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**WATER SUPPLY ASSESSMENT
 FOR
 THE RUBIDOUX COMMERCE PARK PROJECT
 (City of Jurupa Valley Case No. MA 17132)**

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Prepared by



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CHAPTER I
INTRODUCTION



CHAPTER I INTRODUCTION

This Water Supply Assessment (WSA) has been prepared by Rubidoux Community Services District (RCSD) for the Rubidoux Commerce Park Project (the Project), at the request of the City of Jurupa Valley. A copy of the City's letter, dated February 22, 2021, requesting preparation of the WSA is included as **Appendix A**.

The Project consists of constructing a large logistics facility (two warehouses) in Jurupa Valley, California. A more detailed description of the Project and projected water demand is included in **Chapter II**.

In 2001, the California State Senate passed two statutes, Senate Bill Nos. 221 and 610 (SB 221 and SB 610, respectively), which require detailed project-related water availability information to be provided to city and county decision-makers when considering a project. SB 221 stipulates that approval by a city or county of certain residential subdivisions requires affirmative written verification of sufficient water supply. SB 221 applies only to subdivisions, and is, therefore, not applicable to the Project.

SB 610, codified in Section 10910 of the California Water Code (CWC 10910), stipulates that water supply assessments must be furnished by the applicable Public Water System (PWS) to local governments within 90 days of request, for inclusion in any environmental documentation for certain specified projects subject to the California Environmental Quality Act (CEQA).

The City of Jurupa Valley has elected to prepare an Environmental Impact Report (EIR) in accordance with CEQA, and has issued a Notice of Preparation of an EIR for the Project on November 30, 2020. This WSA was prepared for inclusion in the EIR to satisfy the requirements of CWC 10910. A copy of CWC 10910 is included in **Appendix B**.

Since the Project is situated within the service area of RCSD, RCSD has the authority and obligation to serve the Project, and proposes to provide water service, including water supply, to the Project.

This WSA only addresses the water supply in accordance with the provisions of CWC 10910. This report does not address additional facilities (well pumping plants, booster pumping plants, transmission and distribution pipelines, and storage reservoirs) that may be required to serve the Project. In addition, in accordance with Government Code Section 66473.7 (m) and (n), nothing in this WSA shall be construed



to create a right or entitlement for water service or any specific level of water service nor is it intended to change existing law concerning RCSD's obligation to provide water service to its existing customers or to any potential future customers.

In addition, RCSD reserves its authority under the Water Code (Section 350 *et seq*) to declare a water shortage emergency condition in the face of an existing or threatened water shortage, and thereupon adopt such regulations and restrictions on the delivery and consumption of water within its service area as it deems necessary to conserve the water supply for the greatest public benefit, including, but not limited to, denial of applications for new or additional service connections, and discontinuation of service to existing consumers who willfully violate the regulations and restrictions.

**B. CALIFORNIA WATER CODE SECTION 10910 (SENATE BILL NO. 610, AS AMENDED)
(APPENDIX B)**

CWC 10910 requires that a city or county, upon determining that a project with a significant water demand is subject to CEQA, request that any PWS responsible for supplying water to the project determine whether the project's projected water demand was included in its most recently adopted urban water management plan (UWMP). If such demand was not accounted for, the PWS must prepare a WSA, which must include a discussion of the ability of the PWS's available water supply to meet the project's projected water demand in addition to the PWS's existing and planned future demands.

CWC 10910 defines a Project as:

- A proposed residential development of more than 500 dwelling units.
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.
- A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.
- A proposed hotel or motel, or both, having more than 500 rooms.



- A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.
- A mixed-use project that includes one or more of the aforementioned projects.
- 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. If a PWS has fewer than 5,000 service connections, a project would also be defined as a proposed development that would account for an increase of 10 percent or more in the number of the PWS's existing service connections.

In addition to the above, CWC 10910 requires that the WSA identify any existing water supply entitlements, water rights, or water service contracts held by the PWS, as evidenced by written contracts, copies of capital outlay programs, necessary regulatory approvals, and federal, state, and local infrastructure construction permits relevant to the identified project's water supply, including a description of quantities of water received in prior years by the PWS under the existing water supply entitlements, water rights, or water service contracts. If no water has been received in prior years by the PWS, the WSA must identify another PWS that receives water supply from or has existing water supply entitlements, water rights, or water service contracts to the same source of water that the PWS has identified as a source of its water supply.

The water supply assessment shall include:

- Identification of any existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project and quantities of water received in prior years by the PWS under the existing water supply entitlements, water rights, or water service contracts, including a description of quantities of water received in prior years by the PWS under the existing water supply entitlements, water rights, or water service contracts. Identification of the existing entitlements, water rights, or contracts shall be demonstrated by providing information related to written contracts or other proof of entitlement to the identified water supply, copies of a capital outlay program for financing the delivery of a water supply that has been adopted by the PWS, federal, state, and local permits for construction of necessary infrastructure associated with



delivering the water supply, and any necessary regulatory approvals required to convey or deliver the water supply. If no water has been received in prior years by the PWS, the WSA must identify another PWS that receives water supply from or has existing water supply entitlements, water rights, or water service contracts to the same source of water that the PWS has identified as a source of its water supply.

- Identification of other PWSs that receive a water supply or have existing water supply entitlements, water rights, or water service contracts to the same source of water.
- A review of any information in the UWMP relevant to the identified water supply for the proposed project.
- If the water supply for a proposed project includes groundwater, CWC 10910 requires that the following additional information be included in the water supply assessment:
 - A description of the groundwater basin or basins from which the proposed project will be supplied, together with pertinent documents (if adjudicated) or information as to actual or pending [i.e. potential] overdraft (if not adjudicated).
 - If a basin has been adjudicated, a copy of the order or decree adopted by the court or the board and a description of the amount of groundwater the PWS has the legal right to pump under the order or decree shall be addressed.
 - If a basin has not been adjudicated, and has been designated by the Department of Water Resources (DWR) as "low" or "very low" priority, information as to whether the DWR has identified the basin as overdrafted or has projected that the basin will become overdrafted in the most current bulletin of the DWR that characterizes the condition of the groundwater basin shall be addressed as well as a detailed description of the efforts being undertaken to eliminate the long-term overdraft condition.
 - If a basin has not been adjudicated, and has been designated by the DWR as "medium" or "high" priority, information regarding the following:
 - (i) Whether the DWR has identified the basin as being subject to critical conditions of overdraft.



- (ii) If a groundwater sustainability agency has adopted a groundwater sustainability plan or has an approved alternative, a copy of that alternative or plan.
 - A detailed description and analysis of the amount and location of groundwater pumped by the PWS for the past five years from any groundwater basin from which the proposed project will be supplied.
 - A detailed description and analysis of the amount and location of groundwater that is projected to be pumped by the PWS from any basin from which the proposed project will be supplied.
 - An analysis of the sufficiency of the groundwater from the basin from which the proposed project will be supplied to meet the projected water demand associated with the proposed project.

The city or county shall request the PWS to determine if the projected water demand associated with a project was included in the most recently adopted UWMP. If the projected water demand was accounted for in the most recently adopted UWMP, the PWS may incorporate information from the UWMP to comply with the aforementioned requirements.

If, as a result of the assessment, the PWS concludes that its water supplies are or will be insufficient for the proposed Project, the PWS shall provide its plans for acquiring additional water supplies. Said plans may include, but are not limited to, estimated total cost and proposed method of financing the costs associated with the additional water supplies; all federal, state, and local permits, approvals, or entitlements anticipated to be required to acquire and develop the additional water supplies; and estimated time frames to acquire the additional water supplies.

CHAPTER II

PROJECT



CHAPTER II PROJECT

A. GENERAL

As set forth in the City of Jurupa Valley's Notice of Preparation of a Draft Environmental Impact Report for Master Application (MA) 17132, the Project is described as follows:

"The Project site consists of approximately 80.8 acres located east of Montana Avenue, west of West Riverside Canal, south of 25th Street, and north of 28th Street."

"The Project site is zoned 'M-M Zone (Manufacturing – Medium)' and industrial uses are permitted with approval of a Site Development Permit. The proposed Site Development Permit proposes the construction of two buildings, with Building 1 having approximately 1,299,406 square feet (s.f.) of floor space and Building 2 having approximately 35,454 s.f. of floor space. Related site improvements would include landscaping, parking, and infrastructure facilities." Both buildings are warehouses.

The site consists of fourteen parcels (Riverside County Assessor's Parcel Nos. 178-030-001, 178-030-002, 178-030-003, 178-030-006, 178-030-008, 178-030-009, 178-030-010; 178-060-013; 178-070-001, 178-070-002, 178-070-003, 178-080-011; 178-090-010; and 178-080-009).

According to information provided by Project proponent Proficiency Capital, LLC, the Project will employ 500 people. Each of the two warehouses constituting the Project will be served by a 2-inch water meter. According to AWWA C700-15 for cold water meters (displacement type, metal alloy), the safe maximum operating capacity for a 2-inch meter is 160 gallons per minute (gpm).

B. WATER DEMAND

According to the U.S. Energy Information Administration (2012 Commercial Buildings Energy Consumption Survey: Water Consumption in Large Buildings Summary, Table W1, released February 2017), warehouses and storage buildings use a total annual average of 10,900 gallons per worker, or 3.4 gallons/s.f. of floor space. With 500 workers employed at the facility, the total water demand for the Project would be 10,900 gallons/worker X 500 workers = 5,450,000 gallons/year =



16.7 AF/yr. With a total of 1,334,860 s.f. of floor space, the total water demand for the Project would be 3.4 gallons/s.f. X 1,334,860 s.f. = 4,538,524 gallons/year = 13.9 AF/yr. For purposes of this Water Supply Assessment, the higher water demand estimate of 16.7 AF/yr will be assumed.

In RCSD's 2015 Urban Water Management Plan, the 2020 residential water demand for RCSD was estimated to be 5,937 AF/yr. Said demand was based on a projected 4,980 dwelling units, giving a unit demand of 0.839 AF/yr per dwelling unit. Using this figure, the estimated demand for a 500-dwelling-unit development project would be 419.5 AF/yr.

According to a comment letter provided by the Riverside County Fire Department to the City of Jurupa Valley on September 17, 2019, the required fire protection service to accommodate the Project is 4,000 gpm at 20 pounds per square inch (psi) for 4 hours, for a total of 960,000 gallons. However, fire protection flows are taken from a portion of reservoir storage that is reserved for fire protection for the entire pressure zone served by the reservoir(s). Fire protection storage capacity is determined by the quantity of water specified by the Uniform Fire Code and local fire department planning standards for protection of the largest facility in the pressure zone against a single fire incident; however, water in storage for fire protection service can be used anywhere within the pressure zone, and must be produced and stored for the benefit of the entire community. Therefore, required fire protection flows are not included in calculating water supplies needed to serve specific projects.

In summary, the total water demand for the Project is estimated to be 17 AF/yr (rounded), which is considerably less than the estimated water demand for a 500-dwelling-unit project.

CHAPTER III
WATER SUPPLY



CHAPTER III WATER SUPPLY

A. GENERAL

Since RCSD's potable water supply consists of groundwater, Senate Bill No. 610 requires additional information to be included in the water supply assessment. This chapter will address the following:

- Review of any information in the UWMP relevant to the identified water supply for the proposed project.
- Description of groundwater basins from which the proposed project will be supplied.
- Description of the amount of groundwater RCSD has the legal right to pump.
- Identification of other PWSs that receive a water supply or have existing water supply entitlements, water rights, or water service contracts to the same source of water.
- Detailed description and analysis of the amount and location of groundwater pumped by RCSD for the past five years from any groundwater basin from which the proposed project will be supplied.
- Detailed description and analysis of the amount and location of groundwater that is projected to be pumped by RCSD from any basin from which the proposed project will be supplied.
- An analysis of the sufficiency of the groundwater from the basin from which the proposed project will be supplied to meet the projected water demand associated with the Project.



B. REVIEW OF ANY INFORMATION IN THE URBAN WATER MANAGEMENT PLAN RELEVANT TO THE IDENTIFIED WATER SUPPLY FOR THE PROPOSED PROJECT

RCSD's 2015 Urban Water Management Plan addressed water resources, reliability planning, water use provisions, supply and demand comparison provisions, water demand management measures, water shortage contingency plan, and water recycling. RCSD's 2015 Urban Water Management Plan is incorporated herein by reference.

The water use projections in the UWMP do not include estimates for the water requirements of the proposed Project specifically by name; however, they do include generalized projections for future development within the Commercial/Industrial/Institutional category. The UWMP projects the growth of Commercial/Industrial/Institutional water use as follows:

TABLE III-1 RCSD 2015 URBAN WATER MANAGEMENT PLAN PROJECTED COMMERCIAL/INDUSTRIAL/INSTITUTIONAL WATER USE		
YEAR	PROJECTIONS	
2015	No. of Accounts	369
	Deliveries, AF/yr	995
2020	No. of Accounts	372
	Deliveries, AF/yr	1,572
2025	No. of Accounts	376
	Deliveries, AF/yr	1,683
2030	No. of Accounts	391
	Deliveries, AF/yr	1,794
2035	No. of Accounts	403
	Deliveries, AF/yr	1,904
2040	No. of Accounts	406
	Deliveries, AF/yr	2,014

As shown in Table III-1 above, the UWMP projected the addition of approximately 111 AF/Yr of Commercial//Industrial/Institutional water use between 2020 and 2025, which is sufficient to accommodate the proposed Project.



C. DESCRIPTION OF GROUNDWATER BASINS FROM WHICH THE PROPOSED PROJECT WILL BE SUPPLIED

RCSD currently has six potable and six non-potable water production wells that can extract groundwater from the portion of the Riverside/Arlington Groundwater Basin (DWR No. 8-002.03) known as the Riverside South Groundwater Basin. Essentially all of RCSD's service area overlies the Riverside South Groundwater Basin. Based on RCSD's Water Facilities Master Plan, future water demand (including water demand for the proposed Project) will be met by continued and increased production of groundwater from the Riverside South Groundwater Basin.

The Riverside South Groundwater Basin is that portion of the Riverside Groundwater Basin located in Riverside County (The Riverside North Groundwater Basin is that portion of the Riverside Groundwater Basin located in San Bernardino County). The Riverside Basin is located between the Chino Groundwater Basin on the northwest and the Colton Groundwater Basin on the northeast.

The Riverside/Arlington Basin has been designated by DWR as "very low" priority for purposes of the Sustainable Groundwater Management Act (SGMA). The Riverside Groundwater Basin is adjudicated (see **Section D** herein). Therefore, information pertaining to the Groundwater Sustainability Plan (GSP) under SGMA, and information from DWR pertaining to current or projected overdraft status of the Groundwater Basin, is not required to be included in this document.



D. DESCRIPTION OF THE AMOUNT OF GROUNDWATER RCSD HAS THE LEGAL RIGHT TO PUMP

On March 1, 1963, Western Municipal Water District (Western) filed a suit for a general adjudication of water rights within the San Bernardino Basin Area. A physical settlement was completed and documents delineating the settlement were entered in the Superior Court of the State of California in and for the County of Riverside on April 17, 1969, being Judgment No. 78426 (hereafter referred to as the 1969 Judgment). The 1969 Judgment included the establishment of rights to extract water from three groundwater basins (San Bernardino, Colton, and Riverside) and provided for replenishment in the event actual extractions exceed those rights. The 1969 Judgment is included as **Appendix C** herein.

The 1969 Judgment required the Watermaster to determine base extraction rights and export rights based on the average annual extractions and exports which occurred over the five year period 1959 through 1963. The Court appointed a Watermaster, composed of two persons (each representing the interests of one of the parties), to administer and enforce the provisions of the 1969 Judgment and to report annually to the Court and the parties to the litigation. Accordingly, the Watermaster prepares an annual report which provides an accounting of extractions within the noted basins.

The 1969 Judgment established principles for determining allowable extractions from the San Bernardino, Colton, and Riverside groundwater basins. According to the terms of the 1969 Judgment, Western and San Bernardino Valley Municipal Water District are obligated to provide groundwater replenishment if actual extractions exceed allowable extractions; however, neither agency has ever had to provide replenishment in accordance with the 1969 Judgment. If replenishment is ever required, the costs for such replenishment will probably be allocable to the groundwater extractors, including RCSD. However, neither the Watermaster nor the Court have ever established a formula for allocating replenishment costs to groundwater extractors.

The 1969 Judgment was amended on February 24, 1992 to clarify provisions relating to the computation of the replenishment obligations and credits of the parties.



Discussions with the Western Watermaster indicate that replenishment would not commence until the combined credits of the Colton, Riverside North, and Riverside South groundwater basins are depleted; therefore, the following recitals from the 1969 Judgment apply to RCSD:

1. Extractions from Colton Basin Area and Riverside Basin Area in San Bernardino County for use in Riverside County

Recital VIII (a) provides that "The average annual extractions from the Colton Basin Area and that portion of the Riverside Basin Area within San Bernardino County for use outside San Bernardino Valley for the five-year period ending with 1963 are assumed to be 3,349 acre-feet and 20,191 acre-feet, respectively, the correct figures shall be determined by the Watermaster as therein provided." The extractions were later adjusted by the Watermaster in accordance with the 1969 Judgment to 3,381 AF/yr for the Colton Groundwater Basin and 21,085 AF/yr for the Riverside North Groundwater Basin, hereinafter referred to as base rights.

Recital VIII (b) provides that "Over any five-year period, there may be extracted from each such Basin Area for use outside San Bernardino Valley, without replenishment obligation, an amount equal to five times such annual average for the Basin Area; provided, however, that if extractions in any year exceed such average by more than 20 percent, Western shall provide replenishment in the following year equal to the excess extractions over such 20 percent peaking allowance."

Based on the criteria specified in Recital VIII (b), the five-year limits for the Colton Groundwater Basin and the Riverside North Groundwater Basin are 16,905 AF and 105,425 AF, respectively. The one year maximum extraction for the Colton Groundwater Basin and the Riverside North Groundwater Basin are 4,057 AF and 25,302 AF, respectively.

The most recent Watermaster report dated August 1, 2020, which addresses extractions for calendar years 1971 through 2019, is summarized as follows:

- a. Extractions from the Colton Groundwater Basin for use in Riverside County for the five-year period 2015-2019 amounted to 5,335 AF or about 32% of the



16,905 AF five-year limit. Watermaster records show that the maximum five-year extraction occurred in 1975-79 at 11,402 AF. Since 1971, annual extractions have never exceeded the 4,057 AF limit. The maximum annual extraction occurred in 1975 at 3,873 AF. Extractions for 2019 were substantially lower at 462 AF.

- b. Extractions from the Riverside North Groundwater Basin for use in Riverside County for the five-year period 2015-2019 amounted to 46,298 AF, or about 44% of the 105,425 AF five-year limit. Watermaster records show that the maximum five-year extraction occurred in 1989-93 at 80,014 AF. Since 1971, annual extractions have never exceeded the 25,302 AF limit. The maximum annual extraction occurred in 1972 at 18,588 AF. Extractions for 2019 were substantially lower at 8,855 AF.

2. Extractions from the Portion of Riverside Basin Area in Riverside County Tributary to Riverside Narrows

Recital IX (a) provides that "The average annual extractions from the portion of the Riverside Basin Area in Riverside County which is tributary to Riverside Narrows, for use in Riverside County, for the five-year period ending with 1963 are assumed to be 30,044 acre feet; the correct figures shall be determined by the Watermaster as herein provided." The extractions were later adjusted by the Watermaster in accordance with the 1969 Judgment to 29,633 AF/yr, hereinafter referred to as base rights.

Recital IX (b) provides that "Over any five-year period, there may be extracted from such Basin Area, without replenishment obligation, an amount equal to five times such annual average for the Basin Area; provided, however, that if extractions in any year exceed such average by more than 20 percent, Western shall provide replenishment in the following year equal to the excess extractions over such 20 percent peaking allowance."

The five year limit for that portion of the Riverside Basin Area (Riverside South Groundwater Basin) in Riverside County which is tributary to Riverside Narrows is 148,165 AF and the one year maximum extraction is 35,560 AF.



Based on the most recent Watermaster Report dated August 1, 2020 (which addresses extractions for calendar years 1971 through 2019), extractions for the five-year period 2015-2019 amounted to 128,689 AF, or about 87% of the 148,165 AF five-year limit. Watermaster records show that maximum five year extraction occurred in 1972-76 at 169,052 AF.

Since 1971, annual extractions exceeded the 35,560 AF single year limit during three years (1972, 1974, and 2007). The maximum annual extraction occurred in 1974 at 38,304 AF. Extractions for 2019 amounted to 26,500 AF.

3. Replenishment to Offset New Exports of Water to Areas Not Tributary to Riverside Narrows

Recital X provides that "Certain average annual amounts of water extracted from the San Bernardino Basin Area and the area downstream therefrom to Riverside Narrows during the five year period ending in 1963 have been exported for use outside of the area tributary to Riverside Narrows and are assumed to be 50,667 acre feet annually as set forth in Table C-1 of Appendix "C"; the correct amount shall be determined by the Watermaster as herein provided." The extraction was later adjusted by the Watermaster in accordance with the 1969 Judgment to 42,535 AF/yr.

Based on the most recent Watermaster Report dated August 1, 2020, which addresses exports for calendar years 1972 through 2019, exports for 2019 amounted to 33,411 AF or about 79% of the 42,535 AF base right. Since 1971, annual exports exceeded the 42,535 AF single year limit during six years (1976, 1984, 1988, 1989, 1990, and 1991). The maximum annual export occurred in 1991 (46,606 AF).

Replenishment credits apply to extractions, rather than to exports; thus, credits are not applicable to exports of water to areas not tributary to Riverside Narrows.

Most of RCSD's water use is within areas tributary to Riverside Narrows. In 2019, RCSD exports to other areas amounted to about 686 AF. Said areas are considered to have reached ultimate development; therefore, said amounts are not expected to increase in future years.



4. Replenishment Credits and Adjustments for Quality

Recital XI (b) provides that credits against future replenishment obligations accrue for underextractions (amount extracted is less than the allowed amount), return flows from excess extractions, increased treated sewage flows, excess replenishment, conserved storm flows, and return flows from imported water use. Credits for underextractions in the Colton and Riverside Basins are considered in the aggregate. Such credits accrue on an annual basis in the Colton and Riverside Basins.

With a combined net credit of 544,221 AF (as of 2019) for the Colton, Riverside North, and the Riverside South groundwater basins, it is likely that actual extractions from the Riverside South Groundwater Basin can exceed the allowable extractions without replenishment so long as water is available and credits associated with underextractions remain.

E. IDENTIFICATION OF OTHER PUBLIC WATER SYSTEMS THAT RECEIVE A WATER SUPPLY OR HAVE EXISTING WATER SUPPLY ENTITLEMENTS, WATER RIGHTS, OR WATER SERVICE CONTRACTS TO THE SAME SOURCE OF WATER

The most recent Watermaster report dated August 1, 2020 (Volume 4) identifies five PWSs that extract water from the Riverside South Groundwater Basin. For 2019, 26,500 AF/yr was extracted from the Riverside South Groundwater Basin. Extractions by the five PWSs are summarized as follows:

Public Water System	2019 Extractions (AF/yr)
City of Riverside	16,241
Rubidoux Community Services District	4,717
City of Riverside – Gage Canal	3,629
Jurupa Community Service District	492
Eastern Municipal Water District	0
Total:	25,079



These five PWSs account for approximately 95% of the water extracted from the Riverside South Groundwater Basin. All of the public and private entities that extract water from the Riverside South Groundwater Basin are set forth in **Appendix D**.

F. DETAILED DESCRIPTION AND ANALYSIS OF THE AMOUNT AND LOCATION OF GROUNDWATER PUMPED BY RCSD FOR THE PAST FIVE YEARS FROM ANY GROUNDWATER BASIN FROM WHICH THE PROPOSED PROJECT WILL BE SUPPLIED

As set forth in **Section C** herein, RCSD currently has six potable and six non-potable water production wells that can extract groundwater from the Riverside South Groundwater Basin. The amount of groundwater pumped by RCSD from the Riverside South Groundwater Basin for 2015 through 2019 (based on the latest Watermaster Report) is summarized as follows:

Year	Groundwater Production (AF/yr)
2015	7,803
2016	7,329
2017	7,636
2018	5,256
2019	4,717

G. DETAILED DESCRIPTION AND ANALYSIS OF THE AMOUNT AND LOCATION OF GROUNDWATER THAT IS PROJECTED TO BE PUMPED BY RCSD FROM ANY BASIN FROM WHICH THE PROPOSED PROJECT WILL BE SUPPLIED

As set forth in **Section C** herein, future water demand (including water demand for the proposed Project) will be met by continued and increased production of groundwater from the Riverside South Groundwater Basin. Based on data presented in RCSD's 2015 Urban Water Management



Plan, the projected amount of groundwater to be pumped by RCSD from the Riverside South Groundwater Basin is summarized as follows:

Year	Projected Groundwater Production (rounded) (AF/yr)
2025	11,045
2030	11,754
2035	12,465
2040	13,202

The projected groundwater production includes the estimated 17 AF/yr for the proposed Project.

H. AN ANALYSIS OF THE SUFFICIENCY OF THE GROUNDWATER FROM THE BASIN FROM WHICH THE PROPOSED PROJECT WILL BE SUPPLIED TO MEET THE PROJECTED WATER DEMAND ASSOCIATED WITH THE PROJECT

In accordance with the 1969 Judgment, RCSD can extract groundwater from the Riverside South Groundwater Basin without restrictions until the combined credit of the Colton, Riverside North, and Riverside South groundwater basins are depleted. Once the available credit is depleted, Western will be obligated to provide groundwater replenishment. It is anticipated that the cost for replenishment will be allocated to all groundwater extractors, including RCSD.

Based on the latest Watermaster Report (dated August 1, 2020), total extractions from the Colton, Riverside North, and Riverside South Basins have increased from 31,810 AF/yr in 2015 to 35,817 AF/yr in 2019, approximately a 3% increase per year. Assuming groundwater extractions from these three groundwater basins continues to increase 3% per year, total extraction would increase to approximately 69,127 AF/yr by 2050. At this rate, it would take nearly eight years to deplete the currently available credit of 544,221 AF (a figure which continues to increase).

Even after the available credit is depleted, RCSD can continue to extract groundwater from the Riverside South Groundwater Basin; however, RCSD could be subject to payment of its share of the cost of groundwater replenishment to maintain pumping to meet future water demands.

CHAPTER IV
SUMMARY / CONCLUSIONS



**CHAPTER IV
SUMMARY/CONCLUSIONS**

A. PROJECT

The City of Jurupa Valley Master Application (MA) 17132 (Rubidoux Commerce Park) will consist of two warehouses with a combined floor space of 1,299,356 s.f., and will employ 500 people. The estimated water demand for the Rubidoux Commerce Park is estimated to be 17 AF/yr.

B. PROJECTED ANNUAL WATER PRODUCTION REQUIREMENTS

Projected annual water production requirements for RCSD as set forth in RCSD's 2015 Urban Water Management Plan are summarized as follows:

Year	Projected Groundwater Production (rounded) (AF/yr)
2025	11,045
2030	11,754
2035	12,465
2040	13,202

C. WATER SUPPLY

RCSD's current and future water supply will consist of groundwater extracted from the Riverside South Groundwater Basin.

As a result of the 1969 Judgment, RCSD can extract groundwater from the Riverside South Groundwater Basin without restrictions until the combined credit of the Colton, Riverside North, and Riverside South Groundwater Basins are depleted. Once the available credit is depleted, Western will be obligated to provide groundwater replenishment. It is anticipated that the cost of the replenishment will be allocated to all groundwater extractors, including RCSD.



Based on the latest Watermaster Report (dated August 1, 2020), total extractions from the Colton, Riverside North, and Riverside South Basins have increased from 31,810 AF/yr in 2015 to 35,817 AF/yr in 2019, approximately a 3% increase per year. Assuming groundwater extractions from these three groundwater basins continues to increase 3% per year, total extraction would increase to approximately 69,127 AF/yr by 2050. At this rate, it would take nearly eight years to deplete the currently available credit of 544,221 AF (a figure which continues to increase).

Even after the available credit is depleted, RCSD can continue to extract groundwater from the Riverside South Groundwater Basin; however, RCSD could be subject to payment of its share of the cost of groundwater replenishment to maintain pumping to meet future water demand.

D. CONCLUSION

As a result of the 1969 Judgment, RCSD is guaranteed a sufficient water supply from the Riverside South Groundwater Basin to meet current and future water demands, including the demands of the proposed Project.

APPENDIX A

**CITY OF JURUPA VALLEY
REQUEST FOR
WATER SUPPLY ASSESSMENT**

City of Jurupa Valley

Lorena Barajas Mayor, Chris Barajas Mayor Pro Tem,
Leslie Altamirano, Council Member, Brian Berkson, Council Member, Guillermo Silva, Council Member

February 22, 2021

Rubidoux Community Services District
Ted Beckwith, Director of Engineering
3590 Rubidoux Blvd.
Jurupa Valley, CA 92509

Sent via email: tbeckwith@rcsd.org

SUBJECT: REQUEST FOR WATER SUPPLY ASSESSEMENT FOR THE RUBIDOUX COMMERCE PARK PROJECT (CITY CASE NO. MA17132)

Dear Mr. Beckwith,

The City of Jurupa Valley is the Lead Agency pursuant to the California Environmental Quality Act (CEQA), for the Environmental Impact Report (EIR) that is being prepared for the Rubidoux Commerce Park Project. The proposed project would be an industrial project consisting of two buildings, with Building 1 having approximately 1,261,904 square feet (s.f.) of floor space and Building 2 having approximately 37,452 s.f. of floor space. For this reason, the City will need to comply with the water supply assessment requirements of the State Water Code (Section 10910-10915), pursuant to State CEQA Guidelines Section 15155 (a) (1) (G). Therefore, the City is requesting a water supply assessment from the Rubidoux Community Services District to determine the District's ability to meet the water demands of the proposed project. The following information is intended to aid the District in the preparation of the requested water supply assessment.

PROJECT LOCATION

The project site consists of approximately 80.8 acres located east of Montana Avenue, west of West Riverside Canal, south of 25th Street, and north of 28th Street. The Project site is also identified as Riverside County Assessor's Parcel Nos. 178-030-001, 178-030-002, 178-030-003, 178-030-006, 178-030-008, 178-030-009, 178-030-010; 178-060-013; 178-070-001, 178-070-002, 178-070-003, 178-080-011; 178-090-010; and 178-080-009.

PROJECT DESCRIPTION

To implement the proposed Project, the following discretionary permit applications are required.

8930 Limonite Ave., Jurupa Valley, CA 92509-5183
Phone: (951) 332-6464, FAX (951) 332-6995
www.jurupavalley.org

General Plan Amendment

The Project site is designated by the City of Jurupa Valley General Plan for “LI – Light Industrial” uses. However, Appendix 17.0 of the General Plan includes the Mira Loma Warehouse Distribution Center Policy (Planning Department Policy Directive 12-01). Pursuant to this policy, in the Business Park, Light Industrial, and Heavy Industrial land use designations, warehousing and distribution uses, and other goods storage facilities, are permitted only in the Mira Loma Warehouse Policy Area. Because the Project site is not currently located within the Mira Loma Warehouse Policy Area, the Project requires an Amendment to the City of Jurupa Valley General Plan to allow warehouse distribution/logistics buildings on the Project site.

Site Development Permit

The Project site is zoned “M-M Zone (Manufacturing – Medium)” and industrial uses are permitted with approval of a site development permit. The proposed site development permit proposes the construction of two buildings, with Building 1 having approximately 1,261,904 square feet (s.f.) of floor space and Building 2 having approximately 37,452 s.f. of floor space. Related site improvements would include landscaping, parking, and infrastructure facilities.

Tentative Parcel Map

A Tentative Parcel Map is proposed to consolidate the existing parcels on the site to provide two parcels for development of the proposed buildings as well as lots for roadway right-of-way dedications.

Proposed Water Improvements

Water service to the Building 1 site would be accommodated via a proposed looped water main that would extend from the northeast corner of the building southeast within Primavera Avenue (26th Street) to an existing point of connection to the south of Rubidoux Boulevard. Water service for Building 2 would be accommodated via a proposed water line that would connect to proposed water lines within Primavera Avenue (26th Street).

If you have any questions or need additional information, please don't hesitate to contact me by email at eperea@jurupavalley.org or by phone at 951-729-5383

Sincerely,



Ernest Perea, CEQA Administrator

Attachments:

Project Plans

APPENDIX B

**CALIFORNIA WATER CODE SECTION 10910
(SENATE BILL NO. 610 AS AMENDED)**

State of California

WATER CODE

Section 10910

10910. (a) Any city or county that determines that a project, as defined in Section 10912, is subject to the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) under Section 21080 of the Public Resources Code shall comply with this part.

(b) The city or county, at the time that it determines whether an environmental impact report, a negative declaration, or a mitigated negative declaration is required for any project subject to the California Environmental Quality Act pursuant to Section 21080.1 of the Public Resources Code, shall identify any water system whose service area includes the project site and any water system adjacent to the project site that is, or may become as a result of supplying water to the project identified pursuant to this subdivision, a public water system, as defined in Section 10912, that may supply water for the project. If the city or county is not able to identify any public water system that may supply water for the project, the city or county shall prepare the water assessment required by this part after consulting with any entity serving domestic water supplies whose service area includes the project site, the local agency formation commission, and any public water system adjacent to the project site.

(c) (1) The city or county, at the time it makes the determination required under Section 21080.1 of the Public Resources Code, shall request each public water system identified pursuant to subdivision (b) to determine whether the projected water demand associated with a proposed project was included as part of the most recently adopted urban water management plan adopted pursuant to Part 2.6 (commencing with Section 10610).

(2) If the projected water demand associated with the proposed project was accounted for in the most recently adopted urban water management plan, the public water system may incorporate the requested information from the urban water management plan in preparing the elements of the assessment required to comply with subdivisions (d), (e), (f), and (g).

(3) If the projected water demand associated with the proposed project was not accounted for in the most recently adopted urban water management plan, or the public water system has no urban water management plan, the water supply assessment for the project shall include a discussion with regard to whether the public water system's total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection will meet the projected water demand associated with the proposed project, in addition to the public water system's existing and planned future uses, including agricultural and manufacturing uses.

(4) If the city or county is required to comply with this part pursuant to subdivision (b), the water supply assessment for the project shall include a discussion with regard to whether the total projected water supplies, determined to be available by the city or county for the project during normal, single dry, and multiple dry water years during a 20-year projection, will meet the projected water demand associated with the proposed project, in addition to existing and planned future uses, including agricultural and manufacturing uses.

(d) (1) The assessment required by this section shall include an identification of any existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project, and a description of the quantities of water received in prior years by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), under the existing water supply entitlements, water rights, or water service contracts.

(2) An identification of existing water supply entitlements, water rights, or water service contracts held by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), shall be demonstrated by providing information related to all of the following:

(A) Written contracts or other proof of entitlement to an identified water supply.

(B) Copies of a capital outlay program for financing the delivery of a water supply that has been adopted by the public water system.

(C) Federal, state, and local permits for construction of necessary infrastructure associated with delivering the water supply.

(D) Any necessary regulatory approvals that are required in order to be able to convey or deliver the water supply.

(e) If no water has been received in prior years by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), under the existing water supply entitlements, water rights, or water service contracts, the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), shall also include in its water supply assessment pursuant to subdivision (c), an identification of the other public water systems or water service contractholders that receive a water supply or have existing water supply entitlements, water rights, or water service contracts, to the same source of water as the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), has identified as a source of water supply within its water supply assessments.

(f) If a water supply for a proposed project includes groundwater, the following additional information shall be included in the water supply assessment:

(1) A review of any information contained in the urban water management plan relevant to the identified water supply for the proposed project.

(2) (A) A description of any groundwater basin or basins from which the proposed project will be supplied.

(B) For those basins for which a court or the board has adjudicated the rights to pump groundwater, a copy of the order or decree adopted by the court or the board and a description of the amount of groundwater the public water system, or the city

or county if either is required to comply with this part pursuant to subdivision (b), has the legal right to pump under the order or decree.

(C) For a basin that has not been adjudicated that is a basin designated as high- or medium-priority pursuant to Section 10722.4, information regarding the following:

(i) Whether the department has identified the basin as being subject to critical conditions of overdraft pursuant to Section 12924.

(ii) If a groundwater sustainability agency has adopted a groundwater sustainability plan or has an approved alternative, a copy of that alternative or plan.

(D) For a basin that has not been adjudicated that is a basin designated as low- or very low priority pursuant to Section 10722.4, information as to whether the department has identified the basin or basins as overdrafted or has projected that the basin will become overdrafted if present management conditions continue, in the most current bulletin of the department that characterizes the condition of the groundwater basin, and a detailed description by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), of the efforts being undertaken in the basin or basins to eliminate the long-term overdraft condition.

(3) A detailed description and analysis of the amount and location of groundwater pumped by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), for the past five years from any groundwater basin from which the proposed project will be supplied. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.

(4) A detailed description and analysis of the amount and location of groundwater that is projected to be pumped by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), from any basin from which the proposed project will be supplied. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.

(5) An analysis of the sufficiency of the groundwater from the basin or basins from which the proposed project will be supplied to meet the projected water demand associated with the proposed project. A water supply assessment shall not be required to include the information required by this paragraph if the public water system determines, as part of the review required by paragraph (1), that the sufficiency of groundwater necessary to meet the initial and projected water demand associated with the project was addressed in the description and analysis required by subparagraph (D) of paragraph (4) of subdivision (b) of Section 10631.

(g) (1) Subject to paragraph (2), the governing body of each public water system shall submit the assessment to the city or county not later than 90 days from the date on which the request was received. The governing body of each public water system, or the city or county if either is required to comply with this act pursuant to subdivision (b), shall approve the assessment prepared pursuant to this section at a regular or special meeting.

(2) Prior to the expiration of the 90-day period, if the public water system intends to request an extension of time to prepare and adopt the assessment, the public water

system shall meet with the city or county to request an extension of time, which shall not exceed 30 days, to prepare and adopt the assessment.

(3) If the public water system fails to request an extension of time, or fails to submit the assessment notwithstanding the extension of time granted pursuant to paragraph (2), the city or county may seek a writ of mandamus to compel the governing body of the public water system to comply with the requirements of this part relating to the submission of the water supply assessment.

(h) Notwithstanding any other provision of this part, if a project has been the subject of a water supply assessment that complies with the requirements of this part, no additional water supply assessment shall be required for subsequent projects that were part of a larger project for which a water supply assessment was completed and that has complied with the requirements of this part and for which the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), has concluded that its water supplies are sufficient to meet the projected water demand associated with the proposed project, in addition to the existing and planned future uses, including, but not limited to, agricultural and industrial uses, unless one or more of the following changes occurs:

(1) Changes in the project that result in a substantial increase in water demand for the project.

(2) Changes in the circumstances or conditions substantially affecting the ability of the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), to provide a sufficient supply of water for the project.

(3) Significant new information becomes available that was not known and could not have been known at the time when the assessment was prepared.

(i) For the purposes of this section, hauled water is not considered as a source of water.

(Amended by Stats. 2018, Ch. 15, Sec. 19. (AB 1668) Effective January 1, 2019.)