

# SECTION 1

## BACKGROUND, PUBLIC INVOLVEMENT, AND BASIS FOR PLANNING

### 1.1 INTRODUCTION

The California Water Code requires all urban water suppliers within the state to prepare urban water management plans and update them every five years. These plans satisfy the requirements of the Urban Water Management Planning Act of 1983 including amendments that have been made to the Act. Sections 10610 through 10657 of the Water Code detail the information that must be included in these plans, as well as who must file them. Appendix A contains the text of the Act. This report constitutes the 2005 update to the Beaumont-Cherry Valley Water District's (District's) 2000 Urban Water Management Plan (UWMP).

According to the Act, "The conservation and efficient use of urban water supplies are of statewide concern; however, the planning for that use and the implementation of those plans can best be accomplished at the local level." The Act requires that each urban water supplier, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, shall prepare, update and adopt its urban water management plan at least once every five years or before December 31, in years ending in five and zero. The Plan may be updated at any time when the Urban Water Supplier believes significant changes have occurred in population, land use, and/or water sources that may affect the contents in the Plan.

### 1.2 RELATIONSHIP BETWEEN UWMP AND SB 221 (KUEHL) AND SB 610 (COSTA)

In 2001 the California Senate passed SB 221, (sometimes called the "Keuhl Bill"), and SB 610, (generally referred to as the "Costa Bill). These became law on January 1, 2002 and have been chaptered into the California Codes. These measures were enacted to provide a link between water supply availability and land use decisions made by various governing bodies. SB 610, added to the Water code, requires that water supply assessments be provided to local governments for inclusion in the environmental documents needed for entitlement. SB 221, added to the Government Code, applies to those projects that involve a subdivision on land (subdivision map approval.)

If there is an UWMP on file (updated in accordance with State Law), and the demands for a particular project are included in the UWMP, the water supplier may use the UWMP to support the "Water Supply Assessment required by SB 610 or SB 221. As a result, this UWMP update includes a listing of on-going and planned subdivisions and projects as well as an allowance for "unknown projects." This Urban Water Management Plan Update conforms to the requirements of Water Code §10610 through §10657.

### **1.3 LAW**

10642. Each urban water supplier shall encourage the active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of the plan. Prior to adopting a plan, the urban water supplier shall make the plan available for public inspection and shall hold a public hearing thereon. Prior to the hearing, notice of the time and place of hearing shall be published. After the hearing, the plan shall be adopted as prepared or as modified after the hearing.

### **1.4 PUBLIC PARTICIPATION**

Prior to adopting the UWMP, the UWMP is made available for public review and hearing. Notification of the hearing is made pursuant to Section 6066 of the Government Code. Publication of notice pursuant to this Section shall be “once a week for two successive weeks. Two publications in a newspaper published once a week or oftener, with at least five days intervening between the respective publication dates not counting such publication dates, are sufficient. The period of notice commences upon the first day of publication and terminates at the end of the fourteenth day, including herein the first day.” Upon completion of the hearing, the District shall adopt the plan as prepared or as modified after the hearing. Within 30 days of adoption of the UWMP by the District, a copy of the UWMP is to be filed with the State of California, Department of Water Resources (DWR).

As part of the preparation of this UWMP update, the District met with developers and other interested parties to gather information on their plans and tentative building schedules.

### **1.5 PUBLIC HEARING**

A public workshop was held in the evening on December 28, 2005 at a District Board Meeting. The District Engineer made a presentation of the Draft UWMP 2005 Update and took comments from the Board of Directors and the Public. Written comments were submitted to the District on the date of the meeting. These comments were responded to at the meeting. The comments and responses are presented in Appendix O. Also included is a copy of the District’s presentation. Comments were also taken from the public verbally at the Board Meeting and were responded to. This is documented in the minutes of the Board Meeting.

A public hearing, noticed in accordance with the Government Code, was held at the District offices at 9:00am on January 28, 2006. A summary of the public hearing and comments received is provided in Appendix O and this UWMP has been amended as appropriate.

### **1.6 ADOPTION RESOLUTION**

The District prepared this update of its UWMP in May 2005 through January 2006. The updated plan is proposed to be adopted by the Board of Directors on January 28, 2006 (Appendix B) and will be submitted to the California Department of Water Resources within 30 days of Board approval thereafter. This plan includes all information necessary to meet the requirements of California Water Code § 10610 *et. seq.* (Urban Water Management Planning Act).

## **1.7 AGENCY COORDINATION**

### **1.7.1 Law**

Describe the coordination of the plan preparation. 10620 (d) (2) Each urban water supplier shall coordinate the preparation of its plan with other appropriate agencies in the area, including other water suppliers that share a common source, water management agencies, and relevant public agencies, to the extent practicable.

### **1.7.2 Coordination Within the District**

Several agreements with the District and other agencies have been established in order to manage and preserve existing groundwater supplies. In addition, agreements have been developed to put into place mechanisms for development of new sources of water, including facilities for the distribution of recycled water.

The District first developed a needs study in 1980 to identify immediate infrastructure needs to supply water and meet fire flow requirements. This was then developed into a master plan in 1986, which was followed by updates in 1990 and 1994. In each of these plans, the City of Beaumont's General Plan and pending development projects were addressed along with the necessary water supply projects to meet these projected needs. The District has been very proactive in ensuring water supplies are available for all new development. The City of Beaumont's General Plan has been updated and is the basis for updates to the District's Potable Water and Non-potable Water Master Plans. These master plan updates are currently underway.

Senate Bill SB 901 (Costa), chaptered in 1995, required coordination between adopted community general plans and water supply. It also requires the water purveyor to assess the reliability of water supply for all projects, which were above a certain threshold level of development. The Local Government Reorganization Act of 2000 required local agencies, such as the District, to prepare a "Plan of Service" to assess the ability of the agency (District) to provide reliable and cost effective service to the proposed annexation. The District reviews the environmental documents associated with each project and provide comments as appropriate relative to water supply. Appropriate reports and studies are provided as required.

The District is also a member of the San Timoteo Watershed Management Authority (STWMA). The STWMA is a joint powers agency (JPA) consisting of Yucaipa Valley Water District, City of Beaumont, Beaumont Cherry Valley Water District, and the South Mesa Water Company. The goal of the JPA is the development of a watershed management program for the San Timoteo watershed area. This program includes specific elements to manage surface water, groundwater, imported water, and recycled water resources. This program is under development (2005) and is reported in San Timoteo Watershed Management Program, Final Phase 1 Report, prepared for the San Timoteo Watershed Management Authority by Wildermuth Environmental, Inc, March 2002.

Since the last UWMP update (2002) the District was a party to an adjudication of the Beaumont Groundwater Basin (Superior Court Case RIC 389197) which set for the rights of the parties and established the Beaumont Basin Watermaster (Watermaster). This is an important first step in the preparation of an overall groundwater management plan. The



water supply, including the use of recycled water and imported water, in such a way as to protect and preserve the existing water supply. A copy is attached in Appendix C.

- In March of 1993, the District and City of Beaumont entered into a cooperative agreement with the Pass Agency to ensure cooperation in developing a long-term program to maintain safe groundwater management practices, to establish funding mechanisms to provide for the acquisition and development of new sources of water supply, including recycled water and imported water, in such a way as to protect and preserve the existing water supply through the importation of supplemental water from the State Water Project (SWP) for direct use and/or groundwater recharge. A copy of the San Gorgonio Pass Water Agency Water Facilities Master Plan Cooperative Agreement is provided in Appendix D.
- In March of 1998, the District and City entered into the Implementation Memorandum of Understanding Relating to Cooperative Agreement Between the City of Beaumont and the District (Reclaimed Water Implementation Memorandum of Understanding) to provide for the construction, ownership, operation, and maintenance by the City of necessary modifications to the wastewater treatment plant and a recycled water distribution system for the City to deliver recycled water to customers and potential customers within the City, the City's SOI, and the District's SOI. This MOU was rescinded in March 2003 resulting in BCVWD being responsible for the construction of the recycled water transmission system and delivery of recycled water. Copies of both MOUs are in Appendix E.
- In January of 1999, the District, Pass Agency and the RCFCD entered into a cooperative agreement for joint use of existing percolation ponds known as Little San Gorgonio Creek Spreading Grounds. The agreement was formed to ensure that the percolation ponds would be operated in a coordinated manner to allow recharge of both local and supplemental waters to maximize public benefit while preserving existing rights of the District and RCFCD. A copy is attached in Appendix F.
- In November of 2000, the District, along with the City of Beaumont, Yucaipa Valley Water District (YVWD), and the South Mesa Mutual Water Company entered into an agreement to form a JPA, known as the STWMA to implement a regional water resource management program in the upper parts of the San Timoteo and San Gorgonio watersheds that would ensure current and future water supply availability, optimal use of water resources, with an emphasis on maximizing the use of local resources. A copy of this agreement is attached in Appendix G.
- In December 2003 the District entered into an agreement with the City of Banning to jointly fund the construction and operation of municipal production wells in the Beaumont Basin for the mutual benefit of both entities and to agree to jointly fund the construction and operation of a potable water treatment for imported water at such time in the future that this may be necessary. See Appendix R.
- In 2004 and 2005 the District has meeting regularly (almost monthly) with the Department of Water Resources, Conjunctive Water Management Branch, and the SGPWA, Cities of Banning and Beaumont, Yucaipa Valley Water District, South Mesa Mutual Water Company, STWMA, and the Beaumont Basin Watermaster to

discuss items of mutual interest and to expedite the importation of water to the Beaumont Basin.

- In 2005, the District applied for a turn-out and connection to the SGPWA's East Branch Extension to take State Project Water to the District's Groundwater Recharge area.

#### **1.7.4 Financing Agreement with Local Agencies**

- In June of 1993, the City of Beaumont Community Facilities District No. 93-1 (CFD No. 93-1) and the District entered into a financing agreement for the purpose of financing the acquisition and construction of certain public facilities within the boundaries of the City of Beaumont. Certain predefined improvements to be funded by CFD No. 93-1 include recycled water facilities. A copy of the Joint Financing Agreement is provided in Appendix H.
- In December of 1999, the District and the City of Beaumont Community Facilities District No. 93-1 entered into a financing agreement to amend and restate the above joint financing agreement to provide for the issuance of bonds by the City with respect to Assessment District No. 98-1 (AD No. 98-1) to fund water and recycled water improvements and to provide for the annexation of property to CFD No. 93-1, AD No. 98-1 or the creation by the City of another financing district in the future. A copy of the Joint Financing Agreement to reinstate CFD No. 93-1 is provided in Appendix I.

#### **1.7.5 Settlement Agreement with Yucaipa Valley Water District**

In January of 1994, the District and YVWD entered into a Settlement Agreement. This agreement was formed as a result of litigation between the two parties regarding extraction of groundwater from the Beaumont Storage Unit (BSU). The agreement set forth the groundwork for a time schedule in developing and implementing a Basin Management Plan for the joint use and management of the BSU. The agreement between the two parties also set forth defined limits on the allowable annual production of groundwater from the BSU. A copy of the Settlement Agreement is provided in Appendix J.

#### **1.7.6 Groundwater Management**

Since the 2002 UWMP update, the BSU has been adjudicated in Riverside Superior Court (RIC 389197) and set up a Watermaster to oversee the operation of the BSU. This occurred February 4, 2004. The Judgment is included in Appendix P. The powers and duties of Watermaster are delineated in the Judgment and include, among others: wellhead protection and recharge location identification, well abandonment procedures, well construction standards, overdraft mitigation, replenishment, monitoring of water levels and water quality, and development of conjunctive use programs.

This together with STWMA's Integrated Regional Water Management Program (IRWMP) ensures proper management of the areas resources.

In summary the Judgment and the IRWMP are the functional equivalent of a groundwater management plan.

## 1.8 SUPPLIER SERVICE AREA

### 1.8.1 Law

10631. A plan shall be adopted in accordance with this chapter and shall do all of the following:

10631. (a) Describe the service area of the supplier, including current and projected population, climate, and other demographic factors affecting the supplier's water management planning. The projected population estimates shall be based upon data from the state, regional, or local service agency population projections within the service area of the urban water supplier and shall be in five-year increments to 20 years or as far as data is available.

### 1.8.2 Description

The District owns approximately 2,800 acres of watershed land north of Cherry Valley along the Little San Gorgonio Creek (also known as Edgar Canyon) and Noble Creek. This land has pre-1914 recorded water rights amounting to 3,000 miners inch hours (MIH) or approximately 45,000 acre-feet per year (AFY) of right for diversion of water for domestic and irrigation uses. However, the District has never had a demand that requires such large quantities of water supply; and the watersheds may not be capable of supplying such quantities during an average year. The creeks/canyons have been used for water development via diversions for irrigation and domestic service since the latter part of the 1800s.

At the turn of the Twentieth Century the District's service area was provided water by the Beaumont Land and Water Company (Company) via diversions along the Little San Gorgonio Creek. This Company owned the land that would become the Beaumont Irrigation District in 1919 and the Beaumont-Cherry Valley Water District in 1920. Even though the name has changed, the District's authority comes from the Irrigation District Law of the State of California

As the Company's land began to develop, the need for water grew. To answer the new demands the Company began the construction of wells in 1907 on the watershed lands. With the construction of the new wells the Company began to divert water for recharge in the canyon areas rather than through the direct diversions, which began in 1902. The diversions allowed the Company to recharge the underground aquifers during storm events and pump the water as needed. With the diversions the Company also purchased the riparian water rights from downstream landowners. The purchases required the Company to deliver some amount of water on a regular basis. The District today continues deliveries of water as required by agreements dating back to the early 1900s. At the present time the District is not operating the wells in Noble Canyon.

Figure 1-1 shows the District's present service boundary and SOI. The District's present service area covers approximately ten square miles, virtually all of which is in Riverside County and includes the City of Beaumont and the community of Cherry Valley. The District owned land in San Bernardino County is located just north of the Riverside-San Bernardino County line in Edgar Canyon where the District operates a number of wells and a reservoir.

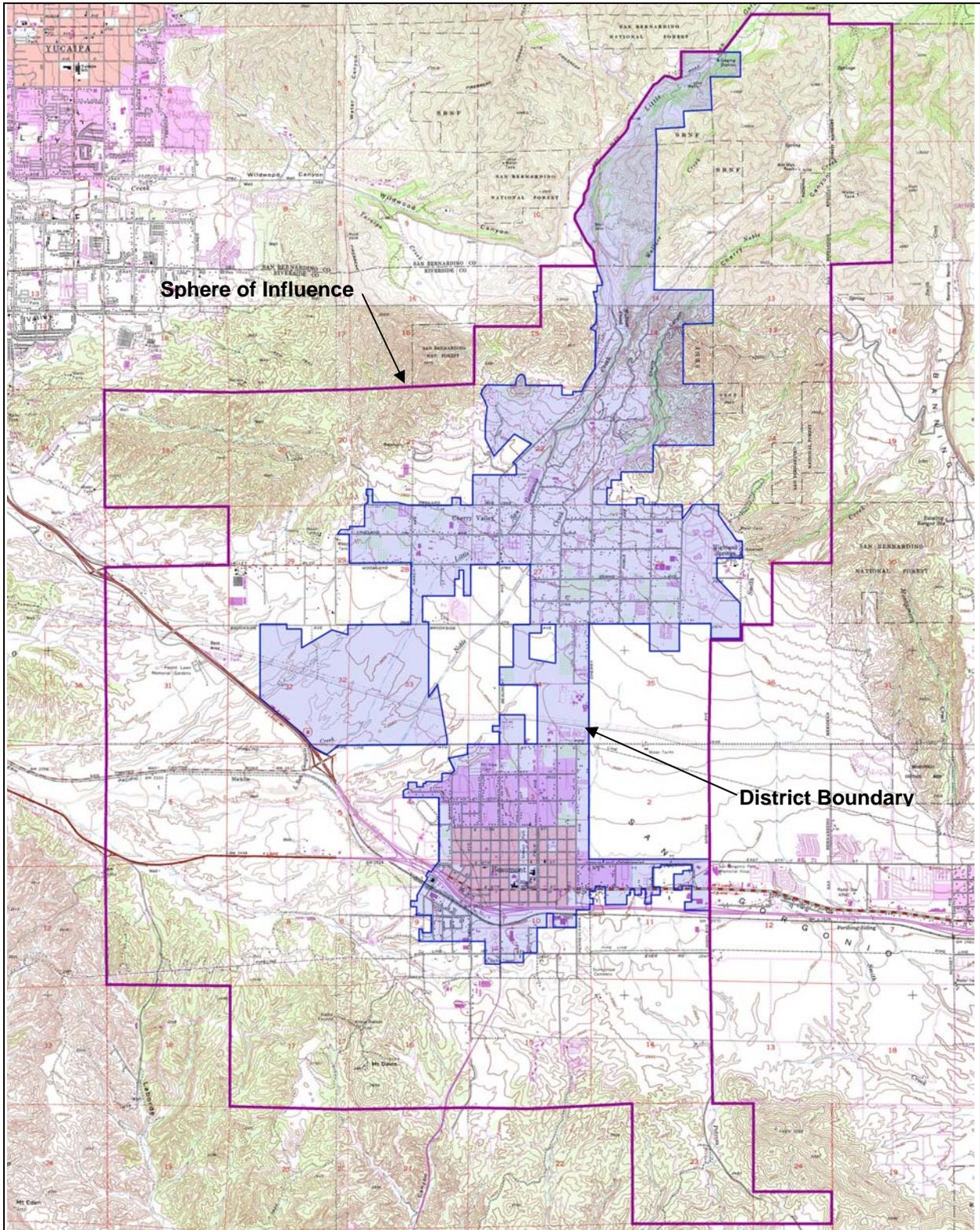
The District's SOI, or ultimate service planning area, encompasses an area of approximately 40 square miles. This SOI was established by the Riverside and San Bernardino County Local Agency Formation Commissions (LAFCOs). SOIs are

established as a planning tool and help establish agency boundaries and avoid problems in service, unnecessary duplication of costs, and inefficiencies associated with overlapping service.

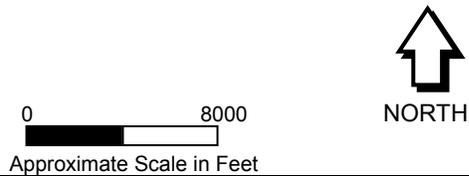
The District's SOI is bounded on the west and north by the YVWD and on the east by the City of Banning. The northerly boundary of Eastern Municipal Water District (EMWD) is one-mile south of the District's southerly SOI boundary. The area between EMWD and the District's SOI is not within any SOI and could be annexed to either the District or EMWD.

In 1982, the District petitioned San Bernardino LAFCO to extend the District's SOI into the area west of Oak Glen Road known as the Wildwood Canyon area. YVWD opposed that extension, and after much discussion, the District and YVWD entered into an agreement which limited the District's SOI in San Bernardino County to the area east of Oak Glen Road in exchange for the agreement that YVWD would not export water from Wildwood Canyon.

In Riverside County, the north half of Section 30, T2S, R1E is not presently in the SOI of either YVWD or the District. This area was disputed and claimed by both agencies. Representatives of the YVWD and the District have met to discuss this area. Meetings and negotiations are currently being held which will reestablish a comprehensive SOI



Source: modified from USGS 1:24 000 topographic maps of Beaumont, Forest Falls, Yucaipa, and El Casco, CA



**Figure 1-1**  
**District Boundary and Sphere of Influence**  
 Beaumont Cherry Valley Water District  
 Beaumont, California

between the two Districts. As of this date no formal agreement has been drawn up, however, taking a conservative planning approach, the north half of Section 30 is included in the District's service area for water service.

The service area ranges in elevation from 2,600 feet above mean sea level in Beaumont, to 2,800 feet in Cherry Valley, and over 4,000 feet in the upper reaches of the SOI.

### 1.8.3 Climate Characteristics

#### 1.8.3.1 Temperature

Table 1-2 presents temperature data for the City of Beaumont obtained from the Western Regional Climate Center. The climate in Cherry Valley is similar, but temperatures are cooler in the upper elevations of the District's sphere of influence.

In Beaumont, temperatures below freezing are common in winter in the upper elevations of the service area. Temperatures over 100°F are also common in the summer.

Table 1-2  
District Climate<sup>1</sup>

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	60.5	63.6	66.2	72.5	78.8	88.0	95.6	95.5	90.6	80.7	69.4	62.0	77.0
Average Min. Temperature (F)	38.6	39.1	40.0	42.8	47.7	52.5	58.4	58.6	55.8	49.3	43.1	39.2	47.1
Average Total Precipitation (in.)	3.76	3.44	3.12	1.36	0.63	0.16	0.23	0.22	0.51	0.60	1.65	2.09	17.76
Average Total Snowfall (in.)	1.1	0.4	0.2	0	0	0	0	0	0	0	0.1	0.3	2.0
Standard Monthly Average ETo <sup>1</sup>	2.81	2.76	3.78	5.31	6.10	6.97	7.08	6.83	5.67	4.15	3.31	2.56	57.33

<sup>1</sup> Western Regional Climate Center, Beaumont 1E 7/1/1948 – 12/30/2004

<sup>2</sup> CIMIS website – Winchester, CA

#### 1.8.3.2 Precipitation

As shown in Table 1-2, virtually all the precipitation occurs during the months of November through April; most of the precipitation is in the form of rain, but snow is common in higher elevations of the service area during the winter. Some rainfall occurs in summer from thunderstorms that are associated with monsoonal moisture. Annual precipitation in Beaumont averages approximately 17.8 inches, with increasing amounts of precipitation with increasing elevation.

#### 1.8.3.3 Evapotranspiration

Table 1-2 presents the monthly reference average ETo based on the California Irrigation Management Information System (CIMIS), Winchester, CA station. This station is located about 15 miles south of the BCVWD along state highway and is representative of the evapotranspiration in the District's service area. The reference ETo represents the is the amount of water used and evaporated by a 4 to 7-in tall stand of grass in an open

field. Water use by other crops and landscape materials can be determined using the appropriate crop coefficient in conjunction with the ETo.

## **1.8.4 Demographic Characteristics**

### **1.8.4.1 Population**

#### **1.8.4.1.1 Current**

The District's present service area (end of 2005) includes approximately 9,700 service connections. Census data was obtained from the Southern California Association of Governments (SCAG) for Riverside County and the City of Beaumont. The Western Riverside County of Governments (WRCOG) prepared the estimates for SCAG. Table 1-2 presents the WRCOG data for the period 2000 to 2030.

The population change from 2000 to 2005 in the City of Beaumont was dramatic – a 66% increase in population in the 5-year period. The population (18,933) was checked against the State of California Department of Finance estimates for January 2005 and found to match, so it can be concluded this is a reasonable estimate of the current population.

Data was not available separately for Cherry Valley as it is an unincorporated community and would be included in the Riverside County unincorporated population. Data from the Cherry Valley Resource Guide indicated the population was 5,945 in 1990 and 5,891 in the year 2000. No current projections were available.

To verify the population of Census data was available for the year 2000 from the U.S. Census Bureau. This data was available by census tracts and “blocks” within the census tracts. Many of the census tracts extend beyond the District's service area. This data was allocated to “in District” and “outside of District” for Beaumont and Cherry Valley. The “in District” population for Beaumont compared favorably with the year 2000 City of Beaumont population in Table 1-3.

In the year 2000 update to the UWMP, census tract/block data were used in conjunction with a Geographical Information System (GIS) boundary map of the District and it was determined that 4,580 people in the Cherry Valley census tracts were actually in the District. This is 78% of the stated Cherry Valley year 2000 population (5,945). A far less rigorous estimate was made as part of this update and determined the year 2000 Cherry Valley population that was within the District was 4,950. It was determined to use the estimate based on the more rigorous GIS analysis, i.e., 4,580. This will maintain consistency with the year 2000 UWMP update.

#### **1.8.4.1.2 Projected**

Table 1-3 presents the population, housing and people per dwelling unit served by the District. The year 2000 population (9,650) for the City of Beaumont was taken from the 2000 UWMP update. This population was based on census tract data using the GIS methodology described above to allocate it to the District boundary. This is about 85% of the stated total City of Beaumont population. For the year 2005, it was assumed that 95% of the population of the City of Beaumont (From Table 1-2) was in the District. For the year 2010 and beyond, it is assumed that all of the City of Beaumont is served by the

District. This is reasonable since new developed are annexed into the City and the District simultaneously. Also the District has an application pending with LAFCO to annex a number of parcels that are not now in the District.

**Table 1-3  
Historic, Current and Projected Population and Housing  
(Source: SCAG)**

	2000	2005	2010	2015	2020	2025	2030
<b>City of Beaumont</b>							
Population	11,407	18,933	27,305	43,709	59,898	75,411	90,290
Households	3,887	5,821	8,914	14,036	19,212	24,304	29,333
People/DU <sup>1</sup>	2.93	3.25	3.06	3.11	3.12	3.10	3.08
Increase for 5-year period		66.0%	44.2%	60.1%	37.0%	25.9%	19.7%
<b>Unincorporated Riverside County</b>							
Population	352,616	417,870	475,002	575,248	667,930	751,712	830,191
Households	114,948	133,655	156,466	195,665	235,183	274,346	313,281
People/DU	3.07	3.13	3.04	2.94	2.84	2.74	2.65
Increase for 5-year period		18.5%	13.7%	21.1%	16.1%	12.5%	10.4%

<sup>1</sup> DU = Dwelling Unit

In Table 1-3 it should be noted there are a small number of people that are not in the City of Beaumont that are served by the District (designated Beaumont Unincorporated Areas in Table 1-4) As the area develops it is assumed this population will be included with the City of Beaumont population by the year 2010.

For consistency with the year 2000 UWMP update, the year 2000 Cherry Valley population is taken as 4,580 people. The ultimate population forecast for Cherry Valley is based on the Cherry Valley Community Policies of one-acre single-family residential lots, which would forecast an ultimate build-out of approximately 24,700 people.

There is interest in more intense development within Cherry Valley as demonstrated by the proposal to construct 900 homes on the 323 acre Sunny Cal Egg Ranch. Although this project has not yet been approved, it is an indicator of development potential. The forecasted growth in Cherry Valley from 2005 through 2030 is based on the forecasted, equivalent rate of growth of the unincorporated areas of West Riverside County<sup>1</sup>. Most development is occurring within the City of Beaumont, and the forecast for these areas coincides with SCAG's forecast for all unincorporated cities in west Riverside County.

Based on the projections in Table 1-3, the total service area population for the District will increase by about 2.1 times the year 2005 population by the year 2015, and 4.2 times the year 2005 population by the year 2030.

The population growth is illustrated in Figure 1-2.

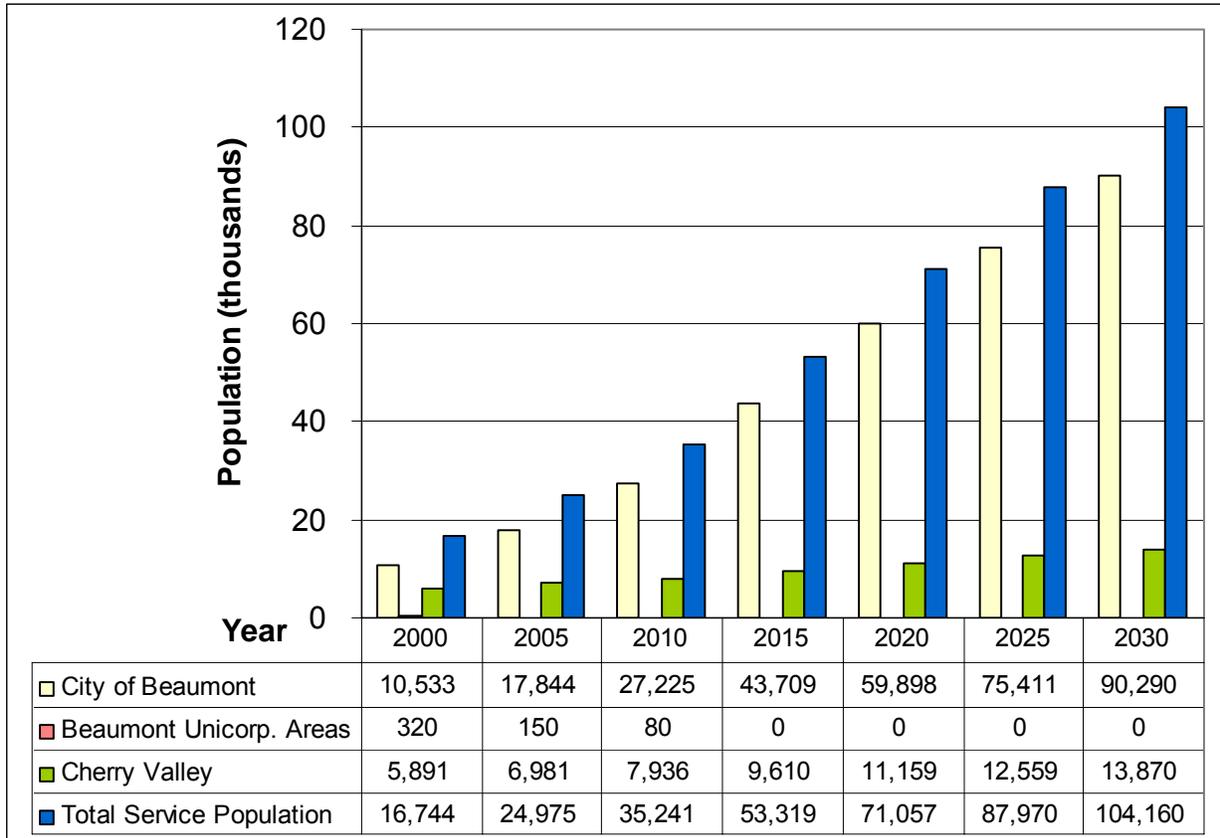
**Table 1-4  
Historic, Current and Projected Population and Housing Served by the  
District**

	2000	2005	2010	2015	2020	2025	2030
<b>City of Beaumont</b>							
Population	10,533	17,844	27,225	43,709	59,898	75,411	90,290
Households	3,589	5,486	8,888	14,036	19,212	24,304	29,333
People/DU	2.93	3.25	3.06	3.11	3.12	3.10	3.08
<b>Beaumont Unincorporated Areas</b>							
Population	320	380	0	0	0	0	0
Households	100	120	0	0	0	0	0
People/DU	3.07	3.13					
<b>Cherry Valley</b>							
Population <sup>1</sup>	5,891	6,981	7,936	9,610	11,159	12,559	13,870
Households	1,900	2,200	2,600	3,300	3,900	4,600	5,200
People/DU <sup>2</sup>	2.70	3.13	3.04	2.94	2.84	2.74	2.65
<b>Totals</b>							
Population	16,744	24,975	35,241	53,319	71,057	87,970	104,160
Households	5,589	7,736	11,518	17,336	23,112	28,904	34,533
People/DU	2.86	3.24	3.07	3.10	3.07	3.05	3.02

1 Based on growth rate in unincorporated Riverside County

2 Same as unincorporated Riverside County

**Figure 1-2  
District Population Growth Past, Present, and Forecast  
Based on SCAG Forecast**



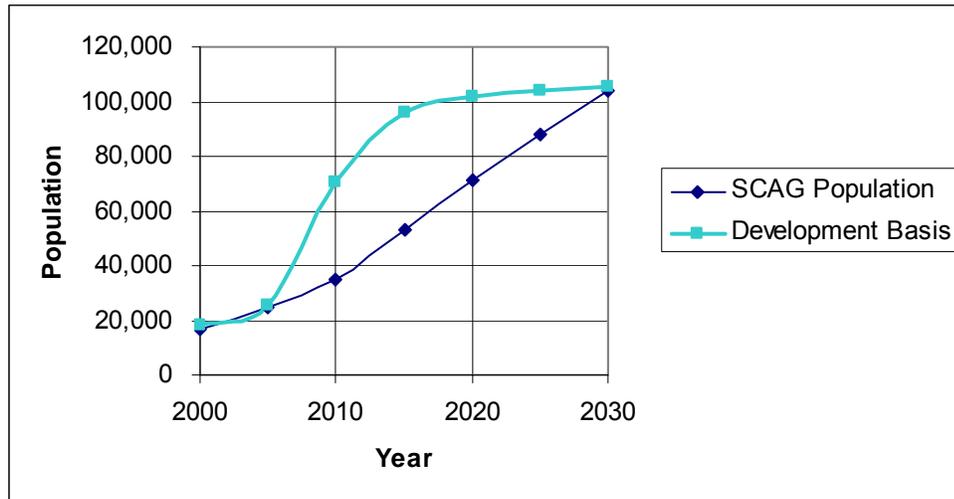
#### 1.8.4.2 Land Development

Future water demands can be developed using either population or land development rate of growth (EDU growth). Both methods are used in this UWMP update.

Historically, the principal industry in the Beaumont and Cherry Valley area has been agriculture and agriculture related services, particularly those associated with fruit production (cherries) and egg ranching. Current trends suggest that more and more agricultural areas are being converted to residential uses as new buyers are seeking more affordable homes. The agricultural-based industries are giving way to major shopping and distribution centers, e.g., Lowes, Cross Roads Logistics, etc., which are being developed to support residential development in the area. Several major development projects have already been started or are in the planning phase. These include Sun Cal/Pardee/Ryland, Pardee Tournament Hills, Fairway Canyon, Pardee Sundance, K. Hovnanian's Four Seasons, Seneca Springs, Sunny Cal Egg Ranch, Rolling Hills and Noble Creek Vistas, just to name a few. These projects and others will have a major impact on the District's water supply system and the water resources in the entire San Geronio Pass (Pass) area. A number of proposed developments that have requested water service or have indicated a desire to develop in the District are shown in Table 1-5

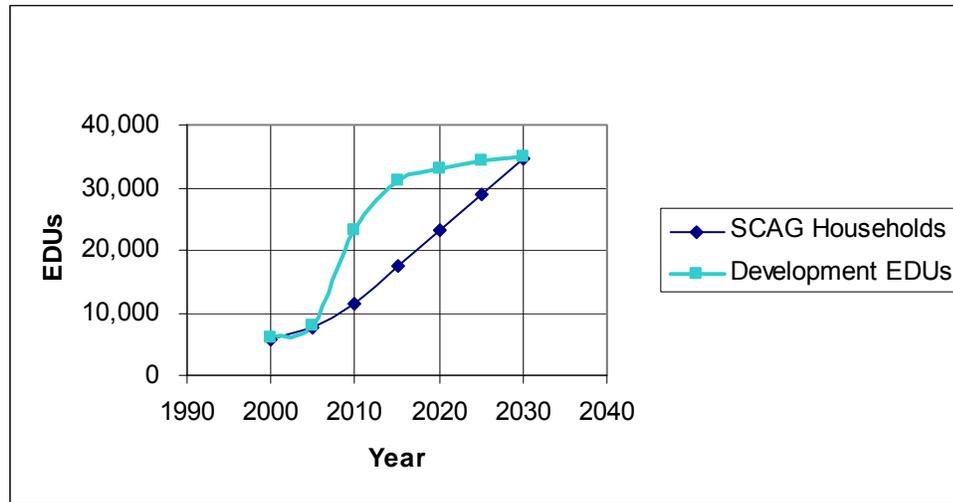
Using the SCAG estimates for the District SOI, (Table 1-3) the development growth rate would be approximately 1056 households per year over the next 25 years. For the period from 2000 to 2005 the District averaged 900 water service connections per year. For the period 2003 to 2005, District averaged 1600 water service connections per year. Using the known land developments in the District's SOI and projecting their completion, the estimated growth rate over the next 25 years averages approximately 1062 EDUs per year; 2428 EDUs/year over the next 10 years and 1315 EDUs/year over the next 20 years.

**Figure 1-3  
District Population Forecast Comparison**



When compared to the development basis, Figure 1-3 illustrates the population in the District's service area in 2030 is approximately the same. However, the growth rate using the development approach is much higher in the next decade than that projected using the SCAG basis. Figure 1-4 shows the growth in EDUs for based on the SCAG projections and the land development approach.

**Figure 1-4  
District EDU Forecast Comparison**



Based on the District’s knowledge of the service area in concert with the City of Beaumont, the District believes the year 2030 population developed by SCAG reasonably estimates long term population in the service area. However, using the land development approach, the population increases more rapidly in the next decade than is predicted by SCAG. The District believes the land development rate better reflects water demand increases in the service area. Therefore, for planning purposes the land development based estimated water supply and demand were used to generate the projected water supply and demands presented in Sections 2 and 3.

Table 1-5 presents a list of the developments requesting water service from the District.

Table 1-6 lists the projected number of water user connections by customer type.

**Table 1-5  
Developments Requesting Service**

<b>Project Name</b>	<b>Entitlement Status</b>	<b>Jurisdictional Status</b>	<b>Development Plan</b>	<b>EDUs, Residential</b>	<b>EDUs, Commercial &amp; Industrial</b>	<b>Number of Equivalent Dwelling Units</b>	<b>Estimated Years to Build Out</b>	<b>Estimated Construction Start Date</b>	<b>Units Already Served 1/2005</b>	<b>Units Remaining 1/2005</b>
Pardee -- Sundance (Deutch)	Tract Approval and Construction in Process	City	Develop Master Plan	4,500	140	4,640	10	2002	900	3740
Noble Creek Specific Plan	Specific Plan Approved	City	Market Finished Lots / Builder	-		900	10	2006		900
Cougar Ranch	Tentative Tract Map Amendment in Process	City	Builder	164	-	164	2	2004	80	84
Suncal (formerly Heartland)	SP/Tentative Tract Map Approved	City	Bulk Sale of JP Offered	994	490	1,484	10	2006		1484
K-Hovnanian Four Seasons	Specific Plan Approved, Tract Maps in Process	City	Bulk Sale Offered	2,217	88	2,305	7	2005		2305
Hidden Canyon (formerly Lockheed Aircraft, Beaumont Gateway)	SP Amendment in Process	City		400		400	4	2007		400
Seneca Springs (formerly Loma Linda)	SP / Tentative Commercial PM Approved	City		950	-	950	7	2005		950
Pardee Tournament Hills (formerly Oak Valley Partners LP / SCPGA)	Tract Approval in Process	City Sphere	Golf Courses Completed, Tract Construction Underway	2,100		2,100	10	2004		2100
Majestic Realty (formerly Olinger Commercial)	General Plan / Zoning in process	City	Market Commercial Parcels 53 acres	-	84	84	2	2007		84
Cross Roads Logistics (formerly Rolling Hills Ranch)	Tentative Tract Map Approved	City	In Escrow with Builder		100	100	2	2007		100

**Table 1-5 (Cont'd)  
Developments Requesting Service**

Project Name	Entitlement Status	Jurisdictional Status	Development Plan	EDUs, Residential	EDUs, Commercial & Industrial	Number of Equivalent Dwelling Units	Estimated Years to Build Out	Estimated Construction Start Date	Units Already Served 1/2005	Units Remaining 1/2005
Pulte Oak Valley Greens	Tracts Approved, Construction underway	City	Market Finished Lots	2,600	140	2,740	5	2002	1500	1240
Willow Springs Area	SP on Hold	Annexation in process	Market Finished Lots	2,800	210	3,010	15	2007		3010
Shea Homes Laborde Canyon Hidden Canyon I & II (formerly Mission Viejo Co., Jack Rabbit)	SP / Tentative Tract on Hold	Annexation on Hold	Unknown	1,200	-	1,200	10	2006		1200
Sixth Street Commercial Corridor -- Xenia St East	General Plan / SP in Process	City	Multiple Owner	320	958	1,278	5	2005		1278
Beaumont Industrial / Fourth Street Area	General Plan	City	Multiple Owner		1,139	1,139	5	2006		1139
Centerstone (formerly KSE)	UNKNOWN			470		470	2	2004		470
Tract 30450 (Oak Glen Road)		County	Grading Plan in Process	27		27	5	2006		27
Sunny Cal Egg Ranch Development				900		900	8	2007		900
SunCal Fairway Canyon	Grading in process	City	Grading in Process	3,300		3,300	8	2005		3300
Curtis Tr 30891	Grading in process	City	Grading in process	241		241	2	2006		241
Royal Homes Tr 30524		City		23		23	1	2006		23
Pacific Scene Tr 31426/32020				170		170	2	2006		170
Wal-Mart/Home Depot					20	20	1	2006		20
Cameo Homes Tr 29839				73		73	2	2005		73
Corman Leigh Tr 30779 (formerly Brookfield)				194		194	2	2006		194

**Table 1-5 (Cont'd)  
Developments Requesting Service**

Project Name	Entitlement Status	Jurisdictional Status	Development Plan	EDUs, Residential	EDUs, Commercial & Industrial	Number of Equivalent Dwelling Units	Estimated Years to Build Out	Estimated Construction Start Date	Units Already Served 1/2005	Units Remaining 1/2005
<b>TOTALS (KNOWN SCHEDULED PROJECTS)</b>				23,643	3,369	27,912			2480	25432
<b>ESTIMATED EDUs from UNKNOWN PROJECTS</b>						1125				1125
<b>TOTAL</b>						29037			2480	26557

**Table 1-6  
Number of Connections by Customer Type**

Customer Type	Year								
	1990	1995	2000	2005	2010	2015	2020	2025	2030
Residential	N/A	N/A	5555	9141	22604	30637	32611	33762	34512
Commercial	N/A	N/A	263	267	350	420	440	450	455
Industrial	N/A	N/A	7	8	10	12	14	16	18
Landscape Recycled Water Users	N/A	N/A	108	97	225	300	325	350	375
Agriculture	N/A	N/A	147	78	70	60	50	40	30
Other <sup>1</sup>	N/A	N/A	N/A	125	125	125	125	125	125
<b>Total</b>			6080	9716	23219	32035	34085	35283	36070

<sup>1</sup> Includes Construction and Fire Services

## 1.9 FINANCING CAPABILITY

In this UWMP update, the District has identified a number of water sources and facilities which are necessary to meet the projected demands. The District has had a capital “impact” fee on new developments since the early 1980s. In fact the District was one of the first agencies in the area to require new development to fund infrastructure improvements based on their impact to the system. In late 2004, the District had its Facilities Fee structure revisited and increases were recommended and adopted by the Board of Directors. The fee structure provides for wells, reservoirs, transmission mains, non-potable (recycled) water facilities, water treatment and new water purchase. The latter is to fund the purchase of additional imported water entitlement or participation in other local water resource projects, e.g., groundwater desalination; sea water desalination etc. As a result the District has the financing in place to meet the requirements of the UWMP.

## 1.10 PROJECT TEAM

The 2005 Urban Water Management Plan Update was prepared under the direction of Mr. Joseph C. Reichenberger, P.E., District Engineer with assistance from Mr. Steve Gratwick, P.E., and other staff at Parsons.

## 1.11 ACKNOWLEDGEMENTS

The District Engineer would like to express appreciation for the help and assistance given by the Beaumont-Cherry Valley Water District in the study, particularly Mr. C. J. Butcher, General Manager; Julie Salinas, Administrative Assistant, Jay Wilfley, General Superintendent, Tony Lara, Production Superintendent, and the rest of the District staff.

<sup>1</sup> <http://www.scag.ca.gov/forecast/index.htm>