is 4,000 GPM.
- The maximum velocity in any pipe shall not exceed 10 feet per second.

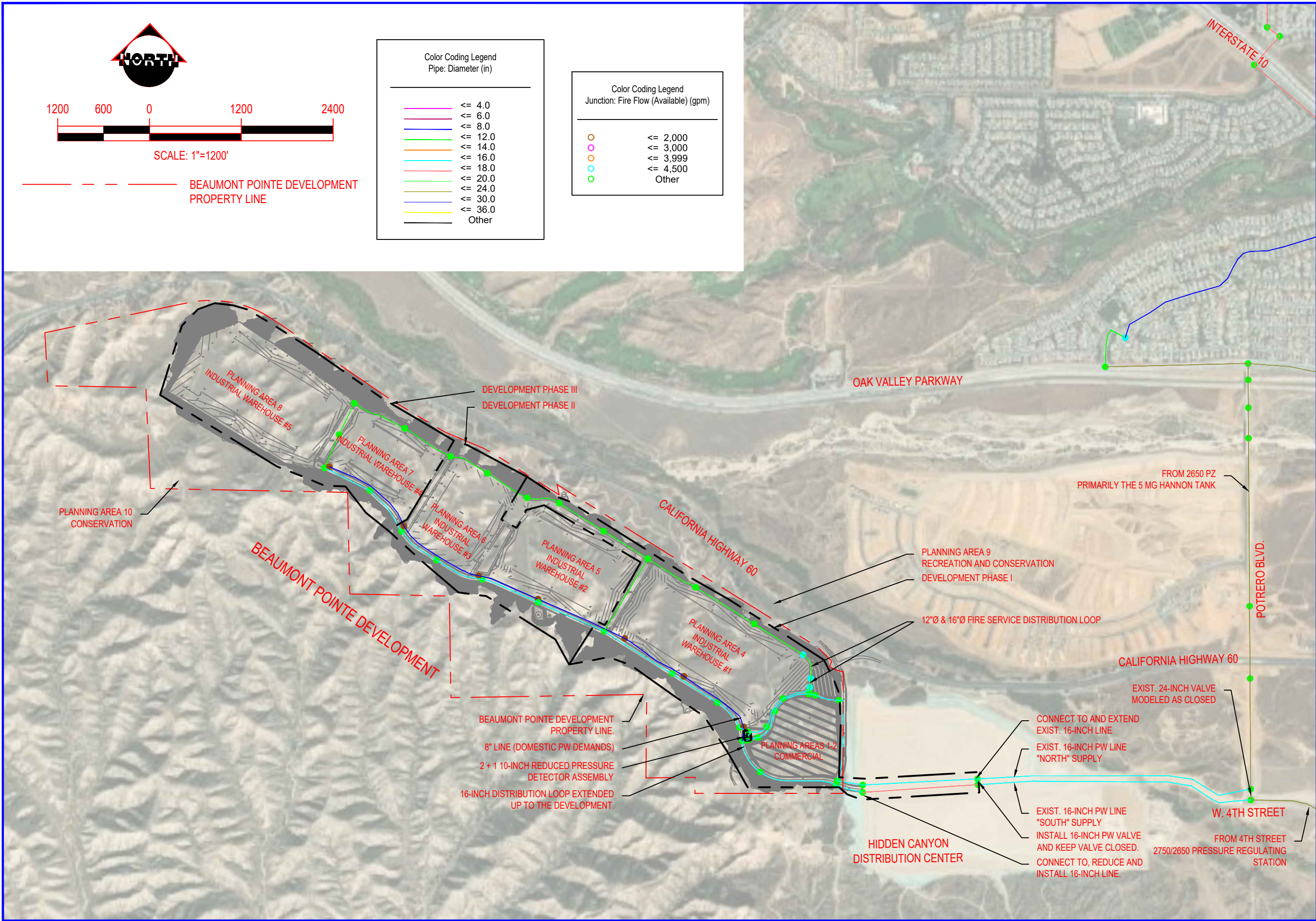
3.4.4 Modeling of Proposed Potable Water Improvements – Modeling Results

Figure 3-4 shows the available fire flows at each junction under MDD plus fire flow conditions. Each junction was capable of providing the required fire flows of the specified location's land use. For example, the tested junctions within the industrial land uses in the Project were able to provide a fire flow greater than 4,000 GPM.

Figure 3-5 shows the residual pressure during a simulated fire event at each specified junction while maintaining the performance requirements stated in **Section 3.4.3** within the distribution system. In other words if the specified junction was able to obtain a fire flow of 4,000 GPM as shown in **Figure 3-4**, then **Figure 3-5** shows the residual pressure available at the junction if 4,000 GPM was flowing through the junction. Please note that the fire flow analysis is capped out at 5,000 GPM.

Importance of the 4th Street 2750/2650 Pressure Regulating Station

Figure 3-6 below shows the performance of the distribution model if the 4th street 2750/2650 pressure regulating station was taken out of service. As shown there is a notice drop in the available fire flows within the Project with areas along the southern distribution line close to or below the required 4,000 GPM fire flow requirement. It is recommended that should the 4th Street station be taken out of service, the District leave the 24-inch isolation valve open (instead of normally closed to diverting water through the Hidden Canyon Development) as this will allow for the 5 MG Hannon Tank to utilize both 16-inch lines to reliability feed the areas fire flows.



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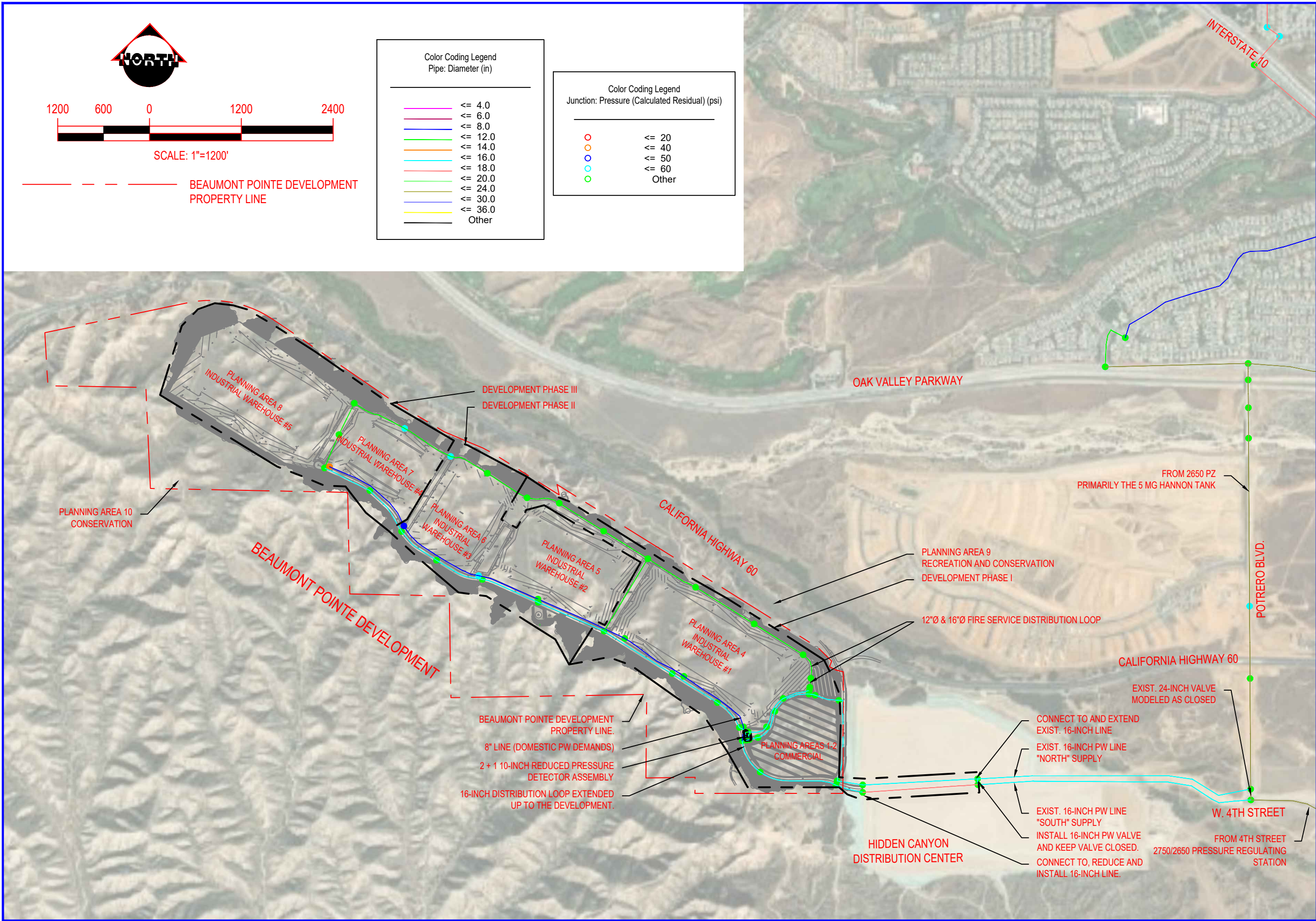
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FIGURE

3-4

MAXIMUM DAY DEMAND + FF
AVAILABLE FIRE FLOWS AT EACH
JUNCTION



**MAXIMUM DAY DEMAND + FF
RESIDUAL PRESSURE AT SPECIFIED
JUNCTION DURING SIMULATED FIRE
EVENT**

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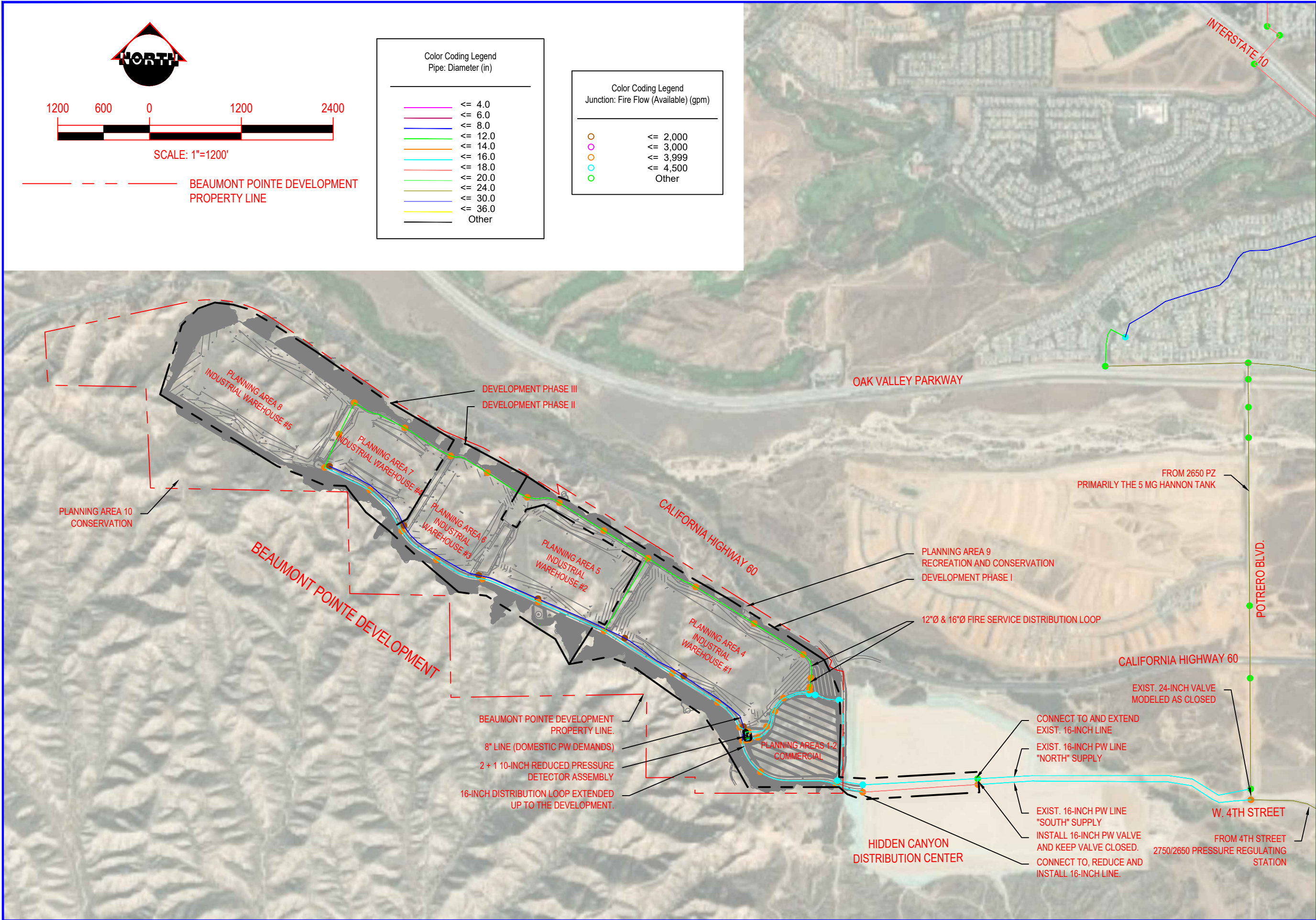
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FIGURE

3-5



MAXIMUM DAY DEMAND + FF
AVAILABLE FIRE FLOWS WITH 4TH
STREET 2750/2650 PZ OUT OF
SERVICE

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FIGURE

3-6

3.5 Existing Non-Potable Water Infrastructure Near Annexation Area

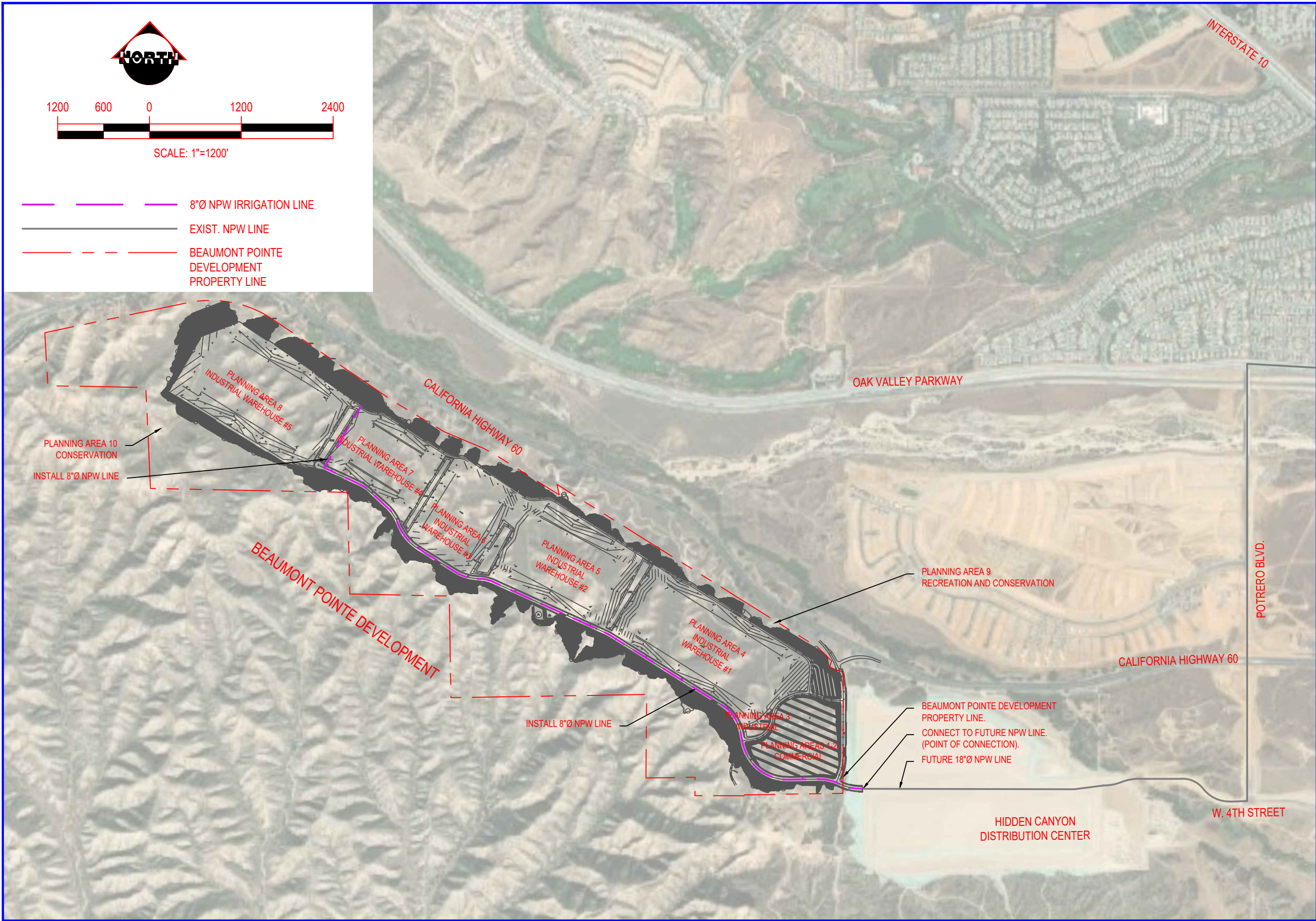
As of 2018, BCVWD has over 44 miles of non-potable water transmission and distribution system in place. The backbone transmission system forms a loop around the City of Beaumont and is comprised of primarily 24-in diameter cement mortar lined, ductile iron pipe, all installed after year 2000. The system includes a 2-MG reservoir and three major non-potable water PZ (2800, 2600 and 2400 PZ).

The 2800 NPW PZ is currently separated from the 2600 and lower PZ. The 2800 NPW PZ is supplied with non-potable groundwater from Well 26 and supplemented with PW via air-gap at the 2800 Zone 2-MG NPW reservoir. The 2600 and lower non-potable water pressure zones are supplied with potable water through air-gapped interconnections between the potable and non-potable water system. The adjacent Hidden Canyon Development will extend the 18-inch NPW main from 4th Street and Potrero Blvd to the edge of the BPD.

3.6 Proposed Non-Potable Water Infrastructure

All proposed non-potable water improvements shall be constructed by the Applicant (per the District's requirements and standards) and will be owned and operated by the District upon project completion.

In order to minimize the use of potable water, the Development's landscaping design shall conform to the City of Beaumont Landscaping Ordinances and utilize NPW for irrigation demands. The existing 18-inch NPW line from Hidden Canyon will be reduced to 14-inches and extended along 4th Street within the development. All NPW lines shall be designed and installed in accordance with the City and BCVWD requirements. Lines shall be constructed of ductile iron pipe with push-on joints (with appropriate restraints), and bagged with purple polyethylene bags as required by either the District or the DDW. Signs shall be posted around all use areas stating that non-potable water is being used and it is unsafe to drink. All signage shall be installed in accordance with the DDW requirements. The irrigation services connections shall be made with proper reduced-pressure (RP) devices.



FIGURE

3-7

PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SCALE	1"=1200'
DESIGNED	
DRAWN	TDM
CHECKED	TDM
DATE	01/2022
JOB NO.	B740

BEAUMONT DEVELOPMENT

PROPOSED NPW IMPROVEMENTS

BEAUMONT

CA

JOB

3.7 Required Engineering

The Applicant shall perform all necessary calculations, and prepare construction drawings fully describing the work required, including main line extension, fire service assemblies and connection to the existing pipelines for service. The construction drawings, calculations, and other works, shall be prepared by, or under the direct supervision of a Civil Engineer registered in the State of California. All design work shall conform to District's Standards and be subject to the approval of the District.

3.8 Required Water Services

Final domestic and non-potable meter sizes will be determined by the Applicant, but shall include backflow devices (where necessary), angle meter stop (where applicable), and appropriate fittings in accordance with District's standard drawings and specifications.

3.9 Required Fire Hydrants

The Applicant shall install the necessary fire hydrants and appurtenances subsequent to the determination of fire flow requirements by the County of Riverside. The District typically requires wet-barrel type fire hydrants with one 4-inch and two 2-1/2 inch outlets, in accordance with AWWA. Fire hydrants shall be located generally behind curbs or sidewalks, if sidewalks are adjacent to curb, the Applicant shall refer to the District's specifications and standards for the appropriate location of off-site hydrant(s). Where on-site private fire hydrants are located in parking areas, bollards shall be installed (minimum of 4) around fire hydrant heads in accordance with the Riverside County Fire Department standards or City of Beaumont Standards as applicable. The jurisdictional Fire Department shall approve all fire hydrant locations.

3.10 Main Line Extension Agreement

As a result of additional mainline pipe facilities to be owned and operated by the District, the Applicant shall execute a mainline extension agreement with the District. All applicable reimbursements (if any) shall be in accordance with the District's adopted policies and procedures.

3.11 Required Fees

The Applicant shall pay all applicable deposits, District charges, front footage fees, facility fees (capacity charges) prior to construction of any off-site water system improvements. Monthly service charges will be in accordance with the applicable District Rules and Regulations.

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

3.12 Financing of the Maintenance and Replacement of Proposed Improvements – Community Facilities District

The costs associated with the engineering, permitting and construction of all the proposed potable and non-potable water improvements shall be paid by the Applicant.

Based on the Project's location at the perimeter of the District's sphere of influence, the proposed improvements (see **Section 3** for further details) to the District's distribution systems will only be servicing the Project's low domestic potable water and outdoor non-potable water irrigation demands. This would place a financial burden on the District's existing rate payers to fund the operation, maintenance and eventual replacement of the improvements over the life of the Project if an alternative funding mechanism was not established.

As a result, the Applicant and District shall enter into a Service Agreement pursuant to which the Applicant will agree that the District shall form a community facilities district (CFD) that will include only the Project land and that will impose an annual special tax on the land to finance 100% of costs of the O&M and replacement of the proposed potable water, fire flow, and non-potable water improvements. Potable Water, Fire flow, or Non-Potable Water service to the Project by the District will not be provided until the formation of the CFD.

3.12.1 Financing Model

Total Annual Special Taxes of Community Facilities District

As shown in Appendix G, the CFD administrator will be responsible for calculating each year's levy of special taxes and providing the County Assessor with the amounts to include in the property tax bills for the Project land. The CFD administrator may be District staff or a third-party consultant retained by the District. In either case, the CFD special taxes shall fund all District costs associated with administering the CFD. The special taxes collected annually for operations, maintenance, and eventual replacement will be deposited into a discrete account to be maintained by the District for the purpose of funding the future replacement costs of the proposed PW and NPW improvements and the special taxes collected for O&M and CFD administrative expenses would be deposited in the District General Fund or a subaccount as described below:

- Infrastructure Replacement Funds
- The PW and NPW distribution systems will consist primarily of distribution piping and infrastructure such as valves as well as pipe trench improvements (backfill of pipe trench and installation of asphalt cement pavement over the pipe trench). Both the PW and NPW systems will utilize cement mortar-lined ductile iron pipe of various sizes and distribution infrastructure such as butterfly valves, hydrants, meter assemblies and air related valves.
- The annual deposits into the CFD reserve account will be based on the following items
 - Replacement Funds

Replacement funds will consist of covering the replacement costs for the completed portions of the PW and NPW distribution system at the end of their respective service life based on 2024 replacement costs and an average inflation rate of 3%. The table below lists the estimated 2024 base bid costs for the PW and NPW distribution systems including the distribution valves which are estimated to have a shorter service life than the rest of the distribution system (20 years vs 50 years). Please note that the construction is estimated to occur over three separate development phases as described in **Section 2** above.

Table 3-3: 2022 Base Bid Costs

2024 Base Bids	Phase I Value	Phase II Value	Phase III Value
Potable Water and Fire Service Distribution Systems	\$4,686,719	\$2,379,989	\$1,399,585
Potable Water and Fire Service Distribution Systems – Distribution Valves	\$948,396	\$443,624	\$274,132
Total Potable Water and Fire Service	\$5,635,115	\$2,823,613	\$1,673,717
Non-Potable Water Distribution Systems	\$242,424	\$174,961	\$84,416
Non-Potable Water Distribution Systems – Distribution Valves	\$117,961	\$86,468	\$47,713
Total Non-Potable Water	\$360,385	\$261,429	\$132,129

For example, the estimated 2024 bid costs for the first phase of the PW distribution valves and distribution systems will be \$948,396 and \$4,686,719 respectively with the NPW distribution valves and distribution systems costing \$117,961 and \$242,424, respectively. Therefore, based on the average service life of 20 years for the distribution valves and 50 years for the distribution system, the first infrastructure replacement fund deposit would be \$63,747 and \$182,152 for PW and \$7,929 and \$9,422, respectively and would increase 3% every year. When the entire PW and NPW distribution valve and distribution system is completed in year 5, the annual replacement amount deposit would be \$126,048 and \$370,345, respectively for PW and \$19,075 and \$21,950 respectively for NPW, increasing at 3% per year.

- Operation and Maintenance Funds

An additional amount equal to 10% of the amount of the levy for replacement will also be included in the annual levy of special taxes to fund the District's costs of operating and maintaining the PW and NPW distribution system with any excess available to fund, in the District's sole discretion, any other District operations or capital facilities costs.

- CFD Administrative Funds

Annual costs to administer the CFD adjusted by 2% each year. This will be an annual levy of special taxes will also include an amount to cover all of the District's actual costs of administering the CFD

Total Annual Withdraws from Reserve

The District will withdraw funds from the replacement account to pay for the replacement of the PW and NPW improvements at the end of each item's useful service life as well as the annual ongoing operation and maintenance costs.

By:



Dan Jagers, General Manager
Beaumont-Cherry Valley Water District

By:

Lance Eckhart, General Manager/Chief Hydrogeologist
San Geronio Pass Water Agency

Date:

May 7, 2024

Date: