

Legacy Highlands Water Supply Assessment Discussion

June 10, 2020
Board of Directors Regular Meeting
Agenda Item #12



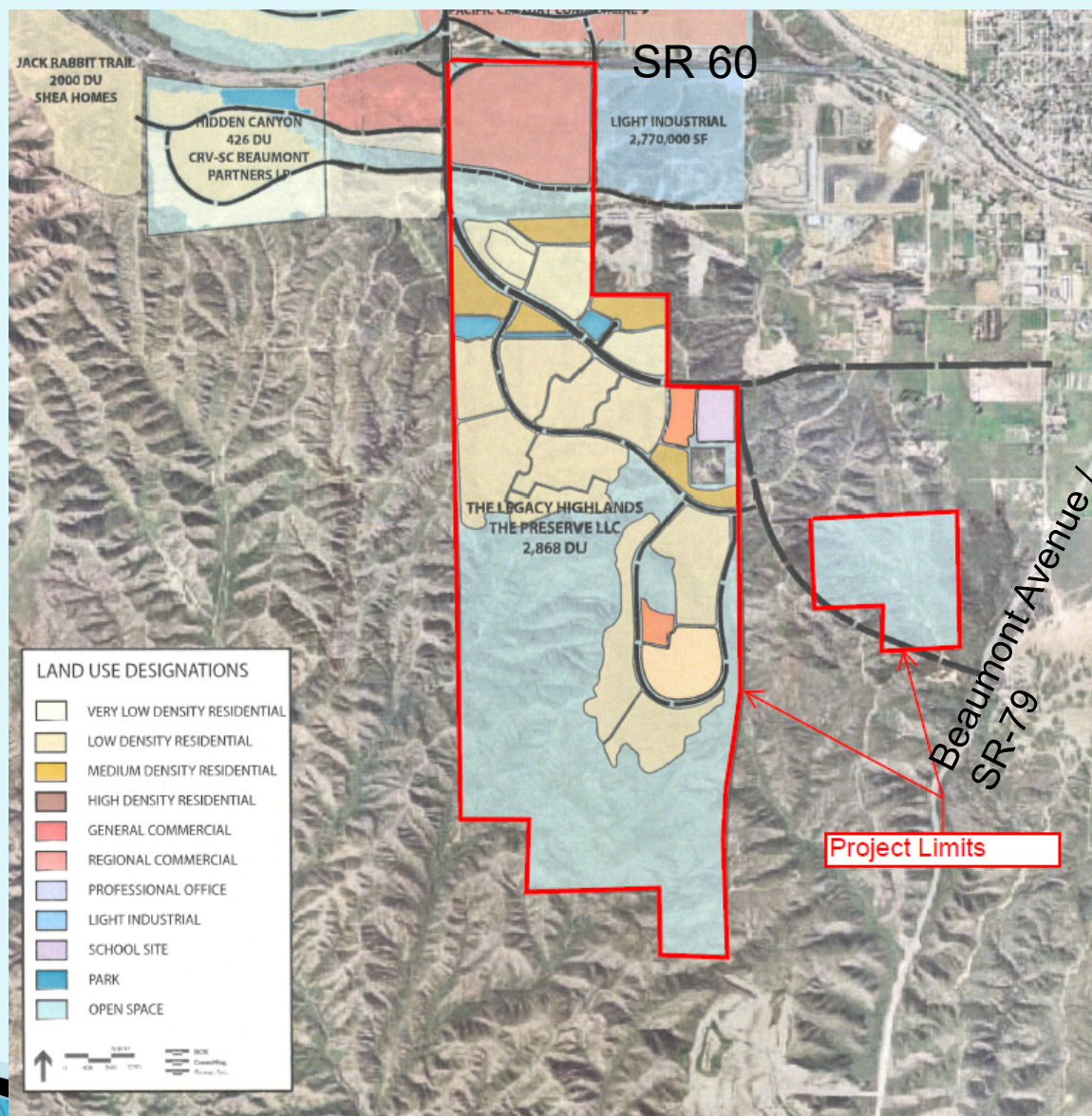
Beaumont-Cherry Valley Water District

Serving the Beaumont, Cherry Valley and some areas of Calimesa

Project Description

- Master Planned Community Located South of SR-60, Near the Proposed Intersection of 4th Street and Potrero Blvd.
- Approx. 1,600 Gross Acres Consisting of:
 - 1,107 Single-Family Residential
 - 1,761 Active Adult Residential
 - 1.2M SF Commercial/Industrial
 - 20-Acre School Site
 - +/-850 Acres of Passive Open Space & Active Parks
- Proposed Development Consists of 6 Phases

Project Site Map



Project Site Map (TTM Level)



Why A WSA Is Needed

- California State Legislation Requires a WSA Under Certain Conditions
 - SB 221 and SB 610
 - Water Supplier must prepare assessment within 90 days of request.
 - UWMP used in evidentiary record – in whole or in part
- Purpose of WSA
 - Water Supplier is to determine (by means of evidentiary record [i.e. UWMP]) if the assessment can conclude that supply is “sufficient”.
- Basic Question to be Answered in the WSA:

Will the water supplier's total projected water supplies during normal, dry, and multiple dry years during a 20-year projection meet the projected water demand of the proposed project, in addition the water supplier's existing and planned future uses, including agricultural and manufacturing uses?

Why A WSA Is Needed – Continued

- SB 221

SB 221 applies to residential subdivisions and is chaptered in Government Code §65867.5 et seq. which states:

- (c) *A development agreement that includes a subdivision, as defined in Government Code §666473.7, shall not be approved unless the agreement provides that any tentative map prepared for the subdivision will comply with the provisions of §666473.7.*

Government Code §666473.7 states:

- (a)(1) *For purposes of this section, the following definitions apply:
“Subdivision” means a proposed residential development of more than 500 dwelling units, except that for a public water agency that has fewer than 5,000 service connections, “subdivision” means any proposed residential development that would account for an increase of 10 percent or more in the number of the public water system’s existing service connections.*
- (b)(1) *The legislative body of a city or county or the advisory agency, to the extent that it is authorized by local ordinance to approve, conditionally approve, or disapprove the tentative map, shall include as a condition in any tentative map that includes a subdivision, a requirement that a sufficient water supply shall be available. Proof of the availability of a sufficient water supply shall be requested by the subdivision applicant or local agency, and shall be based on written verification from the applicable water supply system within 90 days of a request.*
- (i) *Government Code §666473.7 shall not apply to any residential project proposed for a site that is within an urbanized area and has previously been developed for urban uses, or where the immediate contiguous properties surrounding the residential project site area, or previously have been, developed for urban uses, or housing projects that area exclusively for very low and low-income households.*
- (a)(2) *“Sufficient water supply” means the total water supplies available during normal, single-dry and multiple-dry years within a 20-year projection that will meet the projected demand associated with the proposed subdivision, in addition to existing and planned future uses, including but not limited to agricultural and industrial uses.*

Why A WSA Is Needed – Continued

- SB 610

SB 610, chaptered in Water Code §10910 *et seq.*, requires a city or county that determines a “Project,” as defined in Water Code §10912, is subject to the California Environmental Quality Act (CEQA), the city or county must identify any public water system that may supply water for the project and to request those public water systems to prepare a specified water supply assessment (WSA), except as otherwise specified.

Water Code §10912 defines a “Project” as any of the following:

- (1) *A proposed residential development of more than 500 dwelling units.*
- (2) *A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet (sq. ft.) of floor space.*
- (3) *A proposed commercial office building employing more than 1,000 persons or having more than 250,000 sq. ft. of floor space.*
- (4) *A proposed hotel or motel, or both having more than 500 rooms.*
- (5) *A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 sq. ft. of floor area.*
- (6) *A mixed-use project that includes one or more of the projects specified in this subdivision.*
- (7) *A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.¹*

Project History

(BCVWD's Records)

- April 10, 2019 – Board discussion of Draft WSA as prepared by BCVWD – General discussion occurred, Item tabled for future board meeting
- April 25, 2019 – Item was on Agenda for further discussion, Developer requested that Item be pulled from the Agenda.
- April – November 2019 – Developer worked to refine the project water supply approach and met with District staff to discuss options/alternatives.
- November 2019 – Developer submitted a *Supplemental Report to WSA for The Legacy Highlands*
- January 23, 2020 – Continued Board discussion of Draft WSA as prepared by BCVWD and Provided Developer Information
- January 2020 – May 2020 – Additional documentation and legal opinion provided by Developer regarding water rights, pumping capabilities, and on-site supplies to District staff; and City of Beaumont letter identifying conditional use of existing on-site wells for irrigation purposes.
- May 28, 2020 – Continued Board Discussion of Revised Draft WSA
- June 10, 2020 – Consideration of Approval for Legacy Highlands WSA

BCVWD Water Supply Updates

(Since April 2019 WSA)

- Short-term water deals between SGPWA and City of Ventura/Casitas MWD have continued (SGPWA staff reports continue to identify interest in pursuing a long-term water supply deal).
- SGPWA Fiesta Recharge Facility is now online
- The Recycled Water MOU between City of Beaumont and BCVWD was signed in July 2019.
 - Agreement has not been finalized.
- MDP Line 16 Storm Drain – Joint project between RCFC&WCD and BCVWD
 - Project design is moving forward to 90% completion.
- California Water Fix (CWF) has been rescoped and now known as Delta Conveyance Project (DCP)
 - CWF was proposed to be 2 tunnels and DCP is proposed as 1 tunnel.
 - SPGWA had indicated there may be an opportunity to subscribe to additional DCP capacity to provide additional long-term supply. This activity is not addressed in the WSA.
- Sites Reservoir – Project has gone through a “Value Planning” Study (October 2019 – April 2020) which indicates that the project should be “right-sized” to meet project participant requirements and budget parameters.
 - SGPWA / BCVWD participation level currently 14,000 AFY.

BCVWD Water Supply Updates - Con't

(In Terms of a Table)

June 2020

Table 16
Regional Summary of SGPWA Imported Water Supply, AFY

Source	Year					
	2018	2020	2025	2030	2035	2040
Imported Water Demand Table 13	10,272	11,360	15,874	19,214	21,057	23,950
Imported Water Demand, Table 13, without banking or drought proofing	9,223	9,109	11,019	13,254	15,097	17,924
Table A	10,380	10,135	9,524	8,912	8,300	8,300
Yuba Accord	200	200	200	200	200	200
AVEK Nickel	1,700	1,700	1,700	1,700	1,700	
SBVMWD	2,000	2,000	2,000	2,000		
Ventura-Casitas	5,250		(2,100)			
Subtotal	19,530	14,035	11,324	12,812	10,200	8,500
Extension of SBVMWD Agreement (Potential Extension)					2,000	2,000
Extension of AVEK Nickel Agreement						1,700
Article 21 Water Purchases		800	800	800	800	800
Turn-back Pool Water Purchases		200	200	200	200	200
Additional Table A SGPWA Partner Agency Side Deal (Potential Water Supply)		3,000	2,500	2,000	1,500	500
Subtotal	19,530	18,035	14,824	15,812	14,700	13,700
Delta Conveyance Project Reliability Recovery to 60% (worst case)					2,080	2,080
Sites Reservoir (worst case)					9,100	9,100
Total Potential Imported Water Supply	19,530	18,035	14,824	15,812	25,880	24,880

April 2019

Table 17
Regional Summary of SGPWA Imported Water Supply, AFY

Source	Year					
	2018	2020	2025	2030	2035	2040
Imported Water Demand Table 13	10,272	11,360	15,874	19,214	21,057	23,950
Imported Water Demand, Table 13, without banking or drought proofing	9,223	9,109	11,019	13,254	15,097	17,924
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Article 21 Water Purchases		800	800	800	800	800
Turn-back Pool Water Purchases		200	200	200	200	200
Additional Table A SGPWA Partner Agency Side Deal (Potential Water Supply)		3,000	2,500	2,000	1,500	500
Subtotal	19,530	18,035	14,824	15,812	14,500	12,000
California Water Fix (worst case)					2,425	2,425
California Water Fix Side Deals					3,500	3,500
Sites Reservoir (worst case)					9,100	9,100
Total Potential Imported Water Supply	19,530	18,035	14,824	15,812	29,525	27,025

BCVWD Water Supply Updates - Con't

(In Terms of a Table)

Table 34
BCVWD Water Supply Summary – 6 Consecutive Dry Years

6 Consecutive Dry Years					
	YEAR				
	2020	2025	2030	2035	2040
DEMAND					
Total Water Demand	11,618	12,615	13,627	16,313	15,385
SUPPLY					
Groundwater					
Edgar Canyon, AFY	1,367	1,367	1,367	1,367	1,367
Beaumont Basin,Allocated Overlier Pumping Rights and Forbearance Water, AFY AFY	1,710	1,190	680	680	680
Storm Water, AFY	90	90	90	90	90
Other Local Water Resource Projects, AFY	90	90	90	90	90
Recycled Water, AFY	1,320	1,860	2,415	2,960	3,340
Imported SPW,AFY	5,900	5,300	4,800	15,700	13,800
Subtotal Supply, AFY	10,477	9,897	9,442	20,887	19,367
From Banked Beaumont Basin Storage, AFY	1,141	2,718	4,185	-4,574	-3,982
Total Volume Withdrawn from Storage, AF (6 Year Period)	6,845	16,307	25,111	-27,443	-23,892

Legacy Highlands Water Supply Proposals (Summarized)

- ▶ Establish stormwater capture basins to infiltrate stormwater runoff and recharge aquifer nearby.
 - This is a continued part of the Project, however does not provide a water supply credit, but it may provide an opportunity for recharge of the San Timoteo Groundwater Basin.
 - Section 4.1.2 – Stormwater discussed
- ▶ Use on-site wells to supplement the project's domestic and non-potable needs.
 - Create a development entity covering all of Legacy Highlands to use overlie rights across the project to service non-potable water needs until recycled water is available.
 - The Project currently proposes to pump from the on-site wells to supply the non-potable component of the Project for an interim basis (term could be several years) until such time that BCVWD is able to receive recycled water from the City and delivery can be made to the project.
 - Section 4.1.1 – Non-potable discussed.
 - Based on the Developer provided on-site well pumping information, if the wells could maintain the flow quantities indicated (300 gpm, 275 gpm, and 80 gpm), then the Project's non-potable demand of 178 AFY could be supplied by the on-site wells.
 - The City of Beaumont has provided a letter to the District indicating that the City is in support of the above interim solution, with conditions that will be enforced by the City of Beaumont.

BCVWD Substantive Changes with WSA

(April 2019 vs June 2020)

- ▶ Section 4 – Added discussion relating to the following:
 - Existing on-site wells
 - Proposed Stormwater Capture and Detention Basins
- ▶ Section 5 – Updated discussion relating to the following:
 - Table 5
 - Section 5.3 – SWP turnout updates
 - Section 5.4 – Recycled water MOU and Agreement between City and BCVWD
- ▶ Section 6 – Updated discussion relating to the following:
 - Section 6.1.3.3 – Supply Demand Model for BCVWD
 - Recycled Water from the City of Beaumont
- ▶ Section 7 – Updated discussion relating to the following:
 - Section 7.6 – Delta Conveyance [formerly California Water Fix (CWF)]
 - Section 7.7 – Site Reservoir
 - Section 7.8 – Sale of State Water Project...
 - This was previously viewed as “Additional Table A SGPWA Partner Agency Side Deal”.
 - With CWF now becoming the Delta Conveyance Project, not enough is known to understand if this could be a water supply.
 - Section 7.9 – Purchase or Leasing of Metropolitan’s Original CWF Phase 2 Water
 - With the CWF (2 tunnels) becoming the Delta Conveyance, this does not appear to be a supply any longer.

BCVWD Substantive Changes with WSA – Con't

(April 2019 vs June 2020)

- ▶ Section 7 (con't) – Revisions to Supply Tables
 - Table 15
 - Table 16
- ▶ Section 9 – Revisions to Water Supply Summary Tables (Dry Year)
 - Table 31
 - Table 32
 - Table 33
 - Table 34
- ▶ Section 10 – Revisions/ added discussion relating to the following:
 - Item 6 – Relates to recycled water produced by the City and high-level work ahead between BCVWD and the City
 - Item 8 – New item relating to the pumping of the private on-site wells for the purpose of supplying the non-potable project demands with a private source for an temporary duration and conditions set forth by the City.

BCVWD Concerns

- ▶ The District currently has two (2) other WSA's for proposed projects in for review.
 - Said WSA's are being prepared by the Developer's Consultants and reviewed by District staff.
- ▶ If the on-site well extractions are excessive, groundwater levels may drop and wells may not be able to meet the needs even though they are overlying parties.
- ▶ The recycled water agreement between the City of Beaumont and BCVWD has not be completed, so this makes recycled water an unsecured source.
- ▶ Delta Conveyance Project is a State-level project which has been redefined by the Governor.
 - This project is identified in the Governors 2020 Water Resilience Portfolio
- ▶ Sites Reservoir – Project scaled down. BCVWD & SGPWA active participants
- ▶ Short-Term Exchanges Converting to Long-Term Water Transfer Opportunities.

Developer Response

(Since May 28, 2020)

- ▶ Board of Directors asked questions at the May 28, 2020 Engineering Workshop
 - Director Williams inquired about the water quality data from each of the existing on-site wells.
 - Director Ramirez inquired as to whether the project's proposed supplemental water would enhance the District's groundwater.
 - Director Covington inquired about the operation of the irrigation system being that it will be supplied by an on-site source, until recycled water is available.
- ▶ Developer formally responded to each question on June 1, 2020
 - See Pages 449 and 450 of Agenda (6/10/2020)