

**Notice of Completion & Environmental Document Transmittal**

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**Project Title:** Well 25 ProjectLead Agency: Rubidoux Community Services DistrictContact Person: Ted BeckwithMailing Address: 3590 Rubidoux BoulevardPhone: (951) 512-1255City: Jurupa ValleyZip: 92509County: Riverside**Project Location:** County: RiversideCity/Nearest Community: Jurupa ValleyCross Streets: Mission Blvd, Daly Ave, 37th St, 36th St, 35th St, 34th St, Odell St, Crestmore Rd Zip Code: 92509Longitude/Latitude (degrees, minutes and seconds): 33 ° 59 ' 32.9 " N / 117 ° 23 ' 57.3 " W Total Acres: 3.3Assessor's Parcel No.: See attachmentSection: 15Twp.: 2SRange: 5WBase: SBBMWithin 2 Miles: State Hwy #: SR-60, SR-91Waterways: Santa Ana RiverAirports: FlabobRailways: N/ASchools: See attachment**Document Type:**CEQA:  NOP Early Cons Neg Dec Mit Neg Dec Draft EIR Supplement/Subsequent EIR

(Prior SCH No.) \_\_\_\_\_

Other: \_\_\_\_\_

NEPA:  NOI EA Draft EIS FONSIOther:  Joint Document Final Document Other: \_\_\_\_\_**Local Action Type:** General Plan Update General Plan Amendment General Plan Element Community Plan Specific Plan Master Plan Planned Unit Development Site Plan Rezone Prezone Use Permit Land Division (Subdivision, etc.) Annexation Redevelopment Coastal Permit Other: \_\_\_\_\_**Development Type:** Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Educational: \_\_\_\_\_ Recreational: \_\_\_\_\_ Water Facilities: Type pipeline/facility MGD 2.16 Transportation: Type \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Other: \_\_\_\_\_**Project Issues Discussed in Document:** Aesthetic/Visual Agricultural Land Air Quality Archeological/Historical Biological Resources Coastal Zone Drainage/Absorption Economic/Jobs Fiscal Flood Plain/Flooding Forest Land/Fire Hazard Geologic/Seismic Minerals Noise Population/Housing Balance Public Services/Facilities Recreation/Parks Schools/Universities Septic Systems Sewer Capacity Soil Erosion/Compaction/Grading Solid Waste Toxic/Hazardous Traffic/Circulation Vegetation Water Quality Water Supply/Groundwater Wetland/Riparian Growth Inducement Land Use Cumulative Effects Other: GHG**Present Land Use/Zoning/General Plan Designation:**

See attachment.

**Project Description:** (please use a separate page if necessary)

See attachment.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>SWRCB: Drinking Water</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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**Local Public Review Period (to be filled in by lead agency)**


Starting Date August 28, 2024 Ending Date September 26, 2024

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Albert A. Webb Associates</u>	Applicant: <u>Rubidoux Community Services District</u>
Address: <u>3788 McCray St</u>	Address: <u>3590 Rubidoux Boulevard</u>
City/State/Zip: <u>Riverside, CA 92506</u>	City/State/Zip: <u>Jurupa Valley, California 92509</u>
Contact: <u>Cheryl DeGano</u>	Phone: <u>(951)512-1255</u>
Phone: <u>(951)529-8327</u>	

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Signature of Lead Agency Representative:  Date: 27 Aug 2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**APNs:** 181-120-014, -015, 179-230-019, 179-28-027

**Schools:** Ina Arbuckle Elementary School, West Riverside Elementary School, Mission Middle School, Patricia Beatty Elementary School

**General Plan Land Use and Zoning Designation:**

Site	General Plan Land Use Designation	Overlays	Zoning
Well 25 Site	Commercial Retail (CR)	Rubidoux Town Center Overlay	Rubidoux Village Commercial (R-VC)
Potential Thompson Expansion Site	Medium High Density Residential (MHDR)	None	Specific Plan Zone (SP-Zone) <sup>a</sup>
Leland J Thompson Water Treatment Facility	Medium High Density Residential (MHDR)	None	Specific Plan Zone (SP-Zone) <sup>b</sup>
La Verne Mahnke Manganese Treatment Facility	Medium High Density Residential (MHDR)	None	Multitple Family Dwellings (R-2)
Property Adjacent to the Raw Water Pipeline Alignment	Commercial Retail (CR); Medium High Density Residential (MHDR);	Rubidoux Town Center Overlay	Rubidoux Village Commercial (R-VC); Single Family Dwellings (R-1); Multitple Family Dwellings (R-2)

**Notes:**

- <sup>a</sup> The Potential Thompson Expansion Site is within the boundaries of The District at Jurupa Valley Specific Plan (SP21001)
- <sup>b</sup> The Leland K. Shompson Water Treatment Facility is within the boundaries of the Emerald Meadows Ranch Specific Plan (SP337)

**Project Description:**

The proposed Project consists of construction and operation of a new groundwater well, to replace an existing well, a raw water pipeline, and a new water treatment facility.

Well 25: The Well 25 component of the proposed Project consists of the design, drilling, construction, and operation of a new community groundwater well, known as Well 25. Well 25 is proposed to be

approximately 16 inches in diameter and drilled to a depth of approximately 200 feet below ground surface with a target production capacity of 1,500 GPM. Well 25 would be equipped with a 75 to 150 horse power (hp) electric motor. The wellhead and approximately 200 linear feet of above-ground piping (including valves) would be constructed on top of a concrete pad. Site improvements also include an approximately 400 square foot (SF) electrical building to house the electronics to operate the well; SCADA antenna, standby backup diesel generator installed on a concrete pad in a waterproof sound attenuation enclosure; a Southern California Edison (SCE) meter and transformer, both installed on concrete pads; and driveway access to the site from Mission Boulevard. The Well 25 Site would be developed with a paved surface area, small detention basin for site runoff and well discharges, and an interior block wall enclosure for sound attenuation. For security purposes, the Well 25 Site would be enclosed with an 8-foot tall CMU wall. Access to the site will be via a locked wrought iron gate from Mission Boulevard. Minimal landscaping is anticipated.

As part of the construction of Well 25, an approximately 12-inch diameter pilot bore hole would be drilled to the expected final depth of the well. Following drilling of the bore hole, the larger diameter well would be drilled. As part of the design of the electrical building and other site improvements, two shallow geotechnical borings would be done at the Well 25 Site. These borings would be filled.

Raw Water Pipeline: The Project also includes approximately 2,640 linear feet of raw water pipeline from the wellhead at the Well 25 Site to the proposed water treatment facility. This pipeline would be constructed within public rights-of-way (ROW) within Mission Boulevard, Daly Avenue, and 34th Street. An encroachment permit from the Jurupa Valley would be required to construct this pipeline.

Water Treatment Facility: The Project also includes expansion of the existing treatment capacity for RCSD. The new treatment facility would be constructed at either the Potential Thompson Expansion Site, the Thompson Facility, or the Mahnke Facility. The treatment facility would consist of new treatment vessels and piping for either an IX or GAC water treatment system to treat the anticipated contaminants of manganese and PFAS/PFOS. The current plants have capacity to treat the District's other wells in the local area for similar contaminants. Either new treatment vessels and piping would be constructed at the Thompson Expansion Site or additional treatment vessels would be added and piping configured within the footprints of the Thompson Facility or Mahnke Facility, which would result in a net increase of treatment capacity by 1,500 GPM to accommodate planned and expected growth within RCSD's water service area and offset projected degradation in water quality to maintain system reliability.