



WATER SUPPLY ASSESSMENT

MANITOU CT. LOGISTICS PROJECT AT SPACE CENTER
CITY OF JURUPA VALLEY

Prepared for:



April 1, 2021



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April 8, 2021

Seungwon Won, Ph.D., P.E.
Principal Engineer
JURUPA COMMUNITY SERVICES DISTRICT
11201 Harrel Street
Jurupa Valley, CA 91752

Re: Water Supply Assessment for Manitou Ct. Logistic Project
at Space Center

Dear Mr. Won,

Pursuant to your Notice to Proceed given on February 25, 2021, and the City's provision of a current site plan and project description on February 16, 2021, transmitted herewith is the Water Supply Assessment of the subject project pursuant to SB 610.

Sincerely,

ALBERT A. WEBB ASSOCIATES

A handwritten signature in blue ink, appearing to read "Sam I. Gershon", is written over the typed name.

Sam I. Gershon, RCE
Senior Vice President



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APPENDICES (attached separately)

- A. *Jurupa Community Services District 2015 Urban Water Management Plan.* Prepared by Albert A. Webb Associates. June 27, 2016.
- B. Chino Basin Desalter Authority. *2015 Urban Water Management Plan.* Prepared by Water Resources Planning. June 2016.
- C. Chino Basin Desalter Authority. January 2011. *Amended and Restated Water Purchase Agreement by and between Chino Basin Desalter Authority and The Jurupa Community Services District.*
- D. September 2014. *Amendment No. 8 to Groundwater Storage Program Funding Agreement No. 49960.*
- E. November 2014. *Agreement by and between the City of Ontario and Jurupa Community Services District.*
- F. January 1978. Judgment, *Chino Basin Municipal Water District v. City of Chino, et al., San Bernardino Ct. No. 164327.*
- G. April 1969. Judgment, *Orange County Water District v. City of Chino, et al., Superior Court for the State of California for the County of Orange No. 117628.*
- H. April 1969. Judgment *Western Municipal Water District, et al. v. East San Bernardino County Water District.*
- I. 2015 *Inter-Agency Operating Agreement for Use of the JCSD-RCSD Jewel Street Booster Station and Pipeline Interconnection.*
- J. Inland Empire Utilities Agency and Water Facilities Authority, *2015 Urban Water Management Plan.* Prepared by Arcadis. June 2016.
- K. The Metropolitan Water District of Southern California (MWD), *2015 Urban Water Management Plan.* June 2016.

SECTION 1 - INTRODUCTION

1.1 Purpose

In October of 2001, Senate Bill 610 (SB 610) was signed into California state law with an effective date of January 1, 2002. SB 610 amended existing legal requirements for confirmation of water supply sufficiency as a condition of approval for development projects. The confirmation of water supply sufficiency is achieved through an assessment of the water purveyor's existing and future water sources, and existing and projected water demand in relation to a "project" as defined by SB 610, resulting in the production of a project-specific Water Supply Assessment ("WSA" or "Assessment"). Additional analysis is required in the WSA if any portion of the water purveyor's water supplies include groundwater. The WSA is prepared and adopted by the water supplier and included in the California Environmental Quality Act (CEQA) analysis for the project. The CEQA Lead Agency must then independently determine, based on the entire record, whether water supplies will be sufficient to satisfy the demands of the project, in addition to existing and planned future uses (California Water Code [CWC] section 10911).

Law

Water Code section 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.

Water Code section 10912:

For the purpose of this part, the following terms have the following meanings:

(a) "Project" means any of the following:

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

1.2 Proposed Project

This WSA has been prepared for the Manitou Ct. Logistic Project at Space Center project (“Project”), which is on Parcel No. 156-150-069. The parcel is bounded by 7th Street to the south, the property line of Parcel No. 156-150-069 to the north, Space Center Court to the east, and the Union Pacific Railroad to the west, within the City of Jurupa Valley (see **Figure 1-1, Regional Location** and **Figure 1-2, Project Vicinity** located at the end of this section). The Project site is 105.54 acres (gross) and currently operating as a Mira Loma warehouse and distribution center (**Figure 1-3, Project Site Location**).

Jurupa Community Services District (JCSD) is the water supplier for the Project site. The City requested this WSA from JCSD on February 17, 2021. JCSD commissioned this Assessment from Albert A. Webb Associates (WEBB) on February 25, 2021 to answer the following key question per SB 610: whether the projected supply for the next 20 years, based on normal, single dry and multiple dry years, will meet the

demand projected for the project plus existing and planned future uses, including agricultural and manufacturing uses.

BRE Space Mira Loma LLC is proposing to redevelop a 105.43 Acre property located at Manitou Ct./"C" Street in the City of Jurupa Valley, CA. The existing property contains nine (9) redwood buildings and one (1) concrete tilt up building. The existing nine (9) redwood buildings (1,969,312 SF) will be demolished and will be replaced with two new logistics facilities totaling 1,939,312 SF. The existing concrete tilt-up building (172,800 SF) will remain in place.

The proposed buildings are as follows: Parcel 1 will contain one (1) logistics facility with approximately 1,379,287 square feet of floor space and its subsequent site improvements. Parcel 2 will contain one (1) logistics facility with approximately 560,025 square feet of floor space and its subsequent site improvements. Parcel 3 will contain the existing concrete tilt up building and its existing site improvement. This existing building contains 172,800 square feet of floor space. All proposed commercial buildings will be a concrete tilt-up.

Concurrent with the Site Development Permit (Major) Application, a Tentative Parcel Map will be submitted showing the three (3) parcel configuration.

The Project site currently has a General Plan (GP) land use designation of Light Industrial (L-I). The site is zoned M-M (Medium Manufacturing).¹

According to information that was provided to JCSD from the applicant for this Assessment, the landscape plan plant palette will feature drought-tolerant plants in compliance with Jurupa Valley's Municipal Code Title 9 of the Jurupa Valley Municipal Code. The Project would be equipped with a low flow irrigation system to meet state-mandated AB 1881 (Model Water Efficient Landscape Ordinance) requirements.

¹ City of Jurupa Valley letter dated July 29, 2020 by Michael Fellows, Senior Planner.

For the purposes of this WSA, it is assumed that only potable water will be available to meet the project's water demand.

1.3 Project Relation to Urban Water Management Plan

JCSD is the water supplier for the Project and has prepared a 2015 UWMP, a copy of which is provided in Appendix A. The 2015 UWMP was adopted by JCSD Board of Directors on June 27, 2016 and reviewed by the state Department of Water Resources (DWR). The 2015 UWMP assumptions on growth projections within the service area were derived from an analysis of the additional water demand from the land uses assigned to vacant parcels by City-approved General Plans that could be developed in the future (UWMP, p. 4-3). As part of this Assessment, WEBB has confirmed with JCSD that there have been no substantial changes to the water supply portfolio as described in the 2015 UWMP.

Law

Water Code Section 10910:

(c) (1) The city or county, at the time it makes the determination required under Section 21080.1 of the Public Resources Code [CEQA], 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.

As discussed further in Section 3 – Water Supply Analysis, JCSD is a member agency of the Chino Basin Desalter Authority (CDA), a Joint Exercise of Powers Agency from which JCSD purchases treated groundwater from the Chino Groundwater Basin. CDA has prepared a 2015 UWMP which is provided in Appendix B.

1.4 Statewide and Local Water Conservation Efforts

Governor Brown proclaimed a statewide State of Emergency due to ongoing drought conditions on January 17, 2014. Since then, at least six Executive Orders and other Proclamations have been issued in response to impacts from extended statewide drought conditions. Executive Order B-37-16 issued on May 9, 2016, established a new water use efficiency framework for California. The order established longer-term water conservation measures that include permanent monthly water use reporting, new urban water use targets, reducing system leaks and eliminating wasteful practices,

strengthening urban drought contingency plans and improving agricultural water management and drought plans. On April 7, 2017, Governor Brown issued Executive Order B-40-17 that ended the drought state of emergency in all California counties except Fresno, Kings, Tulare, and Tuolumne. The Executive Order maintains the mandatory water reporting requirements and prohibitions on wasteful practices contained in Executive Order B-37-16, as described previously. In a related action, state agencies released a plan to implement Executive Order B-37-16 entitled, “Making Water Conservation a California Way of Life.”

JCSD adopted Ordinance No. 389 on May 26, 2015 containing the Water Conservation Program and water waste ordinance in response to Emergency Conservation Regulations mandated by the State Water Resources Control Board. Ordinance 389 states that water conservation measures shall be in effect at all times and shall be subject to penalties as appropriate (UWMP, p. 9-1). On July 24, 2017, the JCSD Board of Directors unanimously approved remaining at Level 2 of the District’s Water Conservation Program. As such, customers must continue to follow mandatory, year-round water use efficiency best practices (JCSD Web site).

The City of Jurupa Valley adopted the Water Efficient Landscape Design Regulations on November 19, 2015 which are codified in Chapter 9.50 of the Jurupa Valley Municipal Code. The purpose and intent of this chapter is to (JVMC 9.50.010):

- 1) Promote the values and benefits of landscaping practices that integrate and go beyond the conservation and efficient use of water;
- (2) Establish a structure for planning, designing, installing, maintaining and managing water efficient landscapes in new construction and rehabilitated projects by encouraging the use of a watershed approach that requires cross-sector collaboration of industry, government and property owners to achieve the many benefits possible;

(3) Establish provisions for water management practices and water waste prevention for existing landscapes that conserve and promote the efficient use of water;

(4) Establish landscapes that are planned, designed, installed, managed and maintained with the watershed based approach that improve California's environmental conditions and provide benefits and realize sustainability goals. Such landscapes will make the urban environment resilient in the face of climatic extremes. Consistent with the legislative findings and purpose of the chapter, conditions in the urban setting will be improved by:

- a. Creating the conditions to support life in the soil by reducing compaction, incorporating organic matter that increases water retention, and promoting productive plant growth that leads to more carbon storage, oxygen production, shade, habitat and esthetic benefits.
- b. Minimizing energy use by reducing irrigation water requirements, reducing reliance on petroleum based fertilizers and pesticides, and planting climate appropriate shade trees in urban areas.
- c. Conserving water by capturing and reusing rainwater and graywater wherever reasonably possible and selecting climate appropriate plants that need minimal supplemental water after establishment.
- d. Protecting air and water quality by reducing power equipment use and landfill disposal trips, selecting recycled and locally sourced materials, and using compost, mulch and efficient irrigation equipment to prevent erosion.
- e. Protecting existing habitat and creating new habitat by choosing local native plants, climate adapted non-natives and avoiding invasive plants.

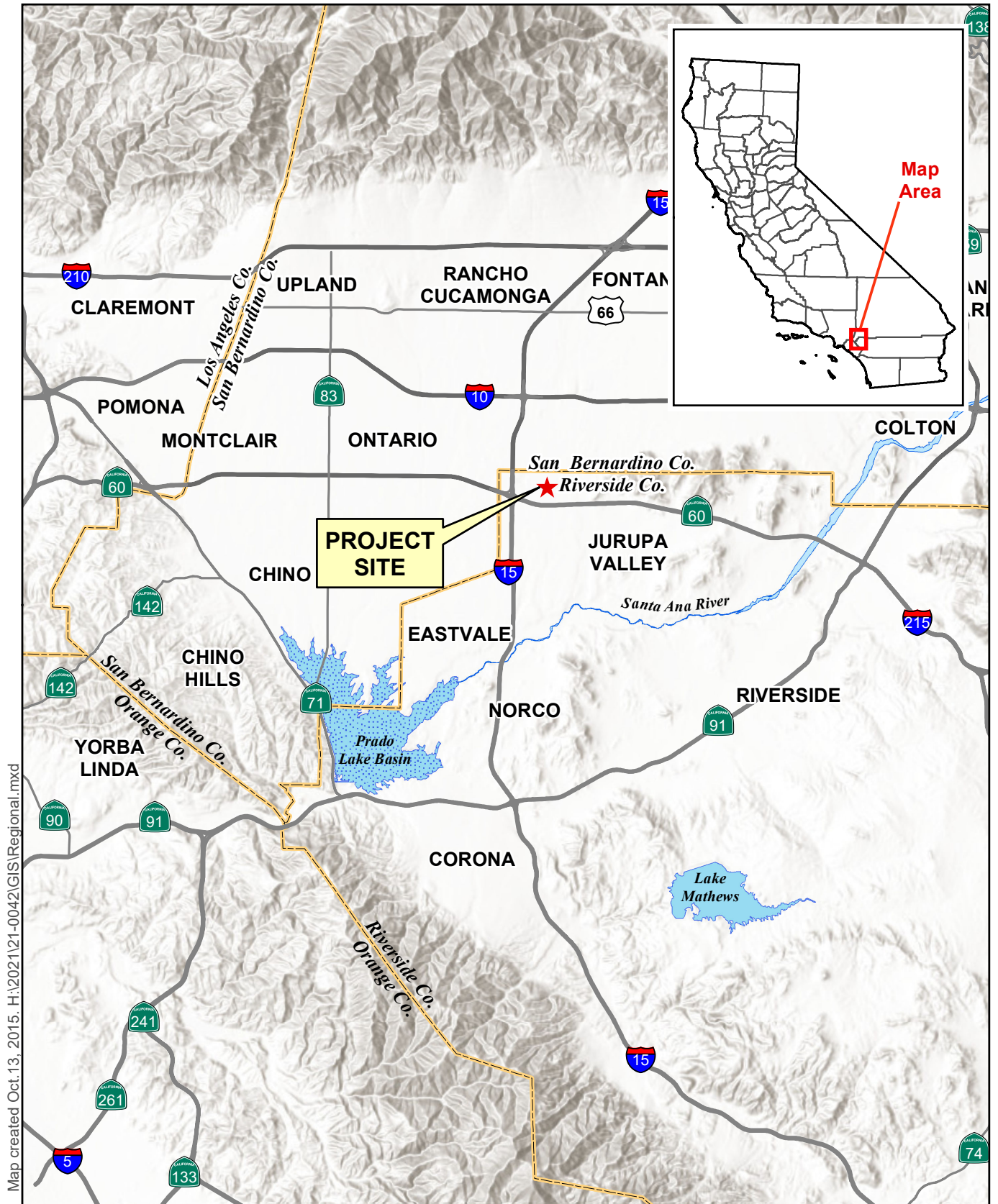
(5) Reduce the water demands from landscapes without a decline in landscape quality;

- (6) Retain flexibility and encourage creativity through appropriate design;
- (7) Assure the attainment of water efficient landscape goals by requiring that landscapes not exceed a maximum water demand of fifty-five percent (55%) of its reference evapotranspiration (ET_o) for residential landscape projects, and forty-five percent (45%) of ET_o for non-residential projects or any lower percentage as may be required by state legislation, whichever is stricter;
- (8) Eliminate water waste from overspray and/or runoff,
- (9) Use water efficiently without waste by setting a Maximum Applied Water Allowance as an upper limit for water use and reduce water use to the lowest practical amount;
- (10) Achieve water conservation by raising the public awareness of the need to conserve water through education and motivation to embrace an effective water demand management program;
- (11) Promote the benefits of consistent landscape ordinances with neighboring local and regional agencies;
- (12) Establish economic incentives that promote the efficient use of water, such as implementing a tiered-rate structure; and
- (13) Implement the requirements of the California Water Conservation in Landscaping Act 2006, California Assembly Bill 1881 and the California Code of Regulations Title 23, Division 2, Chapter 2.7.
- (14) Implement the requirements of the Jurupa Community Services District (JCSD) Water Conservation Ordinance No. 387;
- (15) Adopt the necessary authority that implements and enforces the provisions of the Model Water Efficient Landscape Ordinance adopted by the State Water Commission.

These requirements are applicable to all new and rehabilitated landscapes associated with nonresidential uses which require a permit and/or approval by the City (JVMC 9.50.030).

1.5 Methodologies of Analysis

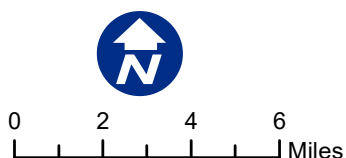
This Assessment follows the report outline suggested by the DWR *Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 of 2001* (DWR 2003). Section 1 of this Assessment describes the existing and proposed land use designations of the project site, the proposed project's relation to the water supplier's most recent UWMP, and a review of statewide conservation requirements. Section 2 provides the water demand analysis of both the project site and the JCSD service area, Section 3 reviews the projected water supplies for the project and the JCSD; Section 4 contains the required discussion of JCSD's groundwater supplies; and Section 5 concludes the Assessment by answering the primary question at hand.



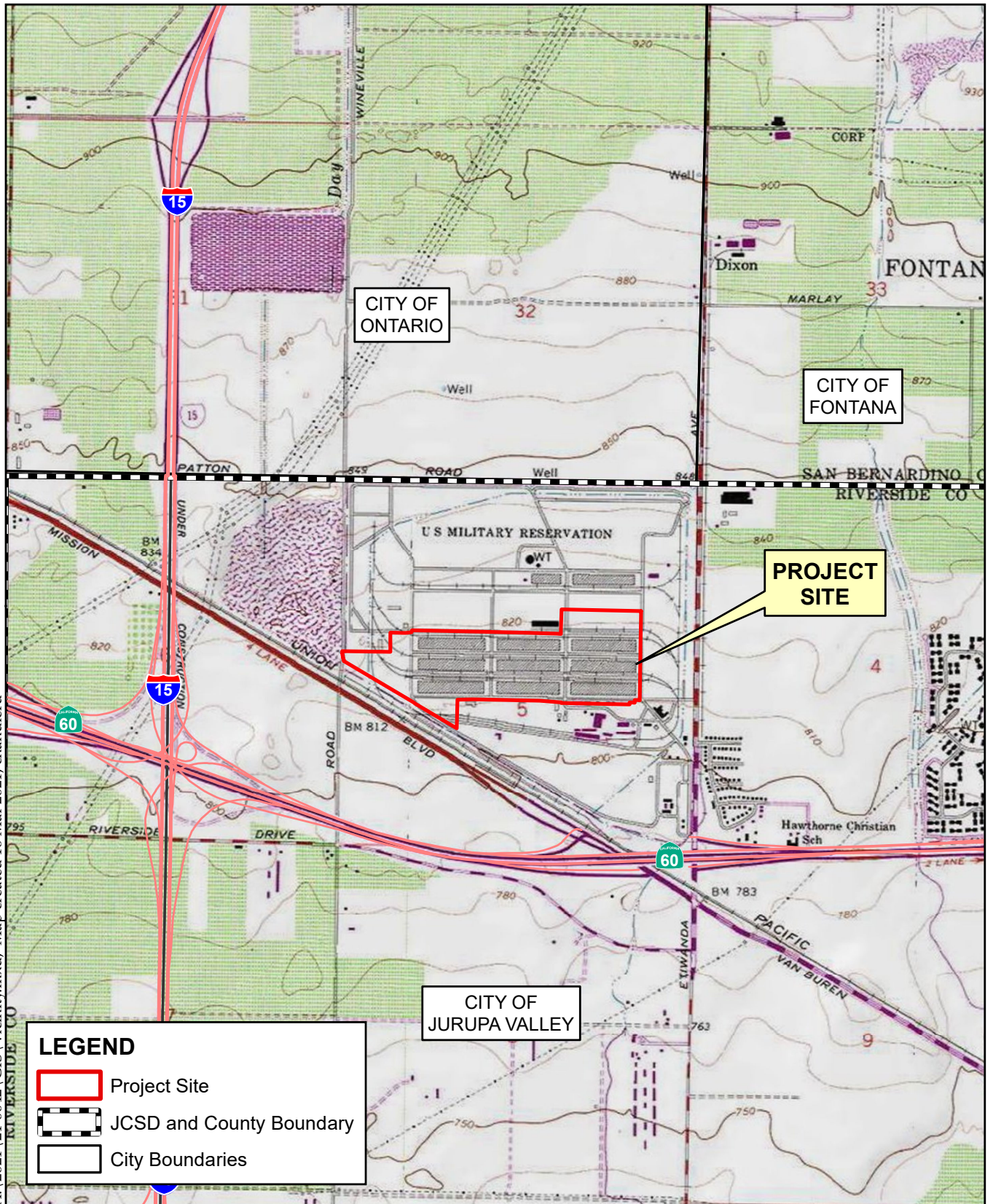
Map created Oct. 13, 2015. H:\2021\21-0042\GIS\Regional.mxd

Source: County of Riverside GIS, 2021

Figure 1-1 – Regional Location
Manitou CT Logistics Project at Space Center



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Sources: ESRI / USGS 7.5min Topo;
Riverside Co. GIS, San Bernardino Co. GIS

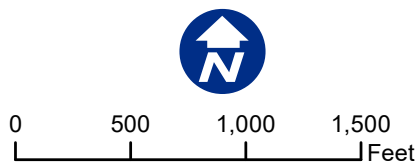
Figure 1-2 - Project Vicinity
Manitou CT Logistics Project at Space Center



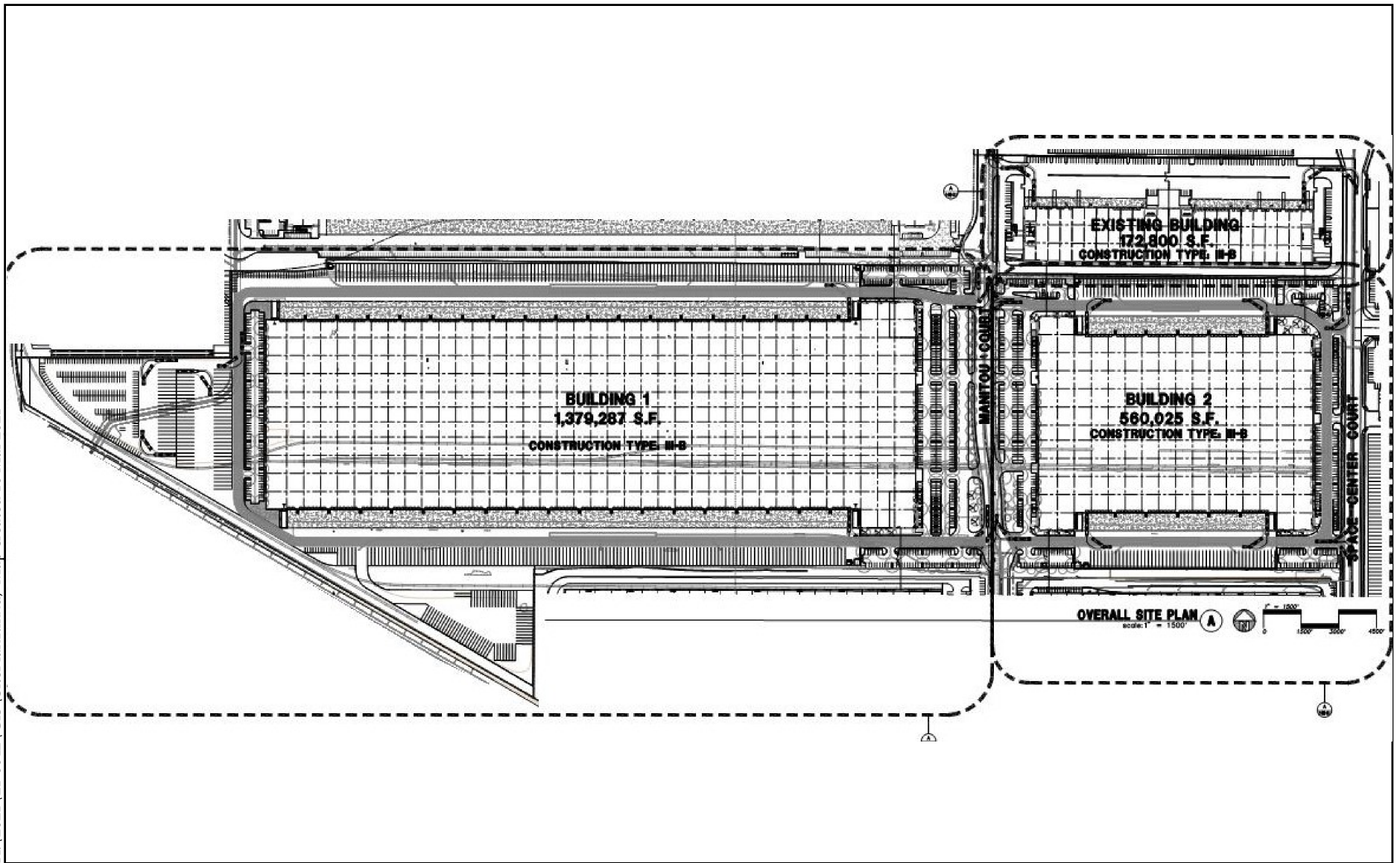
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Sources: Riverside Co. GIS, 2021;
Riverside Co. RCIT, 2019 (imagery).

Figure 1-3 - Project Site Location
Manitou CT Logistics Project at Space Center



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Source: HPA Architecture, Dec. 2019.



Not to Scale

Figure 1-4 - Conceptual Site Plan
Manitou CT Logistics Project at Space Center

SECTION 2 - WATER DEMAND ANALYSIS

The purpose of this section is to evaluate whether the proposed project was considered in the water supplier's planning for water demand. This section will: 1) identify the various water use sectors, 2) identify water demand by those sectors for the next twenty years, and 3) compare the calculated water demand of the proposed Project to the water demand assumed in the most recent Urban Water Management Plan (UWMP) for the same property.

Law

Water Code Section 10910:

(c) (2) (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.

2.1 Demographic Factors

A variety of demographic factors may affect water use. The Urban Water Management Planning Act lists several demographic factors to be detailed in UWMP's including climate, current and projected population, density, and the mix of customer types

(CWC sections 10631(e)(1)-(2)). As suggested by DWR, these data are provided herein and are taken generally from the Jurupa Community Services District's (JCSD or District) latest UWMP (2015).

Climate

JCSD's service area is located within the greater Chino Basin valley, which is generally semi-arid and warm. Summers are dry with average temperatures as high as 95°F and maximum daily temperatures that sometimes exceed 100°F. Winters are cool with average temperatures as low as 40°F. As stated in the UWMP, average annual rainfall between 2001-2015 was approximately 8 inches per year, whereas the historical average rainfall from 1908-1988 was approximately 13 inches per year. Recent rainfall measured from 2016 to 2019 at U.C. Riverside had an annual average of 9 inches per year. The elevations within the service area range from 368 feet to 2,210 feet above mean sea level. (UWMP, p. 3-9)

Population

The City of Eastvale and approximately 70 percent of the City of Jurupa Valley make up the JCSD service area. Each year the JCSD Board of Directors adopts a population estimate for the District service area; in 2019, the estimated population is 137,305 persons, which includes the Swan Lake Mobile Home Park (not yet within the service area) in Eastvale. Population projections from the UWMP are shown in **Table 2-1**. Based on each City's General Plans and anticipated development patterns, JCSD service area population at buildout in 2040 is estimated at 157,290 persons. (UWMP, p. 3-12)

Table 2-1: JCSD Service Area Population, 2015-2040

	2015	2020	2025	2030	2035	2040 ^a
Service Area Population	119,034	127,004	134,974	142,944	150,914	157,290

Source: UWMP, Table 3-1, p. 3-12.

(a) Service area buildout is estimated to happen by 2040.

JCSD actively tracks the status of properties within their service area as they develop (e.g. whether residential or non-residential; vacant, proceeding through development process, or under construction; undeveloped or inactive) for the primary purpose of forecasting future water demand. At the time the 2015 UWMP was prepared, there were approximately 931 acres of residential properties and 455 acres of commercial/industrial properties that were actively proceeding through the development process, in plan-check, or under construction. Undeveloped residential and non-residential properties within the service area totaled 1,111 acres and 1,191 acres, respectively. (UWMP, pp. 3-13/3-14)

2.2 JCSD Water Demand

JCSD's most recently reported water demand data was for calendar year (CY) 2020. As of 2020, JCSD delivered to its customers approximately 27,357 acre-feet (AF) of potable water and 766.66 AF of non-potable water for a total of approximately 28,124 AF. The recorded and projected water demands by customer type for the JCSD service area are provided in **Table 2-2**. The recorded data is for 2015 and 2018, and the data from 2020 to 2040 is from the 2015 Urban Water Management Plan.

Table 2-2: Recorded and Future Water Demand (AFY)

Customer Type	2015	2018	2020	2025	2030	2035	2040
Single Family Residential ^a	14,286	16,869	15,700	17,341	19,153	21,154	23,364
Multifamily Residential	1,236	1,400	1,359	1,501	1,657	1,830	2,022
Commercial ^b	2,185	2,505	3,119	3,444	3,804	4,202	4,641
Industrial ^c	653	631					
Landscape	2,141	2,812	2,353	2,599	2,870	3,170	3,502
Other ^d	989.6	272	665	735	811	896	990
Losses ^e	351.4	--	1,189	1,314	1,451	1,602	1,770
Total Potable	21,842	24,489	24,385	26,934	29,746	32,854	36,289
Non-Potable Landscape	539	815	592	654	722	797	881
Total Demand	22,381	25,304	24,977	27,588	30,468	33,651	37,170

Source: UWMP, p. 4-1 and UWMP errata. 2018 data from JCSD 2020.

(a) Includes water-only customers that do not have sewer service with JCSD.

(b) Includes governmental/institutional and non-billing meters for commercial landscape irrigation.

(c) From 2020-2040, commercial, industrial, and institutional (CII) are combined.

(d) Includes fire hydrants for fire suppression, dust control, and construction. Includes line breaks.

(e) From 2020-2040, includes non-potable losses with potable losses.

AFY = acre-feet per year

The water demand projections in the UWMP are based on site development information tracked by the District that includes the underlying or known land use designations and the where the project (if any) is in the development process with the respective city. Specifically, the assigned land use designations of undeveloped properties. These assumptions projected an increase of 9,460 AFY of potable water consumption for the service area by buildout (i.e. 2040) (2015 UWMP, p. 4-3). Further, JCSD determined, using a recent water capacity rate study (Carollo, 2016) that this increase in water demand would be equivalent to 15,753 additional Meter Equivalent Units (MEU)¹ in addition to the existing (2015) estimate of 42,421 MEUs in the service area. To reach that, an average annual growth rate of 2 percent per year across all customer types was assumed (UWMP, p. 4-3).

¹ One MEU represents a typical, single family residential customer with a 5/8x3/4-inch meter. Larger customers, such as apartment complexes or manufacturing facilities are assigned a higher number of MEUs based on their meter size and flow rates to better represent the capacity ratio of their potential demand on the water system. Every account, existing and future, is assigned several MEUs to represent how many typical customers it is equivalent to (Carollo [2016], sec. 3.1.2)

The City of Eastvale makes up 30 percent of the JCSD service area and Eastvale is nearly built-out. JCSD anticipates buildout of the City of Eastvale within the next 10 years, and buildout of JCSD's service area within the City of Jurupa Valley is projected to be between 2040 and the year 2060.

JCSD is currently working on developing a recycled water plan for its customers within selected areas of the City Tang Amendment 4. JCSD has applied for grants and loans from the State Water Resources Control Board and other public agencies for the non-potable water system. The 2015 UWMP plans for 500 AFY of recycled water being available for landscape irrigation (excluding golf courses) from 2020 to 2040 (p. 6-28).

This WSA is required by the Water Code to address demand from existing and planned future uses, including agricultural and manufacturing uses (CWC 10910(c)(1)(4)). Agricultural activities have decreased in the JCSD service area as a result of planned urbanization according to approved city land use plans (UWMP, p. 7-3). JCSD expects water use for agricultural activities to continue declining and potentially replaced with non-potable sources. As shown in Table 2-2, JCSD expects an increase in the water demands from commercial and industrial properties combined, consistent with known projects and approved city land use plans.

2.3 Project Site Land Use in the UWMP

In the 2015 UWMP, the Project site consisted of warehousing and a distribution center. Water demand projections in the UWMP were based on developed properties and their underlying General Plan designations (UWMP, p. 4-3). Because the proposed Project is consistent with the General Plan land use designation for the site, the Project is consistent with the land use type assumed in the 2015 UWMP.

2.4 Project Water Demand

To calculate individual project water demands, JCSD currently uses the "Unit Values of Applied Water" from Table 5-1 of JCSD's Draft Master Water Plan (dated October

2005). Based on said table, JCSD uses a unit water demand factor of 1.52 AFY² per acre (0.94 gallons per minute [gpm] per acre) for industrial land uses. Because the proposed Project is a 105.43 acre warehouse complex (Table 1-1) classified as Industrial/Manufacturing, the Project water demand is estimated to be 160 AFY, as shown in **Table 2-3**.

Table 2-3: Water Demand for Manitou Court Logistics Project at Space Center

Existing & Proposed Land Use	Proposed Net Area	Potable Unit Water Demand Factor ^a	Project Potable Water Demand	
			Daily	Total Annual
Industrial Park	105.43 acres	1.52 AFY/acre (0.94 gpm/acre)	142,710 gpd	160 AFY ^(b)

Notes:

(a) Unit Values of Applied Water” from Table 5-1 of JCSD’s *Draft Master Water Plan* dated October 2005.

gpm = gallons per minute; gpd = gallons per day; AFY = acre feet per year

(b) In 2018 JCSD delivered 34.9 acre-feet to the Assessor Parcel 156-150-069.

For the purposes of this WSA, it is assumed that only potable water will be available to meet the water demands for the Project.

Conclusion

The land use types that were used in the 2015 UWMP water demand projections, including the Project site, is the same land use type which is proposed by the subject Project. Therefore, the Project’s water demands were accounted for in the most recent UWMP. Based on the District’s current unit water demand factors, the Project will generate a potable water demand of approximately 160 AFY (Table 2-3). The Project proposes a total building area (1,939,312 SF) which is less than the existing nine (9) redwood buildings totaling 1,969,312 SF it is replacing.

² This is the same unit water use factor utilized in the Master Water Plan dated February 2021.

SECTION 3 - WATER SUPPLY ANALYSIS

This section identifies the sources of potable water utilized and available to Jurupa Community Services District (JCSD or District), which is the water supplier for the proposed Manitou Court Logistics Project at Space Center (Project). The purpose of this section is to evaluate the water supplies that could be utilized by the proposed Project during normal, single-dry and multiple-dry water years during a 20-year projection.

Law

Water Code Section 10910 (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.

3.1. Documenting Wholesale Water Supplies

Many retail water suppliers in California, including JCSD, receive supplies from one or more water wholesalers. SB 610 requires this Assessment to document wholesale supplies received, by: i) describing the quantities of water received from each wholesaler in prior years; ii) identifying existing entitlements, water rights, and/or water service contracts held by the District for the wholesale supply; iii) provide proof of entitlements, water rights, service contracts, relevant capital outlay programs, and construction permits for necessary infrastructure to deliver wholesale supplies, if any; and iv) regulatory approvals required to convey or deliver the wholesale supply.

Wholesale Supplies Received

JCSD is a member of the Chino Basin Desalter Authority (CDA), a Joint Exercise of Powers Agency, along with Santa Ana River Water Company, Inland Empire Utilities Agency (wholesaler), and the Cities of Chino, Chino Hills, Ontario, and Norco (UWMP, p. 6-2). CDA is a wholesale water supplier and its 2015 UWMP is provided in Appendix B. Each of the retail members of CDA have contractual “take or pay” commitments to purchase water produced by CDA (CDA, p. ES-2).

JCSD is currently entitled to 11,733 AFY of potable water from CDA. As of calendar year 2020, JCSD received 11,414 AF from CDA and the District projected CDA supplies is 11,733 AFY. Quantities of water received by JCSD in prior years from CDA are provided in **Table 3-1**.

Table 3-1: Recorded CDA Wholesale Deliveries

	2010	2015	2016	2017	2018	2019	2020
Volume (AF)	8,782	8,616	8,073	8,164	8,972	9,575	11,414

Note: From JCSD Staff, Water Supply History.
AF = acre-feet

The goals of CDA are:

- Achieve hydraulic control of the Chino Groundwater Basin (Chino Basin) to prevent contaminated Chino Basin groundwater from entering Santa Ana River;
- Remove contamination (primarily nitrates, as well as TCE, PCE, and TCP) from groundwater in the southern portion of the Chino Basin; and
- Deliver the treated water to member agencies to offset the need for imported water. (UWMP, p. 6-2)

CDA provides high-quality drinking water from two desalters (salt removers) that was anticipated to treat approximately 35,200 AFY of Chino Basin groundwater in 2020 and thereafter. The Chino I Desalter, located at 6905 Kimball Avenue in Chino, was completed in 2000 and expanded in August 2005 to its current rated capacity of 15,906 AFY (14.2 mgd). However, the Chino I Desalter cannot provide this rated capacity due to the high total dissolved solids in the raw water supply. The Chino II Desalter was completed in 2006 and is located at 11202 Harrel Street in the City of Jurupa Valley. The current rated capacity is 11,201 AFY (10 mgd) and permitted capacity is 16,802 AFY (15 mgd), including 5,600 AFY (5 mgd) raw water bypass. As of March 2021, Plant 1 produced 11.97 MGD. Although Chino Desalter I capacity will not be increased, additional raw water capacity will be provided by five new wells in the Chino Creek Well Field. All five wells have been drilled and equipped. The Chino II Desalter is in the process of achieving their permitted capacity as a result of the construction of the South Archibald Plume Cleanup project. CDA is currently expanding the Chino II Desalter to a rated capacity of 25,427 AFY (22.7 mgd). As of March 2021, Plant 2 produced 20.3 mgd.

As stated in CDA's 2015 UWMP:

Its primary authority is to desalinate brackish groundwater for its member agencies. The supply is 100 percent reliable under all water year types because pumping is in response to the OBMP [Optimum Basin Management Plan] to remove salts and nitrates from the basin and

prevent highly saline groundwater from reaching the Santa Ana River. No water shortages are anticipated due to the mandate to continually pump 40,000 AFY from the basin. (CDA 2016, p. ES-2)

During calendar year 2020, JCSD negotiated the purchase of WMWD's CDA supply totaling 3,445 AF. JCSD is currently in negotiations with WMWD to purchase Mills Gravity Pipeline water supply in addition to WMWD's CDA supply. In addition, JCSD is in negotiations with Cucamonga Valley Water District to purchase imported and groundwater from them. A Preliminary Design Report has been prepared for JCSD's proposed Etiwanda Pipeline to CVWD.

Dry Year Yield Storage Program

The Dry Year Yield (DYY) storage program is a cooperative Conjunctive Use Program Agreement (No. 49960) between The Metropolitan Water District of Southern California (MWD), Inland Empire Utilities Agency (IEUA), Chino Basin Watermaster, Three Valleys Municipal Water District, and the Chino Basin groundwater producers (Appendix D). Under the DYY Program, MWD can store up to 100,000 AFY of imported water in the Chino Basin during wet years when surplus water is available, and to reduce imported water deliveries up to 33,000 AFY in dry, drought, or emergency periods, but not to exceed the amount of water in the MWD storage account. The DYY program provides MWD the right to store groundwater in the basin, in exchange for paying the costs of developing the facilities that deliver that water.

DYY funds were used by JCSD for the construction of the Roger D. Teagarden Ion-Exchange Facility. When MWD makes a call for its stored water, JCSD can operate this facility and utilize water from the CDA to meet the District's water supply obligation.

Through a Local Agency Agreement with the City of Ontario, JCSD can purchase Ontario's portion of CDA water during years when MWD is not making a call for the stored water (i.e. "wet" or "non-call" years) (Appendix E). Up to 2,000 AF over 12 months is anticipated. During dry or "call" years, JCSD will stop receiving Ontario's portion of CDA water and return to District well supply. (UWMP, p. 6-31)

Water deliveries received from the DYY Program from calendar year (CY) 2015 to 2020 are provided in **Table 3-2**.

Table 3-2: Recorded DYY Program Deliveries

	2015	2016	2017	2018	2019	2020
Volume (AF)	1,677.2	2,030.8	2,001.9	1,805.3	0	1,446

Note: From JCSD Staff, Water Supply History.

AF = acre-feet

3.2. Documenting Water Supplies

Water within the JCSD service area is entirely from groundwater production. The majority of that comes from the Chino Basin, which is supplemented with groundwater produced from the Riverside-Arlington Basin (aka Riverside South Basin). Water is obtained by way of District-owned wells and agreements with neighboring agencies. JCSD does not directly rely on imported water, surface water, stormwater, or recycled water to supplement the water supply. However, these sources can, and are, being used by other agencies in the Chino Basin to recharge the basin supply. (UWMP, p. 6-1)

Wholesale water from CDA and DYY Program deliveries are described previously in Section 3.1. The following is a description of the supplies produced and projected supplies reasonably available to JCSD.

JCSD Wells in Chino Basin

The Chino Basin covers approximately 240 square miles and is one of the largest groundwater basins in Southern California. There is an estimated five million AF of water in storage, and an unused storage capacity of approximately one million AF (UWMP, p. 6-8). The Chino Basin has been adjudicated, and pumping activities are closely monitored by the court-appointed Chino Basin Watermaster. A copy of the

1978 Chino Basin Judgment is provided in Appendix F. This is discussed in detail in Section 4.0 – Groundwater Analysis.

JCSD currently operates 18 potable water wells in the Chino Basin that have a theoretical maximum production rate of 33,090¹ gallons per minute (gpm). However, JCSD does not operate its wells at maximum capacity, but rather they fluctuate on and off as demand changes (UWMP, p. 6-7). The ultimate well production capacity is estimated at 43,315 gpm (JCSD 2020). JCSD's current production (2019-2020) right to this source is 19,547.9 AF, as recorded in the Watermaster's (2019/2020) annual report. During 2020, JCSD produced 11,051.8 AF from its potable wells in the Chino Basin (JCSD 2020). JCSD has assumed in the UWMP that the future pumped volumes from its potable well field, within JCSD service area in the Chino Basin, will peak at 14,000 AFY, beginning in 2030. This level of production aims to minimize a decline in the groundwater table in the vicinity of JCSD's well field.

Two new potable wells are expected to be operational within the next five years (Wells 29 and 30). They will each contribute an additional 2,500 AFY. With the additional two wells, the total maximum day groundwater production capacity will be approximately 54.8 MGD (38,000 GPM). (UWMP, p. 6-7)

JCSD operates five non-potable wells within the Chino Basin. In 2020, the District produced 275.881 AF from this supply source to serve local park landscape irrigation-only accounts, and future production is estimated at 310 AFY (UWMP, p. 6-33).

The District operates two ion-exchange plants to denitrify water from several wells. The first is the Roger D. Teagarden Ion Exchange Facility which removes nitrates from seven potable wells. The other plant is the Well 17/18 Ion Exchange Facility that removes nitrates from JCSD Well Nos. 17 and 18. (UWMP, p. 6-7)

¹ JCSD Water Supply Outlook dated 8/18/2020.

JCSD Wells in Riverside South Basin

The Riverside South Basin is the Riverside County portion of the larger Riverside-Arlington Basin. This basin has been adjudicated by the 1969 Orange County Judgment located in Appendix G, and basin pumping rights are further defined in the 1969 Western-San Bernardino Judgment located in Appendix H. JCSD operates two non-potable wells within the Riverside South Basin. Water from these wells is used to irrigate Oak Quarry Golf Club located at 7151 Sierra Avenue in Jurupa Valley. During CY 2020, JCSD pumped 490.774 AF from this source. JCSD expects future production from this source will be approximately 450 AFY. (UWMP, p. 6-8)

Rubidoux Community Services District

Since 2000, JCSD has purchased water extracted from the Riverside South Basin from Rubidoux Community Services District (RCSD). Through an agreement established in 2014, JCSD can pump potable water from RCSD's system into the District's 1,110 Pressure Zone through the Jewel Street Booster Station (Appendix I). As shown in **Table 3-3**, no supply was received by JCSD from this source since CY 2018 (JCSD Staff). JCSD anticipates future annual purchases of approximately 2,000 AF from RCSD. (UWMP, p. 6-2)

Table 3-3: Recorded Rubidoux Community Services District Deliveries

	2010	2015	2016	2017	2018	2019	2020
Volume (AF)	743.4	2,249.8	2,029.3	2,322.6	0	0	0

Note: From JCSD Staff, Water Supply History.
AF = acre-feet

The current water supplies reasonably available to JCSD are summarized in **Table 3-4**, including the mechanism by which the District can use the water (e.g. water supply entitlement, water right, or water service contract), pursuant to SB 610 guidance.

Table 3-4: Current Water Supplies

Supply Type	Supply Method	Water Quality	Form of Right	AFY
Groundwater	JCSD Wells ^a	Potable	Right	19,549.9
Wholesaler	CDA	Potable	Contract	11,733
Groundwater	RCSD	Potable	Contract	2,000
Groundwater	DYY Program	Potable	Contract	2,000
Groundwater	JCSD Wells ^b	Non-Potable	Right	450
Total				35,732.9

Note: From District staff, Jan. 17, 2020.

(a) Annual production rights in the Chino Basin (Production Year 2019-2020).

(b) Within Riverside South Basin.

AFY = acre-feet per year

The water supply used by the District is only that which is required to meet actual demand. JCSD can extract, from the Chino Groundwater Basin, above their annual production rights, which is permitted with payment of appropriate fees to the Chino Watermaster.

According to information reasonably available to JCSD during preparation of the 2015 UWMP, as well as the most recently reported data from 2020, **Table 3-5** provides the recorded and projected water supply sources for the District. This includes three sources that have not yet been used by JCSD: imported water from WMWD, Cucamonga Valley Water District, and recycled water from the WRCRWA Plant through a pending grant project authorization from the State Water Resources Control Board.

Table 3-5: Actual and Projected Water Supplies

Supply Type	Source	Water Quality	Ever Used?	Past (AF)						Current (AF)	Reasonably Available Future Volume (AF)			
				2011	2012	2013	2014	2015	2018		2025	2030	2035	2040
Groundwater	JCSD Wells ^a	Potable	Yes	15,174	12,599	16,724	16,249	8,993	14,829	11,052	12,000	14,000	14,000	14,000
Purchased	CDA ^b	Potable	Yes	8,088	8,032	8,642	8,690	8,616	8,972	11,414	11,733	11,733	11,733	11,733
Purchased	WMWD and/or CVWD	Potable	Yes	0	0	0	0	0	0	3,446	7,500	10,000	10,000	10,000
Purchased	RCSD	Potable	Yes	808	702	774	1,062	2,250	0	0	2,000	2,000	2,000	2,000
Other	DYY Program	Potable	Yes	0	0	0	457	1,677	1,805	1,446	2,000	2,000	2,000	2,000
Recycled Water	WRCRWA Plant	Non-Potable	No	0	0	0	0	0	0	0	500	500	500	500
Groundwater ^c	JCSD Wells ^c	Non-Potable	Yes	509	532	511	484	464	516	491	450	450	450	450
Groundwater	JCSD Wells ^a	Non-Potable	Yes	324	330	295	343	266	304	276	310	310	310	310
Total¹				24,903	22,195	26,963	26,963	22,381	26,426	28,124	36,493	40,993	40,993	40,993

Note: From JCSD 2015 UWMP, p. 6-33. Current (2020) data provided by District.

(a) Located within Chino Basin.

(b) Wholesale agency. No project has been determined; wholesaler supplier subject to change.

(c) Located within Riverside South Basin.

(d) Located outside of the adjudicated portion of the Chino Basin.

AF = acre-feet

¹Due to rounding, sum of the individual items may not equal the total value.

As shown in Table 3-5, recycled water from WRCRWA has not been used by JCSD but grants and loans are currently being pursued by JCSD. Pursuant to SB 610 guidance, availability must be demonstrated for supply sources that have never been used by the water supplier. This can be done by identifying other water suppliers or contract holders that receive and have rights, entitlements, or contracts to the same source.

Western Municipal Water District

JCSD is one of 14 local retail agencies within the WMWD service area, and as such, JCSD can receive water from WMWD. WMWD is a member agency of MWD with responsibility to provide wholesale imported water to the retail agencies within its service area (CDA 2016, p. ES-1). This includes imported water supplies from the State Water Project obtained through WMWD's membership with MWD. WMWD provides supplemental water and/or water resources management to the cities of Norco, Corona, and Riverside and the water agencies of JCSD, SARWC, Box Springs Mutual, Eagle Valley Mutual, Elsinore Valley, Lee Lake, and Rancho California, and unincorporated areas of El Sobrante, Eagle Valley, Temescal Creek, Woodcrest, Lake Mathews, and March Air Reserve Base (CDA 2016, p. 2-2).

WMWD noted in their 2015 UWMP that JCSD may purchase water from them in the future (WMWD, p. 3-6). Further, WMWD's demand projections in the 2015 UWMP include 5,000 AFY to JCSD starting in 2020, increasing to 7,500 in 2025, then 10,000 from 2030 to 2040, which is consistent with the District's projection in Table 3-5 (ibid, p. 4-7). Future water supply projects between JCSD and WMWD would directly connect imported supplies to JCSD; however no project has yet been determined (UWMP, p. 6-32). Because of the assurance from MWD to its member agencies, WMWD's accounting for potential future demand from JCSD in their UWMP, and WMWD's ability to meet the demands of its other member agencies, the availability of future supply from WMWD is demonstrated.

Western Riverside County Regional Wastewater Authority

WRCRWA is a Joint Powers Authority consisting of the cities of Norco, Corona, JCSD, Home Gardens Sanitary District, and WMWD. The WRCRWA treatment plant is a

tertiary treatment facility with an ultimate capacity of 32 mgd (WMWD, p. 6-11). JCSD is entitled to the recycled water generated from the District's share of sewage flow into the treatment plant. In 2020, approximately 5,120 AF of wastewater from the JCSD service area was sent to the WRCRWA Plant for treatment². Currently, the effluent from the WRCRWA facility is discharged directly to the Santa Ana River immediately upstream of Prado Dam (IEUA, p. 6).

WRCRWA is in the final planning stages of providing recycled water to the City of Norco. As of 2015, seven miles of recycled water pipeline, a small reservoir, and a pump station have been installed. Norco is anticipated to take delivery of up to 895 AFY of recycled water. Western Riverside County Regional Wastewater Authority obtained an order approving a change of use permit (February 5, 2018) that would allow the WRCRWA member agencies to use recycled water from the treatment plant. (WMWD, p. 6-12).

JCSD is in the process of developing a recycled water system that will deliver irrigation water to parks and playgrounds utilizing a portion of the recycled water that they are entitled to from the WRCRWA facility. To further conserve local water supplies, JCSD would like to deliver the remaining portion of its recycled water entitlement to IEUA for reuse and replenishment of the Chino Basin (IEUA, p. 1). Therefore, IEUA and JCSD have partnered on a grant application to the State Water Resources Control Board under Prop. 1 and the Clean Water State Revolving Fund (CWSRF) Loan program for a joint regional recycled water intertie project (CWSRF No. 8167-110). The availability of this water supply source is demonstrated through the District's right to its share of sewer flow, the successful distribution of recycled water to the City of Norco and ongoing efforts to distribute recycled water to other member agencies, and the District's ongoing efforts to create a distribution network.

² Information Item No. 7 JCSD quarterly sewer flow report, calendar year 2020, 4th quarter, February 27, 2021.

Etiwanda Intervalley Pipeline

Jurupa Community Services District (JCSD) and Cucamonga Valley Water District (CVWD) are collaborating to develop a domestic water supply and conveyance project that will benefit both Districts by increasing water supply, improving water quality, enhancing infrastructure resiliency, and promoting sustainability. By working together, both Districts will benefit financially and operationally due to facilities that can be utilized by either or both Districts depending on needs and availability of the various water supplies. The total Etiwanda Water Quality and Water Resiliency Project is a model for how independent water purveyors can work together to benefit their stakeholders and provide increased reliability regarding water quality, availability, and sustainability.

JCSD's ultimate average daily demand for potable water is projected to be approximately 36,340 acre-feet per year (AF/YR) by about the year 2040. This demand will be supplied from a portfolio of sources including existing groundwater wells, Chino Basin Desalter Authority, and imported supply.

In order to meet ultimate demand of 36,340 AF/YR, JCSD needs to secure additional water supply of approximately 10,800 AF/YR. The Etiwanda Intervalley Water Quality and Water Resiliency Project will be the water supply and conveyance mechanism to satisfy the long-term water supply deficit. Water will be supplied from one of CVWD's surface water treatment plants and new wells to be drilled in the upper portion of the Chino Basin. CVWD owns and operates two surface water treatment plants that are fed water from the Rialto Feeder. The Rialto Feeder is a large diameter pipeline owned by The Metropolitan Water District of Southern California (MWD) that delivers raw water from the State Water Project (SWP) to local water purveyors who treat and deliver SWP water to their customers. CVWD currently operates the Lloyd Michael Water Treatment Plant (LMWTP), which has a permitted capacity of 30 MGD. CVWD also owns the Royer Nesbit Water Treatment Plant (RNWTP), which was permitted at 11.5 MGD but has been taken out of service and not currently operational. It has not been determined yet whether the LMWTP or the RNWTP will be the point of connection on the north end

of the project but the southern connection will be at JCSD's 1110 and 980 pressure zone facilities near the Jurupa Hills along Country Village Road. The backbone conveyance portion of this project is called the Etiwanda Pipeline and it will be utilized to move water south into JCSD's service area and/or north into CVWD's service area. This project will be able to deliver the required imported water and allow JCSD to complete its water portfolio.

CVWD's long-term water supply will be provided through a combination of SWP water coming through the Rialto Feeder, local surface water captured in the local watershed, and groundwater wells in the Chino and Cucamonga Basins. It is anticipated that these sources are adequate to satisfy CVWD's demands. CVWD will benefit from this project through the development of additional groundwater wells, recharge of the aquifer during times of excess water on the SWP, additional storage facilities, enhanced ability to transfer water to multiple pressure zones, and to generate electricity to offset operating costs.

In general, the Etiwanda Intervalley Water Quality and Water Resiliency Project includes the following components.

Project Components

- Etiwanda Pipeline (63,070 LF in 3 Phases)
- Storage reservoir(s) totaling approximately 10 million gallons
- Pressure reducing / flow control station(s)
- Upgrade existing pumping facilities to deliver water from CVWD's Reservoir 2C to their upper pressure zones
- Five (5) new wells, to be constructed in the northern portion of the Chino Groundwater Basin, including aquifer storage recharge (ASR) capabilities on two of the wells
- Upgrade/Expansion of either the LMWTP or the RNWTP
- Groundwater treatment of existing JCSD groundwater wells

- Hydroelectric generating facilities on the diversion from the Rialto Feeder to the LMWTP and Etiwanda Pipeline near the JCSD 1110 and 980 pressure zone tanks

3.3. Descriptions of All Water Supply Projects

JCSD has budgeted \$10,875,000 for water source development in fiscal year (FY) 2021-2022, and a total of \$192,616,900 from FY 21/22 to beyond 2024-25, as shown in **Table 3-6**.

Table 3-6: JCSD Capital Projects Budget for Water Source Development

Capital Projects	Total Proposed Project Cost	Planned 2021-2022	Planned 2022-2023	Planned 2023-2024	Planned 2024-2025	Beyond 2025-2026
IEUA/JCSD Regional Recycled Water Program ^(a)	\$32,000,000	\$25,000	\$25,000	\$150,000	\$300,000	\$15,500,000
JCSD Recycled Water Pipeline ^(b) Base Alternative	\$35,000,000	\$1,500,000	\$16,750,000	\$16,750,000	-	-
Well 19/ Well 30 Land, Drill, and Equipping	\$6,000,000	\$100,000	\$2,000,000	\$320,000	\$3,000,000	-
Etiwanda Intervalley Pipeline Project	\$80,416,900	\$6,250,000	\$36,770,000	\$17,296,900	\$9,600,000	\$10,500,000
Van Buren Interconnect	\$6,000,000	-	-	-	\$6,000,000	-
Roger Teagarden IXP Upgrades	\$20,000,000	-	-	-	\$1,152,000	\$9,000,000
Well 13 Treatment Plant Expansion (IXP)	\$10,200,000	-	-	\$50,000	\$404,000	\$9,750,000
Well 13/17 Wellhead Treatment	\$3,000,000	\$3,000,000	-	-	-	-
Total Water Source Development	\$192,616,900	\$10,875,000	\$55,545,000	\$34,566,900	\$20,452,000	\$44,750,000

Note: From JCSD Draft FY 21-23 multi-year CIP, from Keith Backus 3/22/2021.

(a) Project offset with \$13.1 million grant funds.

(b) Project offset with \$9.4 million grant funds

CDA= Chino Basin Desalter Authority; IEUA = Inland Empire Utilities Agency; IXP = ion-exchange plant.

No agreements have been finalized for the Van Buren Interconnect projects with the City of Riverside.

3.4 Documenting Normal Year Water Supply and Demand

JCSD has various sources of water supplies available to meet demands during, normal, single-dry, and multiple-dry years. In the 2010 and 2015 UWMPs, JCSD assumed 2004 as its Normal Year and 1977 as the Single Dry Year. The Multiple-Dry Year period was established at 2012-2015 for the recent UWMP.

JCSD expects 100 percent of its supply to be available in all year types because the District's supply source is groundwater, and in particular the Chino Basin has five million AF in storage. Therefore, production of water would be a function of cost and not a lack of supply. Because JCSD does not operate its wells at full capacity, it can be assumed that groundwater pumping could increase to meet demand if drought conditions persisted or worsened.

A normal water year is a year, or an average of years, that most closely represents the average water supply available to the agency. The normal year water supplies available to JCSD and the normal year water demand projections are compared in **Table 3-7**. The District has determined with the addition of an imported water source, it will have sufficient supply and groundwater pumping capacity to meet maximum day water demands through 2040 (UWMP, p. 7-5)

Table 3-7: Normal Year Water Supply and Demand (AFY)

	2020	2025	2030	2035	2040
Supply ^a	31,993	36,493	40,993	40,993	40,993
Demand	25,477	28,088	30,968	34,151	37,670
Difference	+6,516	+8,405	+10,025	+6,842	+3,323

Note: From JCSD 2015 UWMP, p. 7-5.

(a) Includes potable water from future imported water source and recycled water from WRCRWA.

AFY = acre feet per year

As shown previously in Table 3-5, the projected supply from an imported water source is 7,500 AFY in 2025, and 10,000 AFY beginning in 2030. Also, the projected recycled water supply from WRCRWA is 500 AFY beginning in 2020. If both supply sources were subtracted from the total supply in Table 3-7, then a potential shortfall would not appear until sometime between 2025 and 2030.

3.5 Documenting Single Dry Year Water Supply and Demand

The single dry year is the year that represents the lowest water supply available to the District. JCSD established in the 2010 UWMP that this is best represented by the dry year in 1977 (UWMP, p. 7-3). As shown in **Table 3-8**, JCSD has assumed the same water supply and demand as the Normal Year scenario shown in Table 3-7.

Table 3-8: Single Dry Year Water Supply and Demand (AFY)

	2020	2025	2030	2035	2040
Supply ^a	31,993	36,493	40,993	40,993	40,993
Demand	25,477	28,088	30,968	34,151	37,670
Difference	+6,516	+8,405	+10,025	+6,842	+3,323

Note: From JCSD 2015 UWMP, p. 7-5.

(a) Includes potable water from WMWD and recycled water from WRCRWA.

AFY = acre feet per year

JCSD expects by 2025 that recycled water will meet some of the irrigation water demand, thus making available several hundred acre-feet of potable groundwater potentially available for urban use.

JCSD has observed in recent years reductions in water demand due to significant water conservation efforts on behalf of customers. Current and future drought regulations could further decrease water demands and ensure that existing supplies meet future demands during single or multiple dry years. (UWMP, p. 7-3)

3.6 Documenting Multiple Dry Year Water Supply and Demand

The multiple dry year period is the range of years representing the lowest average water supply available to the District for a consecutive multiple year period (three years or more). This was established as 2012 to 2015 in the UWMP. Notably, JCSD had sufficient supplies to meet demands during the drought period from 2011-2017.

Because the District's supply source is groundwater, and specifically the Chino Basin has five million AF of water in storage, the District's ability to provide water during drought conditions would result in increased pumping costs but not the ability to produce water.

The multiple dry year supply and demand comparisons are shown in **Table 3-9**. Demand is expected to gradually decrease in response to drought regulations and water conservation. During the first dry year, JCSD assumes no change in projected water demand. During the second, third, and fourth dry years, JCSD assumes a decrease in water use of 5, 10, and 20 percent, respectively (as measured from the first-year baseline). This demonstrates the expected time-lag between the first dry year until water conservation efforts start to show an impact in water use. A multiple dry year decrease in demand of 20 percent has been demonstrated by JCSD, which reduced water production by 23 percent from 2013 to 2015. (UWMP, p. 7-5)

Table 3-9: Multiple Dry Year Water Supply and Demand (AFY)

		2020	2025	2030	2035	2040
First Year	Supply	31,993	36,493	40,993	40,993	40,993
	Demand	25,477	28,088	30,968	34,151	37,670
	Difference	+6,516	+8,405	+10,025	+6,842	+3,323
Second Year	Supply	31,993	36,493	40,993	40,993	40,993
	Demand	24,203	26,684	29,240	32,443	35,787
	Difference	+7,790	+9,809	+11,573	+8,550	+5,206
Third Year	Supply	31,993	36,493	40,993	40,993	40,993
	Demand	22,929	25,279	27,871	30,736	33,903
	Difference	+9,064	+11,214	+13,122	+10,257	+7,090
Fourth Year	Supply	31,993	36,493	40,993	40,993	40,993
	Demand	20,382	22,470	24,771	27,321	30,136
	Difference	+11,611	+14,023	+16,222	+13,672	+10,857

Note: From JCSD 2015 UWMP, p. 7-6.

AFY = acre-feet per year

As shown in Tables 3-7, 3-8, and 3-9 above, JCSD expects to have adequate water supplies to meet future planned water demands during normal, single-dry, and multiple-dry years through the 20-year planning period.

As described in Section 2, the projected annual potable water demand for the proposed Manitou Ct. Logistics Project at Space Center is estimated at 160 AFY. In 2018 the existing warehouse complex, which has more warehouse area than the proposed project, used 34.9 acre-feet which is based on a land use type that was accounted for in the planning and water demand projections made in the 2015 UWMP. Based on the information provided in the 2015 UWMP and updated information provided by JCSD as part of this WSA, the District has sufficient water supplies to meet the water demands of the Project by purchasing water from CDA that is within their contractual rights and by using existing groundwater supplies and pumping capacities that are more than adequate to meet the additional water demand of the proposed Project during normal, single-dry, and multiple-dry water years, including agricultural and manufacturing (i.e. commercial/industrial) uses. With the ongoing water conservation efforts, JCSD will further ensure its ability to provide sufficient supply for the proposed Project. Section 4 will discuss the District's water rights in light of this water supply and capacity analysis.

SECTION 4 - GROUNDWATER ANALYSIS

SB 610 requires specific groundwater information to be included in the WSA if groundwater will be a source of water for the proposed project. As discussed in Section 3, groundwater is a source of supply for the proposed Manitou Court Logistics Project at Space Center.

Law

Water Code Section 10910 (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 description of any groundwater basin or basins from which the proposed project will be supplied. 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. For basins that have not been adjudicated, information as to whether the department has identified the basin or basins as over drafted or has projected that the basin will become over drafted 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 paragraph (4) of subdivision (b) of Section 10631.

4.1 Review of Urban Water Management Plan (CWC Section 10910 (f)(1))

The 2015 *Urban Water Management Plan* (UWMP), prepared by Albert A. Webb Associates (WEBB) on behalf of the Jurupa Community Services District (JCSD or District) was adopted by the Board of Directors on June 27, 2016 (Appendix A). The UWMP includes information relevant to the identified water supply for the proposed Project and is incorporated herein. Relevant information includes: 1) current and projected water demands through year 2040; 2) a description of the Chino Groundwater Basin; 3) the reliability of the water supply, projected supply and demand comparisons, and water shortage contingency plans; and 4) water demand management efforts.

As part of this Assessment, JCSD determined that the water supply and water demand projections provided in the UWMP are still accurate; however updated CY 2018 customer demand and water supply data was provided for this WSA. Current (2019/2020) budget information for water supply development projects was also provided for this WSA.

4.2 Groundwater Basin Descriptions (CWC Section 10910 (f)(2))

As discussed in Section 3, the Chino Groundwater Basin (Chino Basin) is the direct source of groundwater for JCSD. The use of groundwater from the Riverside South Basin is limited to non-potable wells used for irrigation purposes. **Figure 4-1, Groundwater Basin Map** shows the JCSD service area in relation to underlying groundwater basins.

Chino Basin Description

The Chino Basin covers approximately 240 square miles in the upper Santa Ana River Watershed, and underlies parts of Los Angeles, San Bernardino, and Riverside Counties. The state Department of Water Resources (DWR) identifies the Chino Basin as No. 8-002.01, a sub-basin of the Upper Santa Ana Valley (Bulletin 118).¹ While still considered a single basin for hydrologic purposes, the Chino Basin is divided into five management zones based on similar hydrologic conditions, and shown in **Figure 4-2, Groundwater Management Zones**.

It is estimated the Chino Basin has approximately 5 million acre-feet (AF) of water in storage, and an estimated 1 million AF of additional unused storage capacity (UWMP, p. 6-8). Geographically speaking, JCSD's service area covers the southeast corner of the Chino Basin. DWR Bulletin 118 (updated 03/05/18) describes the Chino Basin as follows:

¹ DWR collects, summarizes, and evaluates groundwater data in the "Bulletin 118" series, which present the results of basin evaluations and defines the boundaries of California's 515 alluvial groundwater basins. An update was provided in 2016. In Bulletin 118, DWR identifies each basin and sub-basin with a number code.

The Chino Basin is bound on the northwest by the San Jose fault, on the north by the Cucamonga fault and impermeable rocks of the San Gabriel Mountains, and on the east by the Rialto-Colton fault. The basin is bound on the southeast by the Jurupa Mountains, Pedley Hills, La Sierra Hills, and the approximate location of the Santa Ana River. The Chino fault and impermeable rocks of the Chino Hills and Puente Hills bound the southwest side of the basin. In some areas, the basin boundary coincides with the Chino Basin (1978) groundwater adjudication boundary.

The Chino Basin is an adjudicated basin and has been extensively studied by the Chino Basin Watermaster (Watermaster), with reports available at www.cbwm.org. The following is an excerpt that describes the basin geology from the Watermaster's management plan called the Optimum Basin Management Program (OBMP) (1999, p. 2-2):

Chino Basin was formed when eroded sediments from the San Gabriel Mountains, the Chino Hills, Puente Hills, and the San Bernardino Mountains filled a structural depression. The bottom of the Basin – the effective base of the freshwater aquifer – consists of impermeable sedimentary and igneous rocks. The base of the aquifer is overlain by older alluvium of the Pleistocene period followed by younger alluvium of the Holocene period. The younger alluvium varies in thickness from over 100 feet near the mountains to a just few feet, south of Interstate 10 and generally covers most of the north half of the Basin in undisturbed areas. The younger alluvium is not saturated and thus does not yield water directly to wells. Water percolates readily in the younger alluvium and most of the large spreading basins are located in the younger alluvium. The older alluvium varies in thickness from about 200 feet thick near the southwestern end of the Basin to over 1,100 feet thick southwest of Fontana, and averages about 500 feet throughout the Basin.

Legal Right to Pump from the Chino Basin

Water rights to the Chino Basin were adjudicated by the Superior Court of the State of California for the County of San Bernardino in 1978 (a copy of the Judgment is provided in Appendix F). The Judgment created the Chino Basin Watermaster (Watermaster) which is comprised of three stakeholder committees (or “pools”): Overlying Agricultural Pool Committee (representing dairymen, farmers, and the State of California); Overlying Non-Agricultural Pool Committee (representing businesses and industries); and Appropriative Pool Committee (representing local cities, public water districts and private water companies). The Watermaster carries out the provisions of the Judgment including monitoring of the basin and files an annual report on pumping and replenishment.

JCSD is a member of the Appropriative Pool and therefore has adjudicated production rights to the basin. The Judgment established the total Appropriative Right for the Appropriative Pool at 78,763.82 AF. The District’s portion of the Appropriative Right is 2,960.60 AF, which does not change from year to year (CBWM, E-1).

The court’s original Judgment declared the safe yield of the Chino Basin at 140,000 AFY.² The Watermaster may determine that the operating safe yield (OSY) can be higher from year-to-year depending on factors including favorable precipitation and management efforts that maximize the beneficial use of the groundwater Basin.³ On July 31, 2020, the Court ordered that the safe yield be set at 131,000 AFY for the period of July 1, 2020 to June 30, 2030. The Judgment does not limit a Party’s groundwater production to its share of safe yield.

² Judgment (1978) defines Safe Yield as, “The long-term average annual quantity of groundwater (excluding replenishment or stored water but including return flow to the Basin from use of replenishment or stored water), which can be produced from the basin under cultural conditions of a particular year without causing an undesirable result.”

³ Judgment (1978) defines Operating Safe Yield (OSY) as, “The annual amount of groundwater which Watermaster shall determine, pursuant to criteria specified in Exhibit “I”, can be produced from Chino Basin by the Appropriative Pool parties free of replenishment obligation under the physical solution herein.”

As of June 30, 2020, the Judgment allocated an OSY of 44,834 AFY to the Appropriative Pool. Because JCSD has rights to 3.759 percent of the OSY, the District's current share of the OSY is 1,685.31 AF (CBWM, p. E-1). This amount will change from year to year as directed by the Watermaster.

JCSD also gains water rights through agricultural land use conversions. Since 2000, JCSD has been credited two AF per acre per year of water rights for every acre converted to non-agricultural use within the JCSD service area (Peace 1 Agreement, 2000). As of fiscal year (FY) 2019/2020, total land use conversion rights claimed by JCSD is 15,051 AF (CBWM, N-17). Annual adjustments to this right may be made by the Watermaster as part of their "Reallocation of Agricultural Pool Safe Yield" calculations.

The Judgment allocates safe yield of the Chino Basin according to the three pools as described above (Appendix F, Paragraph 13). The members of each pool are then enjoined from producing water from the Basin in excess of such allocated amount "except pursuant to the provisions of the Physical Solution" (Appendix F, Paragraph 13(a)-(c)).

The Physical Solution of the Judgment is described in broad terms by Paragraphs 39 through 57 of the Judgment. Paragraph 45 provides Watermaster with the authority to levy and collect assessments for the purchase of water necessary to balance the production by any party in excess of that party's allocated share of safe yield of the Chino Basin. Paragraphs 49 and 50 then describe the sources of water which are authorized to function as sources of replenishment water and methods by which water can be replenished to the Chino Basin. Exhibit H, Paragraph 7, of the Judgment describes the way in which costs for replenishment water will spread among the members of the Appropriative Pool.

The afore-cited paragraphs of the Judgment evince a clear expectation that parties, including JCSD, would produce water in excess of their adjudicated production rights. The injunction in Paragraph 13 of the Judgment should thus be interpreted to mean

that parties are enjoined from producing water in excess of their adjudicated rights except to the extent that they will pay a replenishment assessment.

The ability to produce water from the Chino Basin is accordingly not a matter of availability, as contemplated and sanctioned by the Judgment for the reasons discussed above, but rather a matter of cost. Water produced in excess of production rights will cost more than water produced within a party's production rights. Thus, the quantity and reliability of groundwater supplies under the Judgment for purposes of this Assessment is a matter of cost of the water produced from the Basin rather than limitations on production which may otherwise operate to reduce the sufficiency of the groundwater supply.

In addition to the Appropriative Pool water rights, the contract obligations in the Dry Year Yield (DYY) Program, purchases from RCSD and CDA as described in Section 3, the District has groundwater rights held in the Chino Basin as described below:

- **Annual Early Transfers.** The Watermaster can approve an “Early Transfer” of water to the Appropriative Pool equal to the quantity of water not produced by the Overlying Agricultural Pool that is remaining after all land use conversions are satisfied, pursuant to the Peace Agreement.⁴ The Early Transfer Water is annually allocated among the Appropriative Pool members in accordance with their pro-rata share of the initial Safe Yield. For JCSD, this is 3.759 percent of the amount transferred and therefore changes from year to year. In FY 2019/2020, JCSD was allocated 938.3 AF as its share of the Early Transfer (CBWM, p. N-18).

⁴ In 2007, the parties to the Chino Basin Judgement approved the “Peace Agreement” which is a set of measures proposed by Chino Basin Watermaster to supplement the OBMP Implementation Plan. Focus for the measures were placed on achieving hydraulic control (reduction of groundwater discharge from the Chino North Management Zone to the Santa Ana River). To achieve hydraulic control, re-operation (controlled overdraft) of the groundwater basin is proposed. Strategically placed wells would be constructed in the basin and the groundwater would be pumped to the Desalter to improve the long-term reliability of the basin.

- **Groundwater Storage Accounts.** JCSD has rights to store water in the Chino Basin. Currently (Production Year 2019-2020), there is a total of 31,861.3 AF in storage as recorded by the Watermaster (**Table 4-1**). As such, this is enough water in the District's storage accounts to meet at least one year of total demands, should its other water supply sources be unavailable.

Table 4-1: JCSD Groundwater Rights Summary

Right	FY 2019/2020
Appropriative Right	2,960.60 AFY
Percent of OSY	3.759%
Carryover Beginning Balance	1,685.3 AFY
Assigned Share of OSY	1,685.3 AFY
Net Ag Pool Reallocation ^a	16,177.2 AFY
Total Annual Production Right in Acre-Feet Per Year	19,547.9
Groundwater Storage Accounts ^a	27,795 AF (Beginning Balance)
	(19.5) (Storage Loss)
	(1,535.2) (Transfer To/From)
	5,621 (From Under Production)
Storage Account Subtotal In Acre-Feet	31,861.3

Note: From CBWM 2020.

(a) For Production Year 2019-2020 (CBWM pp N-12)

(b) Ending balances for production year 2019-2020 (CBWM, pp. N-13, N-14, N-15).

OSY = operating safe yield, AFY = acre-feet per year.

4.3. Recorded Use of Groundwater (CWC Section 10910 (f)(3))

JCSD currently operates 18 potable water wells in the Chino Basin that have a current production rate of 33,090 gallons per minute (gpm)⁵, and ultimate capacity is estimated at 43,315 gpm (JCSD 2020). JCSD does not operate its wells at maximum capacity, but rather they fluctuate on and off as demand changes. JCSD also operates seven non-potable wells in the Chino and Riverside South basins. Recorded groundwater production of potable and non-potable JCSD wells are listed in **Table 4-2**.

Table 4-2: JCSD Recorded Groundwater Production

Year	Potable Well Production (AFY)	Non-Potable Well Production (AFY)
2000	16,695	51
2005	18,913	--
2010	13,688	591
2015	8,993	845
2016	10,716	712
2017	12,906	795
2018	14,829	750
2020	11,051.8	767

Note:

2000,2005,2010 from DWR Public Water Systems Statistics (PWSS) reports.

2015 from UWMP, p. 6-4.

2016-2018 from JCSD Staff, Water Supply History.

Values are rounded to nearest whole number.

4.4. Projected Use of Groundwater (CWC Section 10910 (f)(4))

Projected groundwater use by JCSD is dependent upon the cost of extracting, treating, and transporting the water to customers. Groundwater from the Chino Basin will be utilized by JCSD either directly by pumping into its distribution system or by obtaining groundwater through the CDA, RCSD, and/or through the DYY program.

⁵ From Jurupa Community Services District Water Supply Outlook 8/18/2020

Table 4-3: JCSD Projected Use of Groundwater

Supply Type	Source	Water Quality	Projected Use (AFY)				
			2020	2025	2030	2035	2040
Groundwater	JCSD Wells ^a	Potable	10,000	12,000	14,000	14,000	14,000
Purchased	CDA ^b	Potable	11,733	11,733	11,733	11,733	11,733
Purchased	RCSD	Potable	2,000	2,000	2,000	2,000	2,000
Other	DYY Program	Potable	2,000	2,000	2,000	2,000	2,000
Potable Sub-Total			25,733	27,733	29,733	29,733	29,733
Groundwater	JCSD Wells ^c	Non-Potable	450	450	450	450	450
Groundwater	JCSD Wells ^a	Non-Potable	310	310	310	310	310
Non-Potable Sub-Total			760	760	760	760	760
Total			26,493	28,493	30,493	30,493	30,493

Notes: From UWMP, p. 6-33.

The amount of water that JCSD plans to produce from the Chino Basin as shown in Table 4-3 is well within their rights pursuant to the Chino Basin Judgment (Appendix F). Further, projections of groundwater obtained by JCSD from the other sources listed in Table 4-3 are also within the District's rights and agreements. Therefore, the projected supplies needed to meet future demands are met from the various sources discussed in this report.

4.5. Sufficiency of Groundwater Basin (CWC Section 10910 (f)(5))

JCSD's legal right to pump water in an amount necessary to meet all demands as sanctioned and protected by the Judgment as discussed above, is buttressed by several programs and projects directed at ensuring the sufficiency of groundwater supplies from the Basin, particularly during dry years. An adjudicated water right has perhaps the most substantial indicia of reliability of any water right that currently exists

in California. An adjudicated right is based upon long-term studies whose purpose it is to protect the long-term functionality of the water source. These rights are coordinated in an established and binding manner with all the other users of the Basin and are overseen by Watermaster which has the authority to mandate and proscribe activities whose purpose is to protect the water source and maximize its long-term beneficial use.

All Watermaster processes are governed by Rules and Regulations and receive active oversight from the Court which, as noted above, retains continuing jurisdiction over the administration of the Judgment. Consequently, the sufficiency of the groundwater is not only directed by rigorous Watermaster management processes but validated and ensured by continuing Court oversight.

The Optimum Basin Management Program (OBMP) for the Chino Basin has guided the Chino Basin Watermaster's activities since its adoption in 1998. Watermaster-led basin management activities to ensure the maximization of safe yield and OSY of the Chino Basin include objectives, projects, and programs identified in the Peace Agreement and the OBMP. Progress is reported in annual reports, biennial and triennial reports. The key programs include:

- 1) a comprehensive monitoring program;
- 2) a comprehensive recharge program;
- 3) development and implementation of a water supply plan for impaired areas of the Basin;
- 4) development and implementation of a comprehensive groundwater management plan for Management Zone 1;
- 5) development and implementation of a regional supplemental water program;
- 6) development and implementation of cooperative programs with the California Regional Water Quality Control Board – Santa Ana Region and other agencies to improve Basin management;
- 7) development and implementation of a salt management program;

- 8) development and implementation of a groundwater storage program; and
- 9) development and implementation of storage and recovery programs.

As stated, the referenced elements of the OBMP collectively comprise a comprehensive regimen directed to ensuring and maximizing the long-term beneficial use of water in the Chino Basin. In particular, and specific to the location of current and future groundwater production facilities upon which JCSD relies or will rely to provide water to meet water demands within its service area, OBMP Program Element No. 3, “Develop and Implement Water Supply Plan for the Impaired Areas of the Basin” and Program Element No. 5, “Develop and Implement Regional Supplemental Water Program”, address the sufficiency of groundwater from the Basin. Fundamentally, the goal of Program Elements 3 and 5 is to develop a regional, long range, cost-effective, equitable, water supply plan for producers in the Chino Basin that incorporates sound basin management (OBMP, p. 4-16).

The “water demand planning assumptions” used to develop and evaluate water supply plans for Program Element Nos. 3 and 5 of the OBMP are reproduced below (OBMP, p. 4-17):

“Available Water Supply from the Impaired Area. As urbanization of the agricultural areas of San Bernardino and Riverside counties in the southern half of the Basin occurs, the agricultural water demands will decrease, and urban water demands will increase significantly. Future development in these areas is expected to be a combination of urban uses (residential, commercial, and industrial). The cities of Chino, Chino Hills, and Ontario, and the JCSD are expected to experience significant new demand as these purveyors begin serving urban customers in the former agricultural area. For planning purposes, the agricultural area is assumed to be fully developed by the year 2020.” (OBMP, p. 4-17)

“Based on current [1999] estimates of overlying agricultural pool production, it is expected that at least 40,000 AFY of groundwater will need

to [be] produced in the southern part of the Basin to maintain the safe yield. It is anticipated that CDA will meet this requirement in FY 2019/2020.” (OBMP, p. 4-17)

“Water Supply Plans. Based on the data presented in Section 2 [OBMP, 1999], the municipal and industrial demands are projected to increase 30 percent between 2000 and 2020. Several agencies will experience increases in demand exceeding 30 percent over the next 20 years, including the cities of Chino, Chino Hills, Norco, Ontario, Cucamonga Valley Water District, Fontana Water Company (FWC), JCSD, and the West Valley Water District. Forecasts from municipal and industrial entities indicate that water supply sources for the Chino Basin in 2020 will consist predominantly of Chino Basin wells through direct use or treatment and use, groundwater and treated surface water from other basins, and MWD supplies.” (OBMP, p. 4-17)

“For the purpose of the OBMP, it was assumed that there is approximately 48,000 AFY of agricultural production in the southern part of the Chino Basin in the year 2000, and that this production will reduce to about 8,000 AFY in the year 2020.⁶ This decline in agricultural production must be matched by new production in the southern part of the Basin or the safe yield in the Basin will be reduced.” (OBMP, p. 4-18)

“Recommended Water Supply Plan for the OBMP. Considerable discussion of the alternative water supply plans occurred at the OBMP workshops in February through May of 1999. The discussions focused, in part, on the assumption and details of each alternative and cost. Based on technical, environmental, and cost considerations, the stakeholders

⁶ As of FY 19/20, agricultural production in the Chino Basin totaled 21,841.4 AF, consisting of Los Angeles County (134.4 AF), Riverside County (1,825.2 AF), and San Bernardino County (19,881.7 AF) (CBWM, p. 1.1).

selected Alternative 4A for detailed review and refinement. Alternative 6A was developed based on Alternative 4A and 5C, includes an accelerated desalting schedule and has no future supplemental water deliveries to the southern part of the Basin. The Alternative 6A water supply plan consists of the following key elements.” (OBMP, p. 4-19)

“Groundwater Production Pattern. Groundwater production for municipal use will be increased in the southern part of the Basin to: meet the emerging demand for municipal supplies in the Chino Basin, maintain safe yield, and to protect water quality in the Santa Ana River. All new southern Basin production will require desalting prior to use. The cities of Chino, Chino Hills, Ontario and Norco, and the JCSD will maximize their use of groundwater from the southern part of the Basin prior to using other supplies.”⁷ (OBMP, pp. 4-19 – 4-20)

“Imported Water. Imported water use will increase to meet emerging demands for municipal and industrial supplies in the Chino Basin area, Watermaster replenishment, and conjunctive use. Expanded use of imported water in the northern part of the Basin will have a lower priority than maintaining groundwater production in the southern part of the Basin.” (OBMP, p. 4-20)

“Recycled Water. Recycled water use (direct use and recharge) will increase to meet emerging demands for non-potable water and artificial recharge. Under the current Basin Plan, all new recycled water use will require mitigation for TDS and nitrogen impacts. Recycled water use will be expanded as soon as practical. The two new desalters described above and the increase in storm water recharge will provide mitigation for the expanded use of recycled water.” (OBMP, p. 4-20)

⁷ Detailed discussion continues in this paragraph concerning the production capacity of the desalters and construction/expansion projects.

As indicated in the foregoing OBMP text, the JCSD service area overlies groundwater supplies in the southern part of the Chino Basin which must be pumped for purposes of meeting new demands, maintaining safe yield, and to protect water quality in the Santa Ana River. As agricultural production in the southern part of the Chino Basin declines, it will be necessary for these reasons to increase production for municipal uses. This is being achieved through the Chino I and Chino II Desalters, of which the JCSD has a contractual right to purchase 8,200 AFY pursuant to the original agreement, and 11,733 AFY as a result of subsequent amendments and expanded treatment facilities (Appendix C). Thus, not only was increased Chino Basin water production by JCSD foreseen in the OBMP but sanctioned and encouraged for purposes of achieving OBMP objectives.

The sufficiency of the groundwater supply that is available to JCSD is assured due to the abundance of groundwater in the central and southern portion of the Chino Basin, OBMP objectives that prioritize and assure production from the southern Chino Basin coupled with desalting and ion-exchange treatment facilities that enable the use of this abundant supply for municipal (potable) purposes. As indicated in the quoted text of the OBMP, southern basin production, where JCSD is partially located, is the linchpin of several critical OBMP objectives. Thus, the sufficiency of groundwater is heightened and prioritized by the necessity of continued pumping from the southern Chino Basin under the OBMP which is administered by the Watermaster and ultimately enforced by continuing Court jurisdiction over the Judgment.

The other referenced OBMP Program Elements are collectively directed to ensuring the sufficiency of Chino Basin groundwater supplies, particularly during dry years, and comprehensively address water quality and quantity, thus maximizing beneficial use over the long-term. Sufficiency of groundwater from the Chino Basin is further assured for the following reasons:

- Inland Empire Utilities Agency (IEUA) is a member agency of MWD, which provides imported water from the State Water Project for direct use by parties to

the Judgment in the Chino Basin and for Chino Basin recharge purposes (when supplies are available). IEUA has also reviewed the sufficiency of supplies for its service territory that includes the Chino Basin in connection with its 2015 UWMP (Appendix J).

- IEUA's UWMP is consistent with, and reiterative of, OBMP projects and programs (see Section 7.4 of Appendix J). IEUA anticipates increased limitations for imported water for direct and recharge use while noting reductions during dry years (due to increased reliance on groundwater from the Basin) and in the higher amount otherwise required in the absence of OBMP projects and programs. The UWMP also analyzes the sufficiency of water supplies for single and multiple year drought scenarios and concludes the region is expected to meet 100 percent of its dry year demand under every scenario. Key assumptions included:
 - Reliance on assurances provided by MWD in its 2015 UWMP (Appendix K) that it could meet 100 percent of projected supplemental full-service water supply demands through 2040;
 - Implementation of MWD's Chino Basin DYY Storage Program consistent with the contractual shift obligations of the participating agencies of up to 33,000 AF in a twelve-month period; and
 - Sustain per capita water use reductions of 10 percent by 2015 and 20 percent by 2020.

IEUA concluded in its 2015 UWMP that the projected available water supply will meet projected water demand due to diversified water supply and water conservation measures. Based on IEUA water supply projections, there are sufficient water supplies to meet normal year water demands and single dry year demands. However, in the multiple dry year scenario a local supply gap of 283 AF is projected for 2040. IEUA and retail agencies plan to close the supply gap through utilizing local supplemental water supply opportunities and securing additional imported water as needed to

accommodate for the variability in supply from the State Water Project (Appendix J, p. 3-16).

CWC section 10631(j) provides that urban water suppliers, that rely upon a wholesale agency for a source of water may rely upon water supply information provided by the wholesale agency in fulfilling UWMP informational requirements.

IEUA's independent analysis of contemporary regional water conditions in conjunction with MWD's most recent report, provide additional and reliable assurances concerning the sufficiency of imported water supplies that comprise a portion of overall Chino Basin supply sufficiency. As stated in the above-quoted OBMP text, however, "expanded use of imported water in the northern part of the Chino Basin will have a lower priority than maintaining groundwater production in the southern part of the Chino Basin."

JCSD's participation in the DYY Storage Program described in Section 3, along with future water storage and recovery projects will drought-proof the Chino Basin and all other appropriative pool members from imported water shortages. This program is consistent with OBMP Program Element No. 9, "Develop and Implement Storage and Recovery Program." Benefits to the Chino Basin associated with this program include the construction of facilities to enhance imported water deliveries and the production of water from the Chino Basin. Further demonstrating the sufficiency of Chino Basin groundwater is MWD's program to use the Chino Basin for dry year supply purposes, thus underscoring that sufficient Chino Basin groundwater is available during dry years not only for local use by agencies like JCSD but also in connection with MWD's regional reliability programs.

In conclusion, the sufficiency of groundwater supplies available to JCSD is assured because of the OBMP programs overseen by the Chino Basin Watermaster and conducted under the auspices of continuing Court jurisdiction that specifically direct and assure the long-term production of water pursuant to the District's legal rights to produce such water necessary to meet ultimate water demands.

Conclusion

As discussed in Section 2, the proposed Project's annual water demand is estimated at 160 AFY, for a land use type that was accounted for on the site in the 2015 UWMP. For the purposes of this analysis potable water is assumed. District-wide potable water consumption in CY 2020 was 27,357 AF (JCSD 2020). With passage of recent statewide water conservation standards, unit water consumption of potable water is anticipated to decline.

As discussed in Section 3, the water supply portfolio available to serve the Project includes local potable water from District wells, CDA, RCSD, and the DYY Program. The District also maintains water storage accounts through the Chino Basin Watermaster. As of 2020, the potable water supplies utilized by JCSD totaled approximately 27,357 AF, which is commensurate with the District-wide potable demand during the same time period (JCSD 2020).

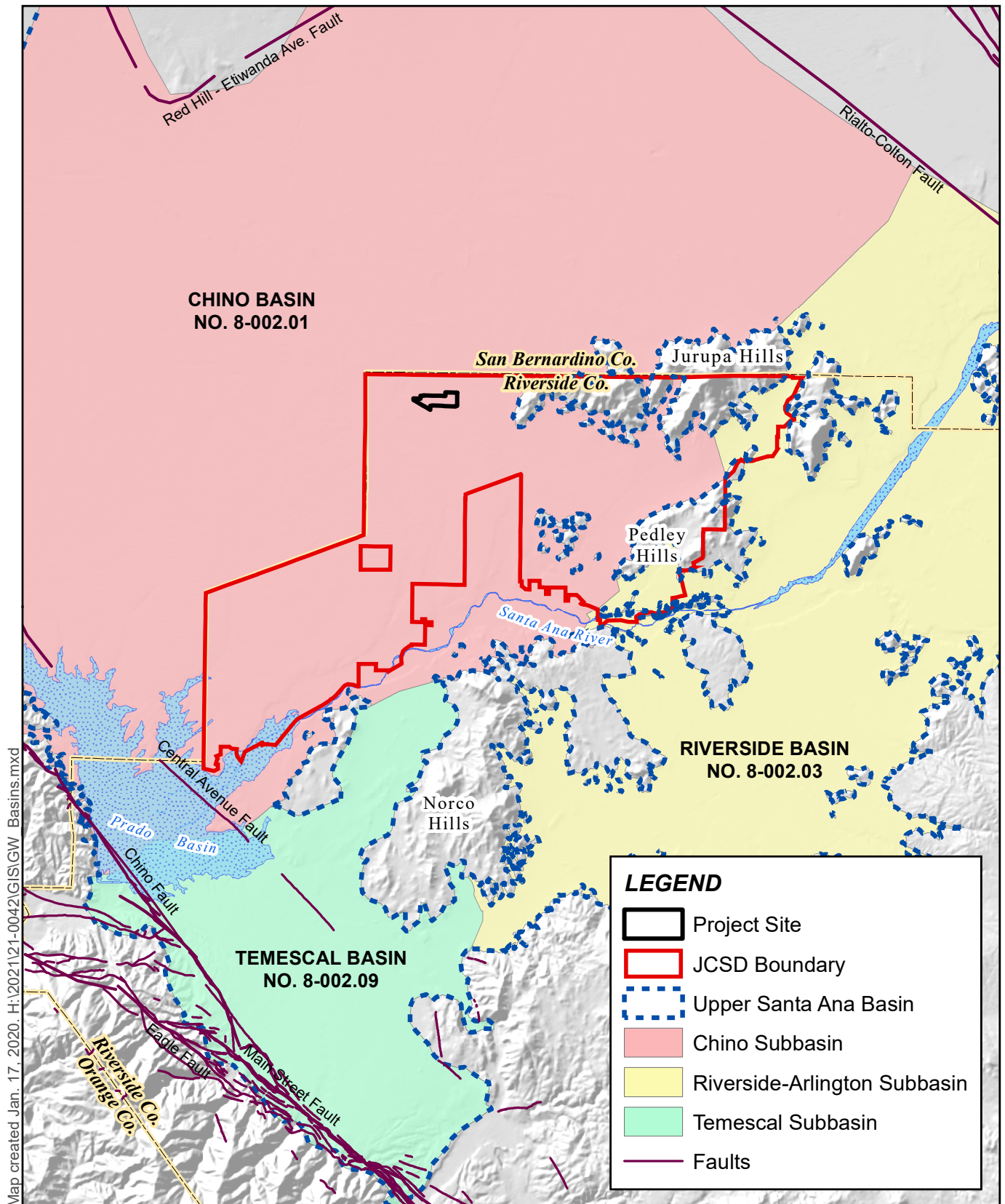
The Space Center, Mira Loma has 101.121 AF of non-agricultural water rights. Pursuant to a Water Supply Agreement dated April 14, 1997 between Jurupa Community Services District and Space Center Mira Loma, Inc., it was agreed that the water which the District delivers into the on-site system for supply to the Space Center for the developed portion of the of the property is considered produced in exercise of Space Center's said overlying rights. Hence, the Mira Loma Space Center, Inc. water rights are utilized to provide water to the subject site prior to JCSD's rights being utilized.

As of CY 2020, the potable groundwater production by JCSD was approximately 11,502 AF, which is less than the District's projected peak groundwater production of potable ground water (Table 4-2). Further, the District currently uses their total rights to potable water available from the CDA (Table 4-3).

Currently, JCSD's annual production right in the Chino Basin as calculated by the Watermaster totals 19,547.9 AF, with an additional 31,861.3 AF in storage (Table 4-1).

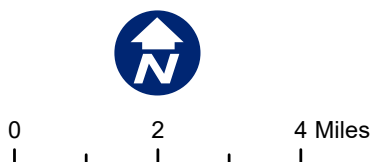
Although annual fluctuations to rights and storage accounts will occur, the District's rights are projected to increase over the next 20 years due to more land use conversions.

In conclusion, the water supplies available to JCSD currently meet and exceed water demands. Groundwater production by JCSD is currently less than their existing rights and within their groundwater well production capacity. Regardless, JCSD has the means and right to exceed their groundwater allocation in the Chino Basin when required to meet demand pursuant to the Judgment. Further, JCSD has rights to water held in storage that would supply customer demands for more than one year. On the other hand, JCSD also can supply water to the Project purchased from CDA that is within their existing entitlements and capacities. Therefore, the District can meet the planned water demand of the proposed Project by utilizing Mira Loma Space Center, Inc. existing overlying groundwater rights and utilizing JCSD's existing water supply. As noted, the existing warehousing area is less than the area they planned to remove.



Sources: Calif. Dept. of Water Resources, 2019; Riverside Co. GIS, 2020.

Figure 4-1 – Groundwater Basin Map
Manitou CT Logistics Project at Space Center



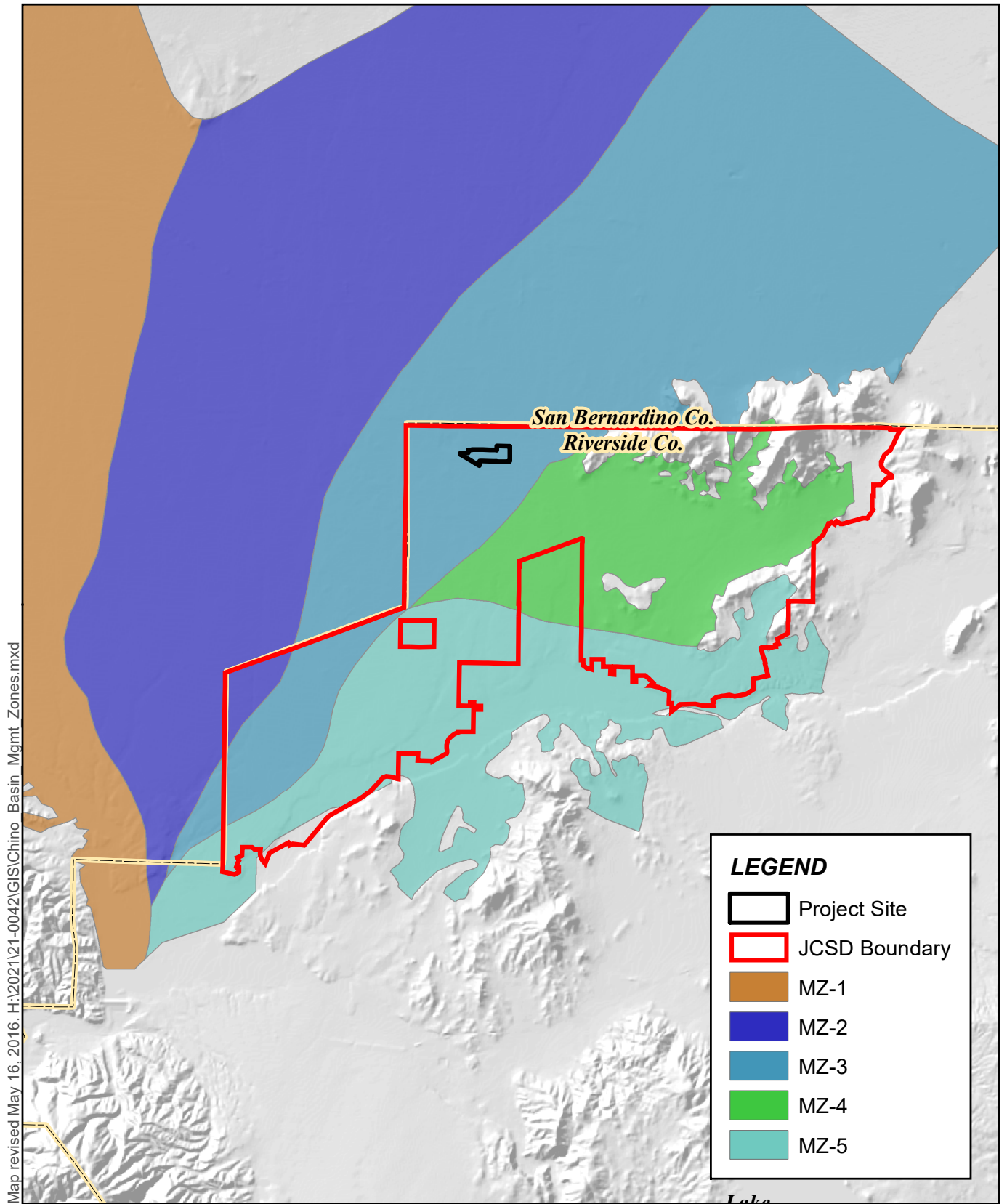
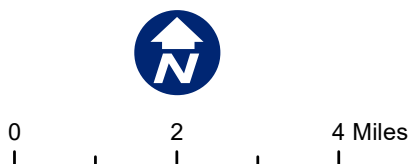


Figure 4-2 – Chino Basin Management Zones
Manitou CT Logistics Project at Space Center



SECTION 5 - PRIMARY ISSUE FOR ASSESSMENT

The lead agency, "...shall determine, based on the entire record, whether projected water supplies will be sufficient to satisfy demands of the project, in addition to existing and planned future uses" (CWC section 10911). The lead agency is expected to approve or disapprove the project based on several factors, including but not limited to the Water Supply Assessment (WSA).

Law

Water Code Section 10910(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.

Water Code Section 10911(b):

The city or county shall include the water assessment provided pursuant to Section 10910, and any information provided pursuant to subdivision 9a), in any environmental document prepared for the project pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code.

(c) The city or county may include in any environmental document an evaluation of any information included in that environmental document provided pursuant to subdivision (b). The city or county shall determine, based on the entire record, whether projected water supplies will be sufficient to satisfy the demands of the project, in addition to existing and planned future uses. If the city or county determines that water supplies will not be sufficient, the city or county shall include that determination in its findings for the project.

The lead agency is expected to review the WSA and decide whether additional water supply information is needed for its consideration of the proposed project.

5.1 Findings

Whereas:

1. Jurupa Community Services District (JCSD) has been identified as the water supplier for the proposed Manitou Ct. Logistic Project at Space Center (“Project”). JCSD prepared an Urban Water Management Plan (UWMP) in 2015.
2. The Project is in the City of Jurupa Valley and consists of demolishing 9 redwood warehouses totaling 1,969,312 square feet and replacing them with 2 warehouses totaling 1,939,312 square feet. According to the Jurupa Valley Plan, the existing and proposed land use designation of the Project site is Light Industrial.
3. The estimated potable water demand for the Project is 160 acre-feet per year (AFY) (Table 2-3). No recycled water is assumed available to serve this Project at this time.
4. The Project site was accounted for in the 2015 UWMP. Because the proposed Project is consistent with this land use designation, the Project was accounted for in the water demand projections of the most recent UWMP.
5. JCSD produced 11,051.8 AF of groundwater for potable use in CY 2020.

JCSD has water production rights in the Chino Groundwater Basin that currently total 19,547.9 AF, as well as groundwater storage accounts that total 31,861.3 AF (Table 4-1).

6. JCSD holds a contractual commitment as a member of the Chino Basin Desalter Authority (CDA) for potable supplies in the amount of 11,733 AFY, and an agreement to purchase potable water from Rubidoux Community Services District (RCSD) in the amount of approximately 2,000 AFY. During dry years, JCSD can also purchase the City of Ontario’s share of CDA water in the amount of approximately 2,000 AF through the DYY Program. In CY 2020, JCSD received 11,414 AF from CDA and 1,446 AF through the DYY Program. No supply was received from RCSD in CY 2020 (Table 3-5). In addition, JCSD

obtained WMWD's CDA's supply of 3,445.5 AF of WMWD's CDA supply in CY 2020.

7. JCSD has forecasted excess water supplies will be available to meet customer demand during single-dry and multiple dry water years over the next 20 years (Tables 3-8 and 3-9), assuming a new water supply source is brought online around 2025. Current projects and supply sources include Western Municipal Water District and Cucamonga Valley Water District (Table 3-6). The District currently has an application before the State Water Resources Control Board to obtain grant funding and a low interest rate loan for a recycled water system.
8. Potable water demand in the JCSD service area was 27,357.3 AF as of CY 2020. By 2040, ultimate potable water demands are estimated at 36,289 AFY (Table 2-2). The current groundwater pumping capacity (33,090 gpm) will be increased ultimately to 43,315 gpm to meet customer demands under buildout conditions.
9. The proposed Project is a replacement of 9 redwood warehouse buildings with 2 concrete tilt-up warehouse buildings with less area than the old warehouse buildings. The project is theoretically projected to use 160 AFY, however the actual 2018 water use for the existing warehouses used 34.9 AF.
10. Pursuant to an agreement between JCSD and Mira Loma Space Center, JCSD will utilize Mira Loma Space Center overlying groundwater rights prior to utilizing JCSD groundwater rights.
11. Based on the evidence provided herein, the total projected water supplies available to JCSD during normal, single dry, and multiple dry water years over a 20-year projection will be sufficient to meet the projected water demand associated with the proposed Project in addition to the water supplier's existing and planned future uses, including agricultural and manufacturing uses. State mandated conservation efforts will reduce demand in the future.

SECTION 6 - REFERENCES

Carollo 2016	Carollo Engineers, Inc. <i>March 2016 Update to the Jurupa Community Services District 2015 Capacity Charges Study</i> .
CBWM	Chino Basin Watermaster, <i>Fiscal Year 2019-20, 43rd Annual Report</i> . (Available at http://www.cbwm.org/rep_annual.htm).
CDA 2016	Chino Basin Desalter Authority, <i>2015 Urban Water Management Plan</i> . June 2016. (Appendix B)
CDA JCSD 2016	Chino Basin Desalter Authority. <i>Amended and Restated Water Purchase Agreement by and between Chino Basin Desalter Authority and The Jurupa Community Services District</i> , January 1, 2011. (Appendix C)
DWR 2003	California Department of Water Resources, <i>Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 of 2001 to assist water suppliers, cities, and counties in integrating water and land use planning</i> . October 8, 2003. (Available at https://water.ca.gov/LegacyFiles/pubs/use/sb_610_sb_221_guidebook/guidebook.pdf .)
DWR Bulletin 118	Department of Water Resources. <i>8-002.01 Upper Santa Ana Valley – Chino Bulletin 118 Basin Boundaries</i> . Dated March 5, 2018. (Available at https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/B118-Basin-Boundary-Descriptions-2016/B118-Basin-Boundary-Description-2016---8_002_01.pdf)
DYY	<i>Amendment No. 8 to Groundwater Storage Program Funding Agreement No. 49960 By and Among The Metropolitan Water District of Southern California and Inland Empire Utilities Agency and Chino Basin Watermaster</i> . September 17, 2014. (Appendix D)
EMC	Eastvale Municipal Code (Available at https://library.municode.com/ca/eastvale/codes/code_of_ordinances .)
Executive Order B-37-16	State of California Executive Department, <i>Executive Order B-37-16 Making Water Conservation a California Way of Life</i> , May 9, 2016. (Available at https://www.gov.ca.gov/wp-content/uploads/2017/09/5.9.16_Attested_Drought_Order.pdf .)
Executive Order B-40-17	State of California Executive Department, <i>Executive Order B-40-17</i> , April 7, 2017. (Available at https://www.gov.ca.gov/docs/4.7.17_Exec_Order_B-40-17.pdf .)
GP 2012	City of Eastvale General Plan Adopted. June 13, 2012. (Available at https://www.eastvaleca.gov/home/showdocument?id=2360)
IEUA	Inland Empire Utilities Agency. <i>State Water Resources Control Board Proposition 1 Grant and SRF Loan Application for Joint IEUA-JCSD Recycled Water Intertie Project (CWSRF Project No. 8167-110)</i> . (Available at https://www.ieua.org/download/wrcrwa-project-grant-application-ieua-jcsd/ .)
JCSD 2020	Albert A. Webb Associates, <i>Memorandum to Jurupa Community Services District for Information for Water Supply Assessment</i> , January 14, 2020.
JCSD Draft Master Water Plan	Albert A. Webb Associates. <i>Summary Master Water Plan (draft) prepared for Jurupa Community Services District</i> . October, 2005.

Water Supply Assessment for Manitou Court Logistics Project at Space Center

JCSD RCSD	<i>Inter-Agency Operating Agreement for Use of the JCSD-RCSD Jewel Street Booster Station and Pipeline Interconnection</i> , 2015. (Appendix I)
JCSD Staff, Water Supply History	Jurupa Community Services District Staff, <i>Water Supply History data from 05-06 thru 17-18</i> . Provided to Albert A. Webb Associates, Jan. 15, 2020.
JCSD Web site	Jurupa Community Services District Web site, <i>Water Conservation and Regulations</i> . Accessed 12/17/19 at https://www.jcsd.us/services/conservation-and-efficiency-programs
Judgment	Judgment, <i>Chino Basin Municipal Water District v. City of Chino, et al.</i> , San Bernardino Ct. No. 164327 (filed Jan. 30, 1978). Includes amendments thereto. (Appendix F)
Local Agency Agreement	Agreement by and between the City of Ontario and Jurupa Community Services District establishing an operational plan for Metropolitan Water District/Chino Basin Groundwater Storage Program, Providing for Water Supply to Ontario's New Model Colony and Interconnection to Increase Water Supply Reliability. November 21, 2014. (Appendix E).
Making Water Conservation a California Way of Life	California Department of Water Resources, et. al., <i>Making Water Conservation a California Way of Life, Implementing Executive Order B-37-16 Final Report</i> , April 2017. (Available at http://www.water.ca.gov/wateruseefficiency/conservation/docs/20170407_EO_B-37-16_Final_Report.pdf)
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Western-San Bernardino Judgment	Judgment, <i>Western Municipal Water District, et al. v. East San Bernardino County Water District, et al.</i> , Superior Court of the State of California in and for the County of Riverside No. 784726 (filed April 17, 1969). (Appendix H)
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WEBB 2020	Inter-Agency Review Letter, March 30, 2020



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