

## 3.15 UTILITIES AND SERVICE SYSTEMS

This section evaluates the existing utilities and service systems setting and the Project's consistency with applicable goals and policies, identifies and analyzes environmental impacts, and recommends measures to reduce or avoid adverse impacts anticipated from implementation of the Project, as applicable. As such, the information and analysis herein rely on the General Plans of both the City and the County. In addition, a Water Supply Assessment (WSA) was prepared for the Project in December 2020, by Kimley-Horn and Associates, Inc., included as *Appendix L*.

### 3.15.1 ENVIRONMENTAL SETTING

#### PROJECT SETTING

The Project Site is undeveloped, vacant, and has various habitat types including riparian, sage scrub, and areas that have been heavily disturbed from off-road vehicle use. The Warehouse Site is composed of two irregularly shaped vacant and unimproved parcels on approximately 32 acres; refer to *Figure 2-3: Preliminary Site Plan* in *Section 2.0: Project Description*. The Project Site is not provided with utilities services because it is undeveloped.

#### WATER<sup>1</sup>

##### Water Supply Assessment

A WSA was prepared for the Project to evaluate the existing and future demands on the water supply needed to be supplied from Beaumont-Cherry Valley Water District (BCVWD). The Project Site is currently vacant and does not require potable water. The WSA used information from both BCVWD and San Gorgonio Pass Water Agency (SGPWA) Urban Water Management Plan (UWMP) to examine existing water supply entitlements, water rights, and water service contracts relevant to the water supply for the Project, water received in prior years pursuant to those entitlements, and any additional planned water supplies, to assess whether sufficient water supplies would be available for the Project.

##### San Gorgonio Pass Water Agency

The SGPWA is one of 29 State Water Contractors. Each Contractor is responsible for the importation of water from northern California through the State Water Project (SWP) into their service area. The contractors use the imported water to supplement water supplies of local water districts such as BCVWD, which would serve the Project, within their service areas (SGPWA, 2020). The SGPWA boundary extends from Calimesa to Cabazon and includes the BCVWD, as well as the City of Banning and the Yucaipa Valley Water District (YVWD) as some of its retail service providers (SGPWA, 2019).

SGPWA prepared an UWMP in 2015. SGPWA accounted for water demands within the BCVWD service area. The service area build-out or "saturation" population in the 2015 BCVWD UWMP, was determined using the City of Beaumont's Zoning Map from the City's General Plan. Based on review of these maps,

<sup>1</sup> Kimley-Horn. 2020. *Water Supply Assessment*.

the proposed development density of the project within the project site, and associated water demands is considered as part of these regional planning efforts.<sup>2</sup>

The SGPWA UWMP indicates that current and future water demands will be met through a combination of existing SWP deliveries, projected new supplies, local groundwater production, recycled water production, and demand-side measures through and beyond the year 2025. The water demands on SGPWA through 2040 are provided in **Table 3.15-1: Total Project Water Demands on SGPWA**. The UWMP reflects reasonably anticipated supplies through the planning periods and account for non-SGPWA supplies available to the retail purveyors, such as local groundwater, recycled water, and other supplies.

**Table 3.15-1: Total Project Water Demands on SGPWA**

Agency Name	2020	2025	2030	2035	2040
BCVWD	10,860	12,476	14,087	15,886	17,334
City of Banning	--	501	1,344	2,2337	2,718
YVWD	1,809	1,967	2,162	2,391	2,644
Other	500	1,600	2,800	2,900	5,000
<b>Total Water Demands</b>	<b>13,169</b>	<b>16,544</b>	<b>20,393</b>	<b>24,414</b>	<b>27,696</b>

Source: Kimley-Horn. 2020. *Draft Water Supply Assessment for Beaumont-Potrero Interchange Industrial Warehouse*. Table 3-1.

### Beaumont-Cherry Valley Water District

The BCVWD would be the direct water purveyor for the Project. The BCVWD service area includes the City of Beaumont and the majority of unincorporated Cherry Valley, and BCVWD would provide potable and non-potable water to these areas. As of December 31, 2017 (the most recent data available from the BCVWD), the BCVWD had over 17,727 active metered connections, of which 16,622 were for single-family structures. BCVWD owns and operates the water system that serves the areas surrounding the Project Site. BCVWD owns approximately 1,524 acres of watershed land north of Cherry Valley along the Little San Gorgonio Creek (also known as Edgar Canyon) and Noble Creek that are used as water sources. BCVWD diverts water from Little San Gorgonio Canyon Creek into a series of ponds adjacent to the creek where it percolates and recharges the shallow aquifers in Edgar Canyon.

BCVWD's present service area covers approximately 28 square miles, virtually all of which is in Riverside County and includes the City of Beaumont and the community of Cherry Valley. The Project Site is within the BCVWD Sphere of Influence (SOI) boundaries, but outside of the water service area boundaries. As part of the Project, the Project Site requires annexation into the BCVWD water service area and a water main would be extended onto the Warehouse Site from an existing water line along 4<sup>th</sup> Street adjacent to the Project Site.

As discussed above, the SGPWA used the BCVWD UWMP to project imported water demand to the BCVWD service area. Due to the SGPWA deadlines, BCVWD provided preliminary demand projections prior to finalizing their own UWMP. This led to minor differences between imported water demand in the two UWMPs and that which would be needed from SGPWA. Thus, there is a slight difference between

<sup>2</sup> Beaumont Cherry Valley Water District, 2017. *2015 Urban Water Management Plan*. Page 3-18. <https://bcvwd.org/wp-content/uploads/2017/09/January-2017-Urban-Water-Management-Plan-Final.pdf> (accessed November 2021).

listed demands. BCVWD's finalized anticipated demands for imported water are shown in **Table 3.15-2: BCVWD Imported Water Needs**.

**Table 3.15-2: BCVWD Imported Water Needs**

Demand	2020	2025	2030	2035	2040
BCVWD Drinking Water Demand (AFY)	10,313*	11,407*	12,503	13,843	15,362
Banking Demands AFY**	1,000	1,500	2,000	2,500	2,500
Total BCVWD Imported Water Demand (AFY)	11,313	12,907	14,503	16,343	17,862
Note:					
* Included imported water to non-potable water system since non-potable water system supplied with potable groundwater.					
** If imported water is not available in a given year, no banking would occur. But when imported water is available, any deficiencies from previous years would be "carried over" and "made up."					
Source: Kimley-Horn. 2020. <i>Draft Water Supply Assessment for Beaumont-Potrero Interchange Industrial Warehouse</i> . Table 3-2.					

## WATER SOURCES

Currently, the City of Beaumont meets potable water demands with imported water supplies purchased through the SGPWA, Edgar Canyon groundwater, and groundwater stored in the Beaumont Basin. Future water sources are anticipated to include recycled water and could include captured and recharged storm water from Edgar, Noble, Marshall and other canyons; urban runoff captured and recharged in detention and water quality basins; captured, nitrate-contaminated underflow from the Edgar Canyon; and groundwater from the Singleton Groundwater Basin and the San Timoteo groundwater basins.

## Water System and Operation

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. Potable water service would be extended to the Warehouse Site, but non-potable water service is not available in the area and is not currently proposed to be extended to the Project. **Table 3.15-3: BCVWD Potable and Non-Potable water Connections and Deliveries for 2019**, shows this information, which is the most recent data available.

**Table 3.15-3: BCVWD Potable and Non-Potable Water Connections and Deliveries 2019**

Connection/Delivery	Potable Water	Non-potable Water (Landscape)	Total
Number of Connections	19,339 <sup>1</sup>	309	19,648
Water Pumped, (AFY)	11,447 <sup>2</sup>	1,547	12,994
Average Annual (mgd)	10.2	1.4	11.6
Maximum Day, (mgd)	19.2 <sup>3</sup>	4.3	N/A

<sup>1</sup> 45 of these connections are agricultural water connections on potable water systems.  
<sup>2</sup> 260 AF was transferred into non-potable system for make-up.  
<sup>3</sup> Historic maximum day demand was 22.2 mgd in 2009.

Source: Kimley-Horn. 2020. *Draft Water Supply Assessment for Beaumont-Potrero Interchange Industrial Warehouse*. Table 5-1.

## Groundwater

BCVWD's potable water system is supplied by 24 wells in Edgar Canyon and the Beaumont Groundwater Basin, which is an adjudicated basin and managed by the Beaumont Basin Watermaster. Groundwater supply is augmented with imported water from the SPW and dispersed by SGPWA. Imported water is

typically used for groundwater recharged at BCVWD's recharge facility at the intersection of Brookside Avenue and Beaumont Avenue.

### ***Reservoirs***

BCVWD has 14 reservoirs ranging in size from 0.5 million gallons (MG) to five MG. Total storage is approximately 22 MG, which is over two times greater than BCVWD's average daily flow of 10.5 mgd or greater than BCVWD's one day maximum flow of 19.2 mgd. The reservoirs provide gravity supply to their respective pressure zones. BCVWD's system is constructed such that any higher zone reservoir can supply water on an emergency basis to any lower zone reservoir. There are booster pumps in the system that allow water to be pumped up from a lower pressure zone to a higher-pressure zone also. This provides great flexibility in system operations. Sufficient reservoir redundancy exists permitting reservoirs to be taken out of service for maintenance.

### ***Potable Water Transmission***

The Edgar Canyon wells pump water to a gravity transmission main that extends the full length of the BCVWD-owned properties in Edgar Canyon. The transmission main connects to the distribution system in Cherry Valley. Because of the range of topographic elevations in the BCVWD's service area, 11 pressure zones are needed to provide reasonable operating pressures for customers. The backbone transmission system in the main pressure zones is primarily 24-inch diameter pipelines though there are some 30-inch diameter pipelines leading to some reservoirs. There are several small, older, distribution lines in the system that are gradually being replaced over time with minimum eight-inch diameter ductile iron pipe. The system can provide over 4,000-gallons per minute (gpm) fire flow in the industrial/commercial areas of the service area.

### ***Recharge Facilities and Imported Water***

BCVWD has a 78-acre site for groundwater recharge using both imported water and storm water that is piped to the location so it can infiltrate to the ground. From 2006 through 2018, it is estimated that approximately 84,242 acre-ft of imported water has been used for recharge. This is a small fraction of the recharge capacity which is between 25,000 to 30,000 AFY. BCVWD is working with the Riverside County Flood Control and Water Conservation District (RCFCWCD) to increase recharge using stormwater. The stormwater drainage and recharge project anticipated to be operational in 2022 and incorporates a 505-acre area that includes the Project Site.

The imported water supplied to BCVWD initially piped in by SGPWA via what is called the East Branch Extension (EBX) and has a capacity of 48 cubic feet per second, or for 34,750 AFY. BCVWD ties in at a metering station that draws via 20-inch diameter line capable of 34 cfs or approximately 24,600 AFY if operated on a year-round basis. This water flows to a 24-inch diameter gravity pipeline to convey water to the groundwater recharge site.

### ***Recycled Water System***

BCVWD has over 44 miles of non-potable water transmission and distribution lines including a two million-gallon recycled (non-potable) water reservoir. This system serves approximately 309 connections and

delivers approximately 1,547 AFY of non-potable water per year. The system can include a blend of recycled water, imported, untreated SWP, and potable water. Water also is used for groundwater recharge. The Project Site and surrounding areas are not currently serviced by recycled water lines.

BCVWD is working with the City to increase non-potable water available for use in the system. The City is improving their wastewater treatment plant with new membrane bioreactor (MBR) units and reverse osmosis treatment. Improvements would expand capacity to six mgd. Other improvements include a new brine line that would connect to the Inland Empire Brine Line (IEBL) in the City of San Bernardino, which would transport water for treatment elsewhere. The City and BCVWD have a draft Memorandum of Understanding (MOU) and are working to define pumping and storage requirements for recycled water production and distribution. BCVWD is completing the Title 22 Engineering Report and has developed draft rules and regulation for the distribution and reuse of the recycled water that has been approved by the State Water Resources Control Board (SWRCB) Division of Drinking Water. **Conclusion**

Considering all of the above factors, water supplies, and existing demands on the water supply, the WSA provided an analysis of existing supply and demand, which could be used to evaluate the Project in relation to existing water environment. To this end, the WSA included evaluations of potable and non-potable water demand, new equivalent dwelling unit water demand, existing dwelling unit water demand, and demand reduction from conservation. See **Table 3.15-4: Summary of Supply – Demand for BCVWD**.

**Table 3.15-4: Summary of Supply – Demand for BCVWD**

Demand or Supply	Year					
	2018	2020	2025	2030	2035	2040
Total New EDUs/year	381	580	460	552	458	297
Portable and Non-potable Water Demand (AFY)	13,129	13,668	14,841	16,032	17,192	18,100
Edgar Canyon (AFY)	1,700	2,100	2,100	2,100	2,100	2,100
Beaumont Reallocated Overlier Rights (AFY)	2,706	1,962	1,200	760	760	760
Forbearance Water (SunnyCal Egg Ranch (AFY)	0	50	200	340	340	340
Recycled Water City of Beaumont (AFY)	0	0	2,188	2,840	3,487	3,930
Stormwater Capture (AFY)	0	0	250	250	250	250
Other Local Water Resource Projects (AFY)	0	0	250	250	250	250
Total Local Supply (AFY)	4,406	5,668	6,188	6,540	7,187	7,630
Surplus (Deficiency) (AFY)	(8,723)	(8,000)	(8,653)	(9,492)	(10,005)	(10,470)
Imported Water for Replenishment (AFY)	8,723	8,000	8,653	9,492	10,005	10,740
Imported Water for Drought proofing (AFY)	1,000	1,000	2,000	2,500	2,500	2,500
Total Imported Water (AFY)	9,723	9,000	10,653	11,992	12,506	12,970
To (From) Storage (AFY)	1,000	1,000	2,000	2,500	2,500	2,500
Groundwater Storage Account (AF)	33,296	35,296	41,296	51,796	64,296	76,796

Source: WSA, Kimley-Horn, 2020. Table 6-8.

## WASTEWATER

There are three existing wastewater reclamation plants in the San Gorgonio Pass Area. Only the City of Beaumont's Wastewater Treatment Plant (WWTP) No. 1 is within BCVWD's service area. Wastewater generally flows by gravity to WWTP No. 1. The City also uses nine wastewater lift and pumping stations in the southeastern and western portions of the City to maintain flows through the collection systems. The

treatment facility provides secondary treatment using the Biolac® activated sludge process, tertiary filtration and ultraviolet disinfection and operates under permit R8-2015-0026 NPDES CA 0105376. WWTP No. 1 has a current permitted capacity of four mgd.

The WWTP is a tertiary treatment facility and is located at 715 W. 4<sup>th</sup> Street. The WWTP receives and treats domestic and commercial/industrial wastewater generated from users within the City, in addition to approximately 850 connections outside City boundaries. The facility was developed in 1994, and upgraded in 2006, to expand its capacity to four mgd. In 2018, the City approved the Beaumont Wastewater Treatment Plan Upgrade/Expansion and Brine Pipeline Project. The expansion is planned to expand the plant treatment capacity from four mgd to six mgd and includes a system upgrade to include advanced treatment, recycled water pump station, and recycled water storage. The second phase of the expansion includes constructing a 12-inch diameter brine waste disposal gravity pipeline extending 23 miles from the WWTP north to the nearest connection point of the IEBL, located near the north side of E Street Bridge in the City of San Bernardino.

## STORMWATER AND DRAINAGE

The RCFCWCD currently provides stormwater management services for the City and would provide services to the Project Site. The Project Site and surrounding areas, however, are currently unimproved and no storm drainage facilities are in place. Runoff from the site has historically drained to Coopers Creek and then directed via culverts under State Route (SR)-60 to San Timoteo Creek, which ultimately drains westerly to the Santa Ana River Basin.

Urban runoff is untreated water from the impervious surfaces (hardscape, paving, rooftops, etc.) of developed sites. Runoff is conducted from these sites to the storm drain system and typically directed into local streams and rivers. Anything thrown, swept, washed, or poured into the street, gutter or a catch basin can flow into these receiving waters and eventually flow to the ocean. To address this issue, the City adopted the U.S. Environmental Protection Agency's (U.S. EPA) National Pollution Discharge Elimination System (NPDES) regulations to reduce pollutants in urban runoff and in stormwater. Compliance with this permit(s) would be the responsibility of the Regional Water Quality Control Board (RWQCB).

As part of the NPDES regulations, the City of Beaumont was issued a Municipal Separate Storm Sewer System (MS4) Permit. This State Permit places pollution prevention requirements on planned developments, construction sites, commercial and industrial businesses, municipal facilities and activities, and residential communities. The Project Site is located within the boundaries of the San Timoteo Watershed Management Authority (STWMA), with which the City entered into a joint powers agreement to manage water resources.

Stormwater drainage also would be subject to the City of Beaumont's Drainage Management Plan, adopted in 1999. One of the objectives of this plan is to reduce levels of pollutants within storm water runoff and increasing public awareness of water quality problems.

## **SOLID WASTE**

### **Riverside County Waste Management**

The Riverside County Waste Management Department (RCWMD) is currently responsible for providing solid waste management services for the Project Site. The department operates three regional Class III municipal solid waste landfills: Lamb Canyon, El Sobrante, and Badlands. Waste haulers servicing the Project Site are able to use any of the three landfills but would most likely use Lamb Canyon because it is the closest.

### **Waste Management**

Waste pickup and disposal services within Beaumont is provided by Waste Management (WM). Solid waste is disposed at the Lamb Canyon Landfill, located within the southwesterly portion of the City's SOI, which will be maintained as an unincorporated County enclave within the City's General Plan Area, and will continue to be operated and maintained by the RCWMD.

#### ***Lamb Canyon Landfill***

The Lamb Canyon Landfill is located between the City of Beaumont and City of San Jacinto at 16411 Lamb Canyon Road (SR-79), south of Interstate 10 (I-10) and north of Highway 74. The landfill is owned and operated by Riverside County. The landfill property encompasses approximately 1,189 acres, of which 703.4 acres encompass the current landfill permit area. Of the 703.4-acre landfill permit area, approximately 144.6 acres are permitted for waste disposal. The landfill is currently permitted to receive 5,000 tons per day (tpd) of municipal solid waste for disposal and 500 tpd for beneficial reuse. The site has an estimated total disposal capacity of approximately 20.7 million tons. As of January 1, 2020, the landfill has a total remaining capacity of approximately 8.7 million tons. The current landfill remaining disposal capacity is estimated to last, at a minimum, until approximately 2029. From January 2019 to December 2019, the Lamb Canyon Landfill accepted a daily average of 1,925 tons with a period total of approximately 591,125 tons. Landfill expansion potential exists at the Lamb Canyon Landfill site (RCDWR, 2020).

#### ***Badlands Landfill***

The Badlands Landfill is located northeast of the City of Moreno Valley at 31125 Ironwood Avenue and accessed from State Highway 60 at Theodore Avenue. The landfill is owned and operated by Riverside County. The existing landfill encompasses 1,168.3 acres, with a total permitted disturbance area of 278 acres, of which 150 acres are permitted for refuse disposal. The landfill is currently permitted to receive 4,500 tpd of municipal solid waste for disposal and 300 tpd for beneficial reuse. The site has an estimated total capacity of approximately 20.5 million tons. As of January 1, 2020 (beginning of day), the landfill had a total remaining disposal capacity of approximately 5.1 million tons. The current landfill remaining disposal capacity is estimated to last, at a minimum, until approximately 2022. From January 2019 to December 2019, the Badlands Landfill accepted a daily average of 2,878 tons with a period total of approximately 886,388 tons. Landfill expansion potential exists at the Badlands Landfill site (RCDWR, 2020).

### ***El Sobrante Landfill***

The El Sobrante Landfill is located east of I-15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 10910 Dawson Canyon Road. The landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc., and encompasses 1,322 acres, of which 645 acres are permitted for landfill operation. The El Sobrante Landfill has a total disposal capacity of approximately 209.9 million cubic yards and can receive up to 70,000 tons per week (tpw) of refuse. USA Waste must allot at least 28,000 tpw for County refuse. The landfill's permit allows a maximum of 16,054 tpd of waste to be accepted into the landfill, due to the limits on vehicle trips. If needed, 5,000 tpd must be reserved for County waste, leaving the maximum commitment of non-County waste at 11,054 tpd. Per the 2018 Annual Report, the landfill had a remaining in-County disposal capacity of approximately 53.8 million tons. In 2018, the El Sobrante Landfill accepted a daily average of 11,031 tons with a period total of approximately 3,386,471 tons. The landfill is expected to reach capacity in approximately 2060 (RCDWR, 2020).

### **Natural Gas**

The Project Site is within the service territory of the Southern California Gas Company (SoCalGas). SoCalGas is the largest natural gas distribution utility in the nation, serving approximately 21.8 million consumers through 5.9 million gas meters in over 500 communities. The service area for SoCalGas consists of over 24,000 square miles throughout central and southern California with a total storage capacity of approximately 136 billion cubic feet (bcf). In an effort to ensure that natural gas is always available to its customers, SoCalGas employs the use of four underground storage tanks: Aliso Canyon Storage Facility, Honor Ranch Storage Facility, La Goleta Storage Facility, and Playa del Rey Storage Facility. These facilities help balance the energy supply and demand.

### **Electric**

The Project Site is located within the 50,000 square mile energy service territory of Southern California Edison (SCE). It is the largest service provider in the State, providing service to over 15 million customers throughout nearly a dozen counties in southern California.

### **Telephone and Cable**

Telephone service is primarily provided to the Project Site and surrounding areas by Verizon. Cable television service is primarily provided to the Project Site and surrounding areas by Time Warner Cable. Currently, Time Warner Cable provides cable television to the City, and would provide service once the Warehouse Site is operational. Verizon currently operates copper and fiber optic facilities from its Coachella Central Office in the City. Verizon also provides high speed fiber optic communications and internet services to residences and businesses throughout southern California, including to the City.

## 3.15.2 REGULATORY SETTING

### FEDERAL

#### Safe Drinking Water Act

The U.S. EPA administers the Safe Drinking Water Act (SDWA), the primary federal law that regulates the quality of drinking water and establishes standards to protect public health and safety. The Federal Department of Health Services (DHS) implements the SDWA and oversees public water system quality statewide. DHS establishes legal drinking water standards for contaminants that could threaten public health.

#### Clean Water Act

In 1972, the Federal Water Pollution Control Act Amendments were enacted to address water pollution problems. After an additional amendment in 1977, this law was re-named the Clean Water Act (CWA). Thereafter, it established the regulation of discharges of pollutants into waters of the United States by the U.S. EPA. Under the CWA, the U.S. EPA can implement pollution control programs and set water quality standards. Additionally, the CWA makes it unlawful for any person to discharge any pollutant from a point source into navigable waters unless a permit is obtained pursuant to its provisions.

### STATE

#### Water

##### *State Water Code – Section 10910*

Section 10910 of the State Water Code (Senate Bill [SB] 610) requires the EIR to include a of a WSA to examine existing water supply entitlements, water rights, and water service contracts relevant to the water supply for the Project.

##### *State Water Conservation Requirements*

State law requires that all developer-installed landscaping must be accompanied by a landscape package that documents how water use efficiency would be achieved through design. In addition, Title 24 of the California Code of Regulations (CCR) incorporates the California Building Standards, included as the California Plumbing Code (Part 5), which promotes water conservation. Title 20 addresses public utilities and energy and includes appliance and efficiency standards that promote water conservation. A number of state laws require water-efficient plumbing fixtures in structures. The California Fire Code, Appendix B, outlines fire flow and storage reserve requirements for fire protection.

#### Solid Waste

##### *California Integrated Waste Management Act*

The Integrated Waste Management Act (Assembly Bill [AB] 939) mandates that communities reduce their solid waste. AB 939 required local jurisdictions to divert 25 percent of their solid waste by 1995 and 50 percent by 2000, compared to a baseline of 1990. AB 939 also established an integrated framework for program implementation, solid waste planning, and solid waste facility and landfill compliance.

### ***California Mandatory Recycling Law***

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week to recycle. AB 341 requires businesses to do at least one of the following:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with waste hauler.
- Provide recycling service to tenants (if commercial or multi-family complex).
- Demonstrate compliance with requirements of CCR Title 14.

### ***California Mandatory Commitment Organics Recycling Law***

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Businesses subject to AB 1826 are required to do at least one of the following:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

### ***Urban Water Management Planning Act***

In 1983, the California legislature enacted the Urban Water Management Planning Act (California Water Code [CWC], §§ 10610–10656), which requires specified urban water suppliers within the state to prepare an UWMP and update it every five years. Specifically, § 10610.04 et seq. as amended, of the California Urban Water Management Planning Act specifies that:

*“Urban Water Suppliers shall be required to develop water management plans to actively pursue the efficient use of available supplies. As such, UWMPs serve as an important element in documenting water supply availability and reliability for purposes of compliance with Senate Bills 610 and 221, which link water supply sufficiency to large land-use development project approvals. Urban water suppliers also must prepare UWMPs, pursuant to the Urban Water Management Planning Act, in order to be eligible for state funding and drought assistance”.*

In January 2017, the BCVWD Board of Directors adopted the District's 2015 UWMP. This plan details BCVWD's water demand projections and provides information regarding BCVWD's water supply. BCVWD's 2015 UWMP relies heavily on information and assurances included in the following documents:

- 2015 BCVWD Potable Water Master Plan Update (January 2016)
- 2016 BCVWD Non-Potable Water Master Plan (January 2017)
- Recycled Water Facilities Planning Report for Recycled Water Pipeline and Pump Station (June 2014)

- City of Beaumont, General Plan (March 2007)
- Pass Area Land Use Plan, part of Riverside County General Plan (October 2003)
- San Gorgonio Pass Water Agency, Update of Demand Section of 2010 Urban Water Management Plan (UWMP) and Amendment of 2010 UWMP (July 2014)
- 2010 Urban Water Management Plan for the San Gorgonio Pass Water Agency (December 2010)
- San Gorgonio Pass Water Agency, Update Evaluation of Potential Water Transfer Opportunities (July 2013)
- Resolution 2015-05, Resolution of The Board of Directors of the San Gorgonio Pass Water Agency to Adopt Facility Capacity Fees for Facilities and Water (July 2015)

## State Water Resources Control Board

The SWRCB is the California (State) agency focused on providing and ensuring clean sustainable water for all state residents. This State agency works alongside other federal programs like the CWA to regulate water sources and uses. The SWRCB regulates water consumption for irrigation and drinking, as well as water discharges from construction, municipal uses, storm water, and other sources.

**Water Conservation Act of 2009 (CWC Sections 10608–10608.64).** The Water Conservation Act of 2009 (often referred to as “SBx7-7” or the “20 by 2020 law”) establishes the goal of achieving a 20 percent reduction in statewide urban per capita water use by December 31, 2020, and the interim goal of achieving a 15 percent reduction by 2015. In an effort to achieve those goals, SBx7-7 requires urban retail water suppliers to develop technical information (e.g., baseline daily per capita water use, water use targets, and interim water use targets) and to report that information in their UWMPs. As further discussed below, two of the primary calculations required by SBx7-7 are Base Daily Per Capita Water Use (average gallons per capita per day [gpcd] used in prior years), and Compliance Water Use Targets (gpcd targets for 2015 and 2020). The Base Daily Per Capita Water Use calculation is based on gross water use by an agency in each year and can be based on a 10-year average ending no earlier than 2004 and no later than 2010, or on a 15-year average if 10 percent of the agency’s 2008 municipal demand was met by recycled water. Using this Base Daily Per Capita Water Use figure, an urban retail water supplier must then determine its urban water use target for 2020 and its interim water use target for 2015, both in terms of “gpcd.” Section 10608.20(b) of SBx7-7 establishes four alternative methods for calculating the Compliance Water Use Targets. Generally, the alternative methods are: (1) 80 percent of Base Daily Per Capita Water Use; (2) adherence to certain water use performance standards; (3) 95 percent of the applicable State hydrologic region target as set forth in the State’s draft 20 by 2020 Water Conservation Plan; or (4) the provisional target method and procedures developed by the Department of Water Resources pursuant to SBx7-7.1. Importantly, per capita reductions under SBx7-7 can be accomplished through any combination of increased water conservation, improved water use efficiency, and increased use of recycled water to offset potable demands. Potable demand offsets can occur through direct reuse of recycled water, such as for irrigation, or indirect potable reuse through groundwater recharge and reservoir augmentation. SBx7-7 provides additional flexibility by allowing compliance on an individual agency basis or through collaboration with other agencies in a region. The City of Beaumont’s compliance with and application of SBx7-7 requirements are further discussed below.

**SB 610: Water Supply Planning (CWC Sections 10910 through 10915).** Signed into law October 9, 2001, SB 610 resulted in additions and amendments to CWC §§ 10910 to 10915 and PRC § 21151.9. As noted above, SB 610 provides that when a city or county determines that a “project” as defined in CWC Section 10912 is subject to review under CEQA, the city or county must identify the water supply agency that would provide retail water service to the Project and request that water supplier to prepare a WSA.

## LOCAL

### City of Beaumont General Plan

#### *Community Facilities and Infrastructure Element*

The Community Facilities and Infrastructure Element establishes goals and policies to provide attractive and accessible public facilities for the City’s residents. This Element complies with the State requirements for a Community Facilities and Infrastructure Element. The Project’s consistency with these goals and policies is discussed in ***Table 3.10-3: Beaumont General Plan Consistency Analysis*** of this EIR. The following goals and policies are applicable to utilities and service systems:

**Goal 7.2** **A clean and sustainable water supply that supports existing community needs and long-term growth.**

Policy 7.2.6 Require developers to present a plan to provide adequate water infrastructure and supply levels before approving new development.

Policy 7.2.7 Continue to optimize groundwater recharge from new and redevelopment projects by infiltrating stormwater in accordance with State, regional, and local requirements.

Policy 7.2.10 Review development proposals to ensure that adequate water supply, treatment, and distribution capacity is available to meet the needs of the proposed development without negatively impacting the existing community.

**Goal 7.3** **Buildings and landscapes promote water conservation, efficiency, and the increased use of recycled water.**

Policy 7.3-7 Update and improve water conservation and landscaping requirements for new development.

**Goal 7.4** **Incorporate sustainable and improved stormwater management practices.**

Policy 7.4.1 Incorporate low-impact development (LID) techniques to improve stormwater quality and reduce run-off quantity.

Policy 7.4.3 Require new development and redevelopment projects to reuse stormwater on-site to the maximum extent practical and provide adequate stormwater infrastructure for flood control.

**Goal 7.5** **Manage and effectively treat storm water to minimize risk to downstream resources.**

Policy 7.5.1 Ensure compliance with the National Pollution Discharge Elimination System (NPDES) MS4 permit requirements.

Policy 7.5.3 Minimize pollutant discharges into storm drainage systems, natural drainages, and groundwater. Design the necessary stormwater detention basins, recharge basins, water quality basins, or similar water capture facilities to protect water quality by capturing and/or treating water before it enters a watercourse.

Policy 7.5.4 Require new development to fund fair-share costs associated with the provision of stormwater drainage systems, including master drainage facilities.

Policy 7.5.5 Require hydrologic/hydraulic studies and WQMPs to ensure that new developments and redevelopment projects will not cause adverse hydrologic or biologic impacts to downstream receiving waters, including groundwater.

**Goal 7.6** **A zero-waste program that increases recycling and reduces waste sent to the landfill.**

Policy 7.6.1 Encourage new construction and additions to avoid “Red List” materials and chemicals.

Policy 7.6.5 Ensure construction demolition achieves the State’s 65 percent target for material salvage and recycling of non-hazardous construction materials.

**Goal 7.8** **City-wide access to high-quality energy utility and telecommunication services.**

Policy 7.8.1 Ensure that adequate utility and telecommunication infrastructure support future development.

Policy 7.8.3 When feasible, place new utilities underground to promote attractive neighborhoods and streetscapes and reduce wildfire risk.

## **City of Beaumont Municipal Code**

### ***Beaumont Municipal Code Title 8.12.010***

- A. The City Council may grant franchises to one or more solid waste enterprises to make arrangements with the persons in charge of premises within the City for solid waste handling services, in accordance with this Chapter.
- B. The City Council may determine solid waste collection categories, (e.g., single-family residential, multifamily residential, commercial, construction & demolition materials, household hazardous waste, universal waste, recyclable materials, organic waste and others) and may make or impose franchise, license, contract or permit requirements which may vary for such categories.

Section 8.12.150 sets forth recycling requirements with the purpose of establishing requirements for the recycling of recyclable materials generated from commercial premises, single family residential premises, multifamily residential premises, and City premises. It should be noted, commercial premises include industrial and manufacturing. These requirements are intended to increase the diversion of recyclable materials from landfills, conserve capacity and extend the useful life of landfills utilized by the City, reduce greenhouse gas emissions, and avoid the potential financial and other consequences to the City of failing to meet State law diversion requirements.

### ***Beaumont Municipal Code Title 17.04.100 – Utilities***

The following performance standards with respect to the provision of utilities and infrastructure are outlined in this Section to ensure the service demands of existing and future development are met.

- A. *Provision of Utility Connections.* The developer or owner of a property shall be responsible for utility service connections, in cooperation with the utility company.
- B. *Under-grounding of Utility Lines.* In order to protect the public safety and improve the appearance and functioning of the community, all electrical distribution lines of 16 kilovolts or less, telephone, cable television, and similar wires that provide customer services shall be installed underground, except for:
  - 1. Utility poles within six feet of the rear lot line used for terminating underground facilities.
  - 2. Temporary utilities while construction is ongoing.
  - 3. Risers and poles as provided by developer or owner.
  - 4. Meter boxes, terminal boxes, and similar equipment.
  - 5. Transformers, except that all transformers shall be located in vaults.
  - 6. Infill development in R-SF Zones where existing overhead lines serve the area, subject to the approval of the Director of Community Development.

### **3.15.3 STANDARDS OF SIGNIFICANCE**

State CEQA Guidelines Appendix G contains the Environmental Checklist Form, which includes questions concerning utilities and service systems. The questions presented in the Environmental Checklist Form have been utilized as significance criteria in this section. Accordingly, the Project would have a significant effect on the environment if it would:

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects;
- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years;
- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

## METHODOLOGY AND ASSUMPTIONS

The Project is evaluated against the aforementioned significance criteria/thresholds, as the basis for determining the impact's level of significance concerning utilities and service systems. This analysis also considers the existing regulatory framework (i.e., laws, ordinances, regulations, and standards) that avoid or reduce the potentially significant environmental impact.

### Approach to Analysis

This analysis of impacts on utility resources examines the Project's temporary (i.e., construction) and permanent (i.e., operational) effects based on application of the significance criteria/thresholds outlined above. For each criterion, the analyses are generally divided into two main categories: (1) temporary impacts; and (2) permanent impacts. Each criterion is discussed in the context of Project components that share similar characteristics/geography. The impact conclusions consider the potential for changes in environmental conditions, as well as compliance with the regulatory framework enacted to protect the environment.

The baseline conditions and impact analyses are based on technical assessments provided by the BCVWD utility agency; review of project maps and drawings; analysis of aerial and ground-level photographs; and review of various data available in public records, including local planning documents. The determination that the Project would or would not result in in "substantial" adverse effects on utilities or service systems is based on the capacity of those systems and their ability to efficiently accommodate the Project's development into their infrastructure, as well as the Project's compliance with all relevant regulations and policies. An example of a substantial adverse effect would be if utility systems needed to expand or new facilities needed to be built to accommodate the Project. Unsubstantial effects would not require existing utility systems to facilitate the Project through large modifications.

The Project would include on-site and off-site utility connections for water, sewer, storm drain facilities, natural gas, electricity, as follows:

- On- and off-site utility connections (water, sewer, gas, and electrical) and street frontage improvements along Potrero Boulevard and 4<sup>th</sup> Street;
- Existing drainage course that runs through the Warehouse Site would be diverted to a new underground storm drain that would prevent "comingling" with the on-site flows and prevent any downstream water quality degradation;
- Potable water improvements and connection to the water line on 4<sup>th</sup> Street immediately adjacent to the Project Site, and construction of a water line on Potrero Boulevard;
- Sewer service connection to the existing pump station on 4<sup>th</sup> Street, with effluent lifted to the nearest gravity main for transmission to the City of Beaumont sewer treatment plant;
- Storm drain improvements for collecting and treating on-site flows prior to conveying them off-site to an existing storm drain system on 4<sup>th</sup> Street, or directly into Coopers Creek; and
- The Project would install recycled water lines within the Project Site for future connection to a future City recycled water main should one be constructed in the future. The recycled water

system will be built entirely within the Project Site and stubbed out near the City's right-of-way (ROW) as a future point of connection.

### 3.15.4 PROJECT IMPACTS AND MITIGATION

***Impact 3.15-1: Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?***

***Level of Significance: Less than Significant Impact***

## WATER FACILITIES

The Project Site is currently undeveloped and there are no existing portable or non-potable water lines within the Project Site. As part of the Project, and as analyzed in this document, water services would be extended into and within the Warehouse Site as a part of the proposed improvements. Within the Project Site, all potable and recycled water delivery lines would be designed, to the satisfaction of the City Engineer and BCVWD; and would be coordinated with existing water systems serving any neighboring development. Although non-potable water service is not currently available, the 4<sup>th</sup> Street improvements would include installation of an 18-inch reclaimed water line and a 24-inch reclaimed water line in Potrero Boulevard. The proposed water utility lines are shown in ***Exhibit 2-14: Project Utilities*** in ***Section 2.0: Project Description***. The Project includes the improvements within the Warehouse Site, should recycled water become available in future, it may be accessed for uses such as irrigation. All water systems constructed within the Warehouse Site and connections to the municipal water system would comply with City-stipulated water system design, construction, and operational requirements. This would act to ensure water systems are properly designed, implemented, operated, and maintained; thereby furthering efficiency and adequacy of facilities while reducing facilities life cycle costs.

Impacts associated with installation of the new water lines (potable and non-potable) would largely occur within areas already proposed to be disturbed as part of the Project, or within areas such as roadways and utility easements that were previously disturbed and paved, and that have been planned for tie-ins from new development and to provide services. The Project does not propose construction activities for areas outside of the Project footprint and connected roadways. Impacts would be less than significant.

## WATER USE

The WSA prepared for the Project estimated the Project's water demands would result in an average potable water building demand of 4,114 gpd (4.6 AFY- factored to 260 days per year) and a landscape demand of 4,460 gpd (5 AFY – 365 days per year), totaling 8,574 gpd.

The Project is expected to be completed in a single phase. The Project Site is not currently served by BCVWD. The Project would require water for consumptive, sanitary, and operational purposes to support employees at the facility and for irrigation of landscaped areas. According to the WSA, it is anticipated that the new water demand created by the Project would not exceed the City's anticipated water supply. Water demand for the Project was estimated based on a use rate of 15 gallons per person per day.

Considering the estimated number of employees (one per 1,500 sf of total building sf) and based on the proposed building size of 577,920 sf, a total of 385 employees is anticipated. This would result in a water demand of approximately 5,775 gpd. Based on an anticipated 260 operational days per year, this translates to approximately 4.6 AFY or 4,114 gpd factored (WSA, 2020). Because non-potable water is not yet available, water also would be needed for landscape irrigation. Water for landscaping also was calculated and would require approximately 5 AFY or 4,460 gpd. Recycled water could be used if adjacent lines are constructed, further reducing potable water demand. A previous will serve letter was issued to the Project in 2017 that provided for 8,700 gpd. The anticipated Project demand of 8,574 gpd, is 126 gallons per day less than the previous demand calculated in the 2017 letter. A follow-up will serve letter was issued on February 8, 2021 that provided for 15,388 gpd or 15.3 equivalent dwelling units for the proposed overall development (**Appendix L**). Based on these figures and based on the evaluation of water demand contained in Impact 3.15-2, below, the increased water demand from the Project would not result in the relocation or construction of new or expanded water facilities which could cause significant environmental effects beyond the scope and scale of those already evaluated. These impacts would be less than significant and mitigation is not required.

## WASTEWATER

The Project Site is unimproved and there is no public wastewater collection and treatment service currently provided to the site. Upon annexation, the City of Beaumont would be responsible for wastewater collection and treatment services for the Warehouse Site. Wastewater would flow from the Warehouse Site to WWTP No. 1.

Project implementation would generate new wastewater requiring treatment by the City. Based on the relatively low wastewater generation rates of industrial uses that would be implemented within the Project area, development would result in nominally increased wastewater treatment demands. The County of Riverside uses an average wastewater generation rate of 1,500 gallons per day (gpd) per acre.<sup>3</sup> The approximately 13.26-acre building area of the Warehouse Site would therefore generate 19,890 gpd. These demands have been anticipated and accounted for in planned expansion of the WWTP, and the WWTP would have sufficient wastewater treatment capacity to serve the Annexation Area (LAFCO, 2020). However, the Project includes site-specific sewer service that would be addressed by connecting to the existing pump station on 4<sup>th</sup> Street; effluent would then be lifted to the nearest gravity main for transmission to the City of Beaumont sewer treatment plant.

Based on the relatively low wastewater generation rates of industrial uses, development of the Project would result in a nominal increase of wastewater treatment demands. Increased wastewater treatment demands for both the Project and other growth and uses within the City, have been anticipated and accounted for in the planned expansion of the WWTP. Therefore, future expansion of the WWTP beyond that already planned and needed to accommodate the Project would not be required. Impacts in this regard would be less than significant and mitigation is not required.

<sup>3</sup> County of Riverside. 2015. *County of Riverside Environmental Impact Report No. 521. Table 4.19-BL*. Page 4.19-287.  
[https://planning.rctlma.org/Portals/14/genplan/general\\_plan\\_2015/DEIR%20521/DEIR%20No.%20521.pdf](https://planning.rctlma.org/Portals/14/genplan/general_plan_2015/DEIR%20521/DEIR%20No.%20521.pdf) (accessed November 2021).

The Project would tie into the sewer service line and associated pump station in 4<sup>th</sup> Street. Effluent would then be lifted to the nearest gravity main for transmission to the WWTP. Specific lines size and connections to the existing mains would be designed to support the Project and would be coordinated with the City Engineer as part of the standard development approval process (LAFCO, 2020). The wastewater and sewer lines would be constructed within the footprint of the Project and within areas already planned for disturbance. Sewer lines would tie into and connect to the existing 16-inch and 6-inch lines within the 4<sup>th</sup> Street extension. The proposed water utility lines are shown in **Exhibit 2-14: Project Utilities** in **Section 2.0: Project Description**. If any off-site improvements or work is needed to tie into the existing lines, this would occur within the existing roadway segments or adjacent easements that have been previously disturbed and/or that are planned to receive these such improvements. In addition, the Project applicant would be required to pay fees to offset costs experienced by the City for new and planned facilities.<sup>4</sup>

Therefore, the Project would not result in the relocation or construction of new or expanded wastewater facilities which could cause significant environmental effects beyond the scope and scale of those already evaluated. In addition, the Project applicant would make a fair share contribution for improvements already planned. These impacts would be less than significant in this regard and mitigation is not required.

## STORMWATER

On-site water quality and storm drainage within the Warehouse Site would be addressed through the construction of storm drainage improvements that would include the installation of underground collection pipes, and two on-site detention basins totaling 0.84 acre. One detention basin would be located within the northwesterly area of the Warehouse Site (approximately 0.48-acres) and the other detention basin would be located in the southerly area of the Warehouse Site near 4<sup>th</sup> Street. This feature would help protect water quality as it would minimize sediments from flowing off-site into downstream receiving waters. An existing drainage facility would also be extended through the site to accommodate stormwater flows in the post-Project condition. As noted in the Project's WQMP, the on-site improvements would capture the Design Capture Volume of runoff anticipated at the Warehouse Site. Storm drain improvements would consist of collecting and detaining and treating on-site flows through two extended detention basins (EDBs) and low impact design (LIDs) prior to conveying them off-site via the proposed stormwater drainage systems or directly into Coopers Creek and San Timoteo Creek.

The Project would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP), as required by the State issued NPDES Construction General Permit, for approval by the RWQCB. NPDES permits are a federal program executed by State and local agencies in order to further maintain water quality. The City has adopted the U.S. EPA's NPDES program to regulate and reduce potential pollution due to urban runoff and stormwater flows. The NPDES permit includes Best Management Practices (BMPs) to ensure stormwater during construction does not exceed applicable standards or create adverse water quality impacts. BMPs include actions such as installing a screen over the pipe to keep debris out of the waterway,

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<sup>4</sup> City of Beaumont. 2018. Wastewater Rate Study. Available at <https://www.beaumontca.gov/DocumentCenter/View/30490/Beaumont-Sewer-Rate-Model?bidId=>.

stabilization of exposed or stockpiled soils and cleared or graded slopes, and the proper storage, use, and disposal of construction materials, such as solvents, wood, and gypsum.

Once operational, the Project would introduce impervious cover to a currently undeveloped area and would alter long-term drainage and groundwater infiltration patterns in the immediate Project vicinity. Thus, the Project's design includes BMPs sufficient to capture stormwater volumes, ensuring significant impact to stormwater facilities would not occur. The Project's drainage features would be implemented in compliance with the provisions of the City's Master Drainage Plan.

After Project annexation, the RCFCWCD would continue to regulate the regional stormwater drainage facilities but the City of Beaumont would take on responsibility for local stormwater management. All stormwater management systems would be constructed within the Warehouse Site and the proposed connections to the municipal stormwater management system would comply with City stipulated stormwater management system design, construction, and operational requirements. This would ensure stormwater management facilities are properly designed, implemented, operated, and maintained; thereby furthering efficiency and adequacy of systems while reducing systems lifecycle costs. Additionally, the Project applicant would pay fees pursuant to the City of Beaumont Fee Schedule to fund plan review, coordination and inspection of supporting stormwater management systems. Residual costs to the City would be limited to routine maintenance of storm drainage facilities.

The storm water flows created in the post-development phase of the Project are not anticipated to significantly impact the existing downstream facilities seeing as post-development runoff is projected to be equal or less than pre-development flows. A less than significant impact would occur.

## ELECTRIC POWER

SCE provides basic electrical service for all residential and non-residential customers within the City and would provide electricity to the Project. There are no under-served areas within the City and are no significant constraints that would make it infeasible to provide electric service needed for the Project. Underground power is available to most service areas, with lines situated along several of the major streets.<sup>5</sup> As part of the Project development, electricity lines and other junctions (as needed) would be extended into the Warehouse Site in areas already proposed for disturbance. The Project would tie into existing electrical lines within the 4<sup>th</sup> Street extension to serve the Warehouse Site. If any off-site improvements or work is needed to tie into the existing lines, this would occur within existing or planned roadways or adjacent ROW within previously disturbed areas. Accordingly, existing roadways and other easements that may be needed to install these lines have already experienced disturbances or have been anticipated for such use and no additional impacts would occur. The Project would not require the construction or relocation of electric power facilities resulting in additional environmental effects. Impacts would be less than significant, and mitigation is not required.

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<sup>5</sup> City of Beaumont. 2020. *Beaumont General Plan*. Page 182. [https://www.beaumontca.gov/DocumentCenter/View/36923/Beaumont-GPU\\_Final-rev-22521](https://www.beaumontca.gov/DocumentCenter/View/36923/Beaumont-GPU_Final-rev-22521) (accessed November 2021).

## NATURAL GAS

SoCalGas provides basic residential and business gas services. There are no underserved areas. Natural gas services for the Project would be provided through the use of underground pipes to distribute the gas within the Project area. The Project would tie into existing utility lines in natural gas lines within 4<sup>th</sup> Street to serve the Warehouse Site. If any off-site improvements or work is needed to tie into the existing lines, this would occur within the existing or planned roadways or adjacent ROW within previously disturbed areas. Accordingly, existing roadways and other easements that may be needed to install these lines have already experienced disturbances or have been anticipated for such use and no additional impacts would occur. Therefore, the installation of natural gas infrastructure would not create an increased impact on the environment.

## TELECOMMUNICATION

Verizon provides home and business phone service, as well as offering fiber optics capabilities. Video and data lines are also possible for each residence via an existing network. There are currently no under-served areas.

Telecommunication facilities would be provided to the Warehouse Site by Frontier Communication. Frontier Communication would connect the Warehouse Site to existing telecommunication facilities either in Potrero Boulevard or 4<sup>th</sup> Street. Both are located adjacent to the Warehouse Site and all improvements would occur within the existing road ROW or adjacent areas that have been disturbed as part of roadway extension or that are planned for disturbance such that no additional impacts would occur and impacts would be less than significant.

### Mitigation Measures

No mitigation is necessary.

***Impact 3.15-2: Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?***

***Level of Significance: Less than Significant Impact***

## ESTIMATED PROJECT DEMAND

Development of the Project would incrementally increase water consumption. The BCVWD 2015 UWMP identifies water supply and delivery systems to serve the City's incorporated and areas in the SOI, which includes the Project site. The UWMP evaluates water demands through the year 2040. Through 2040, BCVWD is anticipated to have adequate water supply to meet current demand, the increased demands for the Project, and water needed for other anticipated growth. It should be noted that BCVWD's anticipated water use and demand for imported water, and the service area build-out or "saturation" population was determined using the City of Beaumont's Zoning Map from the City's General Plan. Based on review of these maps, the proposed development density of the project within the Project Site, and

associated water demands is considered as part of these regional planning efforts.<sup>6</sup> The adequate supply is dependent on the anticipated availability of recycled water as planned, and the planned SGPWA water supply projects are finalized, and water banking.

BCVWD would use some of the imported water to recharge groundwater and use this bank water to meet demand in times of shortfall. The Beaumont Basin, which has a large storage capacity is used by BCVWD as a water source. BCVWD and other agencies in the San Gorgonio Pass Area bank imported water during wet years for use during extended droughts. Complementing the large storage capacity is the fact that percolation and recharge occur at relatively high rates. BCVWD also focuses on maintaining well-managed groundwater levels. In 2003, the water in storage was near zero acre feet, but over the next 15 years that volume increased to approximately 33,500 acre feet in 2017.

As discussed above, the WSA projected water demand of the Project at 15 gallons per person per day, which was based on the Hidden Canyon Industrial project in the City. The estimated number of employees, one per 1,500 sf of building area, was based on a National Research Foundation (NAIOP) study from 2010. Based on the projected building area, 577,920 sf, a total of 385 employees are anticipated to be needed. This would result in a water demand of approximately 5,775 gpd and based on 260 operational days per year, would result in approximately 4.6 AFY or, 4,114 gpd factored, (WSA, 2020).

Water demand for landscaping also was calculated and would require approximately 5 AFY or 4,460 gpd. This was based on using drought tolerant landscaping and a cap the City placed on water availability for landscaping (5 AFY). Recycled water is not currently available but would be evaluated for use for landscaping if and when it is available at the Warehouse Site. A previous will serve letter was issued to the Project in 2017 that provided for 8,700 gpd. The anticipated Project demand of 8,574 gpd, is 126 gallons per day less than the previously calculated estimates in 2017.<sup>7</sup> A follow-up will serve letter was issued on February 8, 2021 that provided for 15,388 gpd or 15.3 equivalent dwelling units for the proposed overall development (*Appendix L*).

## Normal Year

With BCVWD's total potable and non-potable water supply and demand BCVWD would be able to meet water demands for the Project. However, for demands of the Project and other water uses, without recycled water, BCVWD would not be able to meet future demands. Yet, considering the upgrades to Beaumont WWTP including the increase in processing capacity from four mgd to six mgd, and improvements to treatment and processing, recycled water would be available for irrigation use and additional ground water recharge.

## Dry Years

The availability of water, both locally, regionally, and statewide, are dependent on climate and volumes of precipitation. This is true for both BCVWD and imported that is available from the SGPWA via the SWP.

<sup>6</sup> Beaumont Cherry Valley Water District, 2017. *2015 Urban Water Management Plan*. Page 3-18. <https://bcvwd.org/wp-content/uploads/2017/09/January-2017-Urban-Water-Management-Plan-Final.pdf> (accessed November 2021).

<sup>7</sup> A Will Serve letter was issued by BCVWD for the project on December 11, 2017. In the Will Serve Letter the approval was granted for domestic and non-potable water demands not to exceed 8,700 gpd or 15 EDUs for the overall development. This equates to 9.75 AFY of allowable water (WSA, 2020).

Accordingly, depending on weather and rainfall patterns the availability of water can change dramatically. To account for these variances and evaluate potential impacts to water resources over long periods of time, CEQA requires a project be evaluated based on the normal, single, dry, and multiple dry years. The WSA prepared for the proposed Project was evaluated based on the following dry year scenarios:

- Single Critical Dry Year – the lowest water supplies available to BCVWD, a worst-case condition;
- 2 Consecutive Dry Years – the lowest average available water supply over a continuous 2-year period;
- 3 Consecutive Dry Years – the lowest average available water supply over a continuous 3-year period; and
- 6 Consecutive Dry Years – the lowest average available water supply over a continuous 6-year period. Each are discussed individually below.

The 2-, 3-, and 6-year moving averages of annual estimated water delivery allocations were determined for the period 1922-2003. Based on these values, the reduced water availability for a single dry year was 5 percent, 2-years was 12.5 percent, 3-years was 30 percent, and 6-years was 40 percent. The corresponding water availability anticipated for these scenarios is presented in the tables below. It should also be noted that conservation factors are subtracted to anticipated water use through measures such as watering restrictions and voluntary water use reductions.

The average BCVWD water demands (potable and non- potable) are used in the Dry Period Reliability Analysis below. Water restriction for the 1-, 2-, and 3-consecutive year dry periods were not used in the analysis, but a 15 percent water shortage contingency plan for the 6<sup>th</sup> consecutive dry year period was assumed to be in effect. The data presented in the 2015 BCVWD UWMP demonstrates water supply planning to meet the City's increased demands, as well as future development and redevelopment projects within the BCVWD's service area during normal, single-dry, and multiple year water supply scenarios through Year 2040.

Water supply for single dry year, is presented in **Table 3.15-5: BCVWD Water Supply Summary – Critical Dry Year (Single Years)**, **Table 3.15-6: BCVWD Water Supply Summary – 2 Consecutive Dry Years**, **Table 3.15-7: 3 Consecutive Dry Years**, and **Table 3.15-8: BCVWD Water Supply Summary – 6 Consecutive Dry Years**. As shown in the tables, BCVWD would be able to provide water to the Project during critical dry year and multiple dry year periods by relying on BCVWD's Beaumont Basin Groundwater Storage assuming DCP and Sites are online as planned. BCVWD would need to maintain 25,111 AF of water banked in storage to meet the 6-year dry period by the time Sites Reservoir and the CWF are "on-line." This is not an unreasonable amount of storage considering BCVWD has an 80,000 AF storage account and as of the end of 2018, 34,794 AF in storage.

## Single Dry Year

**Table 3.15-5: BCVWD Water Supply Summary – Critical Year (Single Dry Year)**

DEMAND OR SUPPLY	Single Dry Year				
	2020	2025	2030	2035	2040
Total water Demand	13,668	14,841	16,032	19,192	18,100
Edgar Canyon, AFY	1,117	1,117	1,117	1,117	1,117
Beaumont Basin, Allocated Overlier Pumping Rights and Forbearance Water	1,710	1,190	680	680	680
Storm Water,	90	90	90	90	90
Other Local Water Resource Projects	90	90	90	90	90
Recycled Water	1,400	1,970	2,555	3,135	3,535
Imported SPW	2,400	2,100	2,000	12,800	11,300
Subtotal Supply	6,807	6,557	6,532	17,912	16,812
From Banked Beaumont Storage Basin	6,861	8,284	9,500	1,280	1,288

Source: Kimley-Horn. 2020. Water Supply Assessment. Table 9-15.

## Two Consecutive Dry Years

**Table 3.15-6: BCVWD Water Supply Summary – 2 Consecutive Dry Years**

DEMAND OR SUPPLY	2 Consecutive Dry Years				
	2020	2025	2030	2035	2040
Total water Demand	13,668	14,841	16,032	19,192	18,100
Edgar Canyon	1,173	1,173	1,173	1,173	1,173
Beaumont Basin, Allocated Overlier Pumping Rights and Forbearance Water	1,710	1,190	680	680	680
Storm Water,	90	90	90	90	90
Other Local Water Resource Projects	90	90	90	90	90
Recycled Water	1,320	1,860	2,415	2,960	3,340
Imported SPW	3,500	3,200	2,900	13,700	12,100
Subtotal Supply	7,883	7,603	7,348	18,693	17,473
From Banked Beaumont Storage Basin	5,785	7,238	8,684	499	627
Total Volume Withdrawn from Storage	11,570	14,476	17,368	998	1,254

Source: Kimley-Horn. 2020. Water Supply Assessment. Table 9-16.

## Three Consecutive Dry Years

**Table 3.15-7: BCVWD Water Supply Summary – 3 Consecutive Dry Years**

DEMAND OR SUPPLY	3 Consecutive Dry Years				
	2020	2025	2030	2035	2040
Total water Demand	13,668	14,841	16,032	19,192	18,100
Edgar Canyon, AFY	1,230	1,230	1,230	1,230	1,230
Beaumont Basin, Allocated Overlier Pumping Rights and Forbearance Water	1,710	1,190	680	680	680
Storm Water,	90	90	90	90	90
Other Local Water Resource Projects	90	90	90	90	90
Recycled Water	1,320	1,860	2,415	2,960	3,340
Imported SPW	4,700	4,200	3,800	14,700	13,000
Subtotal Supply	9,140	8,660	8,305	19,750	18,430
From Banked Beaumont Storage Basin	4,528	6,181	7,727	-588	-330
Total Volume Withdrawn from Storage	13,584	18,543	23,181	-1,674	-990

Source: Kimley-Horn. 2020. Water Supply Assessment. Table 9-17.

## Six Consecutive Dry Years

**Table 3.15-8: BCVWD Water Supply Summary – 6 Consecutive Dry Years**

DEMAND OR SUPPLY	6 Consecutive Dry Years				
	2020	2025	2030	2035	2040
Total water Demand	11,618	12,615	13,627	16,313	15,385
Edgar Canyon, AFY	1,367	1,367	1,367	1,367	1,367
Beaumont Basin, Allocated Overlier Pumping Rights and Forbearance Water	1,710	1,190	680	680	680
Storm Water, AFY	90	90	90	90	90
Other Local Water Resource Projects	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	9,2442	20,887	19,367
From Banked Beaumont Storage Basin, AFY	1,141	2,718	4,185	-4,574	-3,982
Total Volume Withdrawn from Storage, AF	6,845	16,307	25,111	-	-23,892

Source: Kimley-Horn. 2020. Water Supply Assessment. Table 9-18.

In addition, the WSA concluded that based on comparison of the SGPWA Imported Water Demands and the Imported Water Supply, the SGPWA has sufficient imported water to meet the regional demands, including the demands of those member agencies currently not taking imported water, until 2040. Overall anticipated water supply and demand with consolidated volumes are provided in **Table 3.15-9: Consolidated Imported Water Supply and Demand**, below.

**Table 3.15-9 – Consolidated Imported Water Supply and Demand,**

Source	YEAR					
	2018	2020	2025	2030	2035	2040
Total Potential Imported Water Supply	19,530	18,035	14,842	15,812	25,880	24,880
Total Firm Imported Water Supply, no Partner Agency Side Deals, Article 21 Water, Turn-back Pool Water, etc.	19,530	14,035	11,324	12,812	10,200	8,500
Imported Water Demand	10,272	11,360	15,874	19,214	21,057	23,950
Imported Water Demand, no Banking or Drought Proofing,	9,223	9,109	11,019	13,254	15,097	17,914

Source: Kimley-Horn. 2020. Water Supply Assessment. Page 66.  
 \*10,200 AFY with Nickel Extension

While it is anticipated that sufficient water supply would be available, it should be noted that not all of those supplies are firm with agreements in place. Beyond 2025, SGPWA and BCVWD would rely on the reliability of SWP water, the availability of Article 21 and Turnback Pool Water, short term water transfers which are not yet agreed to, and the DCP and Sites Reservoir. Both DCP and Sites Reservoir are moving forward, and there is more than reasonable probability these projects would come to fruition. While there is some risk, which BCVWD believes is low, that the projects would not continue, the risk would decrease over time as design and permitting progress.

Further, SGPWA is anticipated to be able to obtain sufficient imported water supply to supplement local supplies to meet regional needs including BCVWD's needs, and those of the manufacturing uses within the area that would be occupied by the Project. The service area build-out or "saturation" population in the 2015 BCVWD UWMP, was determined using the City of Beaumont's Zoning Map from the City's General Plan. Based on review of these maps, the proposed development density of the project within the project site, and associated water demands is considered as part of these regional planning efforts.<sup>8</sup>

Thus, although the Project was not specifically planned for in the BCVWD's 2015 UWMP the project is consistent with the planned development densities of the site, and therefore is consistent with the finding of the 2015 UWMP that demonstrated adequate water supplies up to the year 2040. BCVWD also identified recycled water from the City of Beaumont for non-potable water irrigation with a plan for the recharge of surplus recycled water with appropriate treatment and permits, which would reduce demands for potable water. This also would assist lowering water demands during critical and multiple dry year reliability analysis demonstrated that BCVWD would be able to meet BCVWD's existing demands during those times and also would supplement the existing supply sources during these dry periods with banked water in BCVWD's Beaumont Basin Groundwater Storage Account.

Therefore, pursuant to the California Government Code § 66473.7 (SB 221) and § 10910 of the California Water Code (SB 610), BCVWD would have sufficient currently available and planned supplies to meet the water demands of the Project in addition to the existing and other projected demands during normal, single dry and multiple dry years over the next 20 years. Accordingly, BCVWD has determined that it has sufficient and adequate water supply available to serve long-term needs of the Project in addition to the

<sup>8</sup> Beaumont Cherry Valley Water District, 2017. 2015 Urban Water Management Plan. Page 3-18. <https://bcvwd.org/wp-content/uploads/2017/09/January-2017-Urban-Water-Management-Plan-Final.pdf> (accessed November 2021).

existing and other projected demands during normal, single dry and multiple dry years over the next 20 years. Impacts would therefore be less than significant.

### **Mitigation Measures**

No mitigation is necessary.

***Impact 3.15-3: Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

#### ***Level of Significance: Less than Significant Impact***

There are no existing or proposed sewer services within the Project Site. Sewer service would be addressed by connecting to the existing pump station in 4<sup>th</sup> Street. Wastewater from the Project would then flow to be treated at the City of Beaumont's WWTP No. 1. The WWTP is undergoing upgrades that would expand the current permitted capacity from four mgd to six mgd. Based on the relatively low wastewater generation rates of industrial uses that would be implemented within the Project area, development would result in nominally increased wastewater treatment demands compared to the two mgd of increased treatment capacity. The County of Riverside uses an average wastewater generation rate of 1,500 gpd per acre.<sup>9</sup> The approximately 13.26-acre building area of the Warehouse Site would therefore generate 19,890 gpd. This total would comprise less than one percent of the two mgd increased treatment capacity. These demands have been anticipated and accounted for in planned expansion of the WWTP, and the WWTP would have sufficient wastewater treatment capacity to serve the proposed Project (LAFCO, 2020). Therefore, the Project would not trigger the need for new or expanded regional wastewater treatment facilities and/or exceed capacity. In addition, the Project applicant would be required to pay standard BCVWD sewer connection fees, which are used to fund wastewater treatment and regional wastewater conveyance improvements associated with new development. As such, impacts in this regard would be less than significant.

Regarding the wastewater collection systems and proposed connections to the municipal wastewater collection system, Project facilities would be designed and installed in conformance with the City stipulated wastewater system design, construction, and operational requirements. This would ensure wastewater collection facilities are properly designed, implemented, operated, and maintained; thereby furthering efficiency and adequacy of facilities while reducing facilities lifecycle costs.

The Project applicant also would pay fees pursuant to the incumbent City of Beaumont Fee Schedule. These fees would cover the City's cost to fund plan review, coordination, and inspection of proposed wastewater collection system improvements. The Project applicant would be responsible for any capital costs to extend the existing sewer lines, as well as applicable sewer connection and service fees, which act to fund future improvement plans, operations, and maintenance of existing wastewater collection facilities. Therefore, the Project would have little or no net effect on the operation of wastewater

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<sup>9</sup> County of Riverside. 2015. *County of Riverside Environmental Impact Report No. 521. Table 4.19-BL*. Page 4.19-287. [https://planning.rctlma.org/Portals/14/genplan/general\\_plan\\_2015/DEIR%20521/DEIR%20No.%20521.pdf](https://planning.rctlma.org/Portals/14/genplan/general_plan_2015/DEIR%20521/DEIR%20No.%20521.pdf) (accessed November 2021).

collection facilities or wastewater treatment capacity. Impacts would be less than significant, and mitigation is not required.

### **Mitigation Measures**

No mitigation is necessary.

***Impact 3.15-4: Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?***

***Level of Significance: Less than Significant Impact***

Upon annexation, the City of Beaumont would provide solid waste management services for the Project. Solid waste services within the City are contracted by WM for weekly trash, green waste and recycling curbside service. The City's agreement with WM includes a tipping fee for the County's costs to operate the Lamb Canyon landfill. The Project also would be served by WM. Solid waste generated from the Project would be collected by WM, with the bulk of recyclable waste and green waste delivered to the Moreno Valley Solid Waste Recycling and Transfer Facility (MVTs) for processing. The MVTs is located at 17700 Indian Street in Moreno Valley. It is permitted for a 2,500-tpd operation.

Based on the CalRecycle website, there are various waste disposal generation factors for industrial uses. Some of the generation factors are based on the number of employees and others are based on the square footage of the facility. The Project would primarily be used for warehousing and logistics to facilitate the shipping of goods and products. The Project would not manufacture new goods and therefore, waste generation would be less than more production-oriented industrial uses that use raw materials to make products. Based on these factors, an estimated waste generation rate of 5 lbs/1,000 sf of facility from the CalRecycle website was used (CalRecycle, 2020).

The Project is vacant and solid waste would initially be generated as construction debris. At the end of this phase of the Project, construction debris would stop being generated. Remnant construction debris including wood products, metals, and concrete and paving would be recycled or reused when possible. Operational waste would be generated from business operations and green waste from landscaping. Based on the listed generation rate, the approximately 577,920 square feet warehouse facility is anticipated to generate approximately 2,890 lbs. (577,920/1,000\*5) of waste per day or 1.5 tons per day. The Project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure. The Project would not impair the attainment of solid waste reduction goals.

As discussed above, solid waste would likely be primarily disposed of at the Lamb Canyon Land Fill facility. Green waste can also be transported to this facility where it is sorted and then transferred for disposal. Based on the anticipated tonnage generated, the Project would contribute a negligible volume of waste, approximately 0.03 percent of existing daily disposal. In addition, the other two landfills available for use, the Badlands Landfill and Sobrante Landfill, can accept up to 4,500 tpd and up to 7,000 tpd, respectively. If these facilities are used, the Project would make a similarly slight contribution.

Solid waste created by the Project would be collected and handled in compliance with all applicable regulation including those in Municipal Code § 8.12.100 – Disposal of Solid Waste Required. To help reduce the waste stream, the City of Beaumont Municipal Code Chapter 8.12 details the City's waste management policy which includes requirements and strategies to reduce solid waste and increase the amount of material that is recycled.

The Project also would follow the State of California requirements related to reducing and recycling of the waste stream and comply with AB 341 and 1826 by implementing a recycling program to separate recyclable, and recyclable organic materials, from non-recyclable solid waste and coordinating with the respective waste hauler(s) to have it disposed of at a proper facility. This also would satisfy other state requirement related to large scale businesses such as the Project to maintain recycling and organics recycling programs. These requirements are designed to move California to its statewide goal of a 75 percent recycling rate, including a reduction in the level of organic waste disposal by 50 percent from its current levels. To help ensure businesses comply with the City's ordinance and State laws, the City's franchise waste hauler, WM, offers source separated recyclables, green waste, and food waste collection services. Therefore, the Project would implement all required waste reduction strategies and the existing landfills have adequate capacity to serve the proposed Project. Impacts in this regard would be less than significant and mitigation is not required.

#### **Mitigation Measures**

No mitigation is necessary.

***Impact 3.15-5: Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?***

***Level of Significance: Less than Significant Impact***

## **CONSTRUCTION AND OPERATIONS**

Refer to Impact 3.15-4, above. Project development would comply with all Federal, State, and local statutes and regulations related to solid waste. The Project does not propose any activities that would conflict with the applicable programmatic requirements. Therefore, impacts would be less than significant.

#### **Mitigation Measures**

No mitigation is necessary.

## **3.15.5 SIGNIFICANT UNAVOIDABLE IMPACTS**

No significant unavoidable utility and service system impacts have been identified.

## **3.15.6 CUMULATIVE IMPACTS**

Future projects in the area would incrementally increase water demand, wastewater generation, solid waste generation and decrease available capacity of the landfills in the area. However, as with the Project, these projects have been, or would be, required to conduct environmental review. The BCVWD and

SGPWA UWMP's account for growth in the City and Region and have found adequate water supplies exist. Similarly, the Project would be served by existing and planned wastewater and stormwater facilities. Additionally, based on BCVWD's focus on groundwater recharge and the placement of the retention basins on the Warehouse Site, it is anticipated that at least some of the wastewater generated from the Project and much of the stormwater would be used for this purpose. Furthermore, as of 2015, the Lamb Canyon Land Fill facility was processing an average of 5,000 tpd and has a remaining capacity of 19,242,950 cubic yards. Therefore, while the Project would incrementally increase demands on public utilities, the increases are within the anticipated growth patterns and within the capacity of existing and planned resources. The Project would not combine with other cumulative projects to result in significant impacts to utilities and service systems. The Project's contribution is not considered cumulatively considerable and mitigation is not required.

### 3.15.7 REFERENCES

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