

Betty Folsom, President
Kenneth J. McLaughlin, Vice President
Jane F. Anderson, Director
Lupe R. Nava, Director
Bart Moreno, Director



October 25, 2021

Mr. Kevin Kent
TK Management Services, LLC
449 W. Foothill Blvd. #104
Glendora Ca. 91741

RE: Initial Water & Sewer Availability for TR 38151, located on the south side of Jurupa Road between Kirby Drive and Camino Real.

Mr. Kent:

The Board of Directors has approved your request for water and sewer service availability on October 25, 2021.

Therefore, the Jurupa Community Services District (District) will provide water and sewer services to the above-referenced property conditional upon compliance with District rules, regulations, and payment of appropriate fees.

In accordance with the District's Development Handbook at Section 5.2.3, Item 6, the "Developer's Engineer submits engineered drawings to the District as outlined in Appendix F of the Development Handbook, along with the appropriate deposit for the first (1st) plan-check. Drawings must be submitted within two (2) years of the issuance of the Availability Letter; otherwise, an updated Availability Letter will be required. Drawings will not be plan-checked until an updated "Availability Letter" is issued.

Per the above, this Availability Letter is valid until October 25, 2023.

Should you have any questions, please call me at (951) 685-7434 extension 140.

Sincerely,

A handwritten signature in black ink that reads "Nicole Smith".

Nicole Smith
Engineering Technician

Betty Folsom, President
Kenneth J. McLaughlin, Vice President
Jane F. Anderson, Director
Lupe R. Nava, Director
Bart Moreno, Director



October 25, 2021

Mr. Joe Perez, Community Development Director
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509

RE: Initial Water & Sewer Availability for TR 38151, located on the south side of Jurupa Road between Kirby Drive and Camino Real.

Mr. Perez:

The Board of Directors has approved your request for water and sewer service availability on October 25, 2021.

Therefore, the Jurupa Community Services District (District) will provide water and sewer services to the above-referenced property conditional upon compliance with District rules, regulations, and payment of appropriate fees.

In accordance with the District's Development Handbook at Section 5.2.3, Item 6, the "Developer's Engineer submits engineered drawings to the District as outlined in Appendix F of the Development Handbook, along with the appropriate deposit for the first (1st) plan-check. Drawings must be submitted within two (2) years of the issuance of the Availability Letter; otherwise, an updated Availability Letter will be required. Drawings will not be plan-checked until an updated "Availability Letter" is issued.

Per the above, this Availability Letter is valid until October 25, 2023.

Should you have any questions, please call me at (951) 685-7434 extension 140.

Sincerely,

A handwritten signature in black ink that reads "Nicole Smith". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Smith".

Nicole Smith
Engineering Technician



W.O. No.: 2021-1022

Corporate Headquarters

3788 McCray Street
Riverside, CA 92506
951.686.1070

Palm Desert Office

74967 Sheryl Avenue
Palm Desert, CA 92260
951.686.1070

Murrieta Office

41870 Kalmia Street #160
Murrieta, CA 92562
T: 951.686.1070

October 5, 2021

Mr. Seungwon Won, PhD / PE
Principal Engineer

JURUPA COMMUNITY SERVICES DISTRICT

11201 Harrel Street
Jurupa Valley, California 91752

RE: Water & Sewer Availability for TR 38151, located on the south side of Jurupa Road between Kirby Drive and Camino Real.

Dear Mr. Won:

Pursuant to the District's request, we have reviewed the District's ability to provide sewer and water service to the subject property. The Developer may be affected by reimbursement agreements for installation of temporary or permanent water and sewer facilities undertaken by others that are required to provide service to the subject property. When there are Water and Wastewater Master Plan lines fronting a development, both lines are to be installed by the Developer. The District requires that the Developer to have water facilities extended full frontage and may require sewer facilities to be extended full frontage of the project. The District will not maintain the water and sewer facilities within private streets unless the streets conform to County standards and the District has an easement for full maintenance accessibility.

Water service is available from an existing 18-inch diameter waterline in Camino Real, an 8-inch diameter waterline within a District easement in Kirby Drive, and a 12-inch diameter waterline and a 24-inch diameter waterline across an existing railroad to the north in Jurupa Road. To connect to the 8-inch diameter water line within the easement in Kirby Drive, the developer shall review and adhere to the existing easement document requirements. The District facilities within the easement shall be protected in place and acceptable drivable access maintained. The applicant must provide the District with fire flow requirements from the Riverside County Fire Department to determine the adequacy of the existing water system. Two points of water service connections are required.

Sewer service is available from an existing 8-inch diameter adjacent sewer line in Kirby Drive. The proposed project is tributary to an 8-inch diameter wastewater pipeline, located within an easement from Kirby Drive to Jurupa Road, that has been identified as having capacity limitations in the Board adopted Wastewater Master Plan dated August 2021. Wastewater flow monitoring is required in that 8-inch diameter pipeline from Kirby Drive to Jurupa Road to serve as a basis for the District to determine facility improvement requirements to serve the development. Gravity flow to the existing sewer line is contingent upon final grading of the development and wastewater service is contingent upon the quantity and quality of wastewater generated by the project.

If for any reason facilities are not installed by others as indicated, the Developer will be required to construct the water and sewer facilities to service their property.



www.webbassociates.com

Mr. Seungwon Won, PhD / PE

Principal Engineer

JURUPA COMMUNITY SERVICES DISTRICT

October 5, 2021

Page 2 of 2

The District's current water supply has sufficient capacity to meet its long-term current customers' needs per the 2020 Urban Water Management Plan, and its short-term current customers' needs and that of the proposed development per the attached Figure 1. In addition, the District presently has excess wastewater treatment plant capacity at the City of Riverside Wastewater Reclamation Plant.

Hence, the District can issue a water and sewer availability letter provided that the above requirements are met, the District continues to develop the water supply with the projects currently budgeted and has acquired 4 MGD capacity rights in the City of Riverside Regional Wastewater Treatment Plant facilities, which will expand to 5 MGD in the year 2030.

Finally, it is our understanding that the District is currently investigating the potential use of reclaimed water (including but not limited to non-potable groundwater for irrigation purposes) for various District areas that may include the project area. The developer of the proposed project will be required to participate in the final adopted program with regards to providing a non-potable water supply source and related infrastructure improvements for parks and greenbelt areas.

Should you have any questions, please call me.

Sincerely,

ALBERT A. WEBB ASSOCIATES



Bruce A. Davis, PE
Senior Vice President



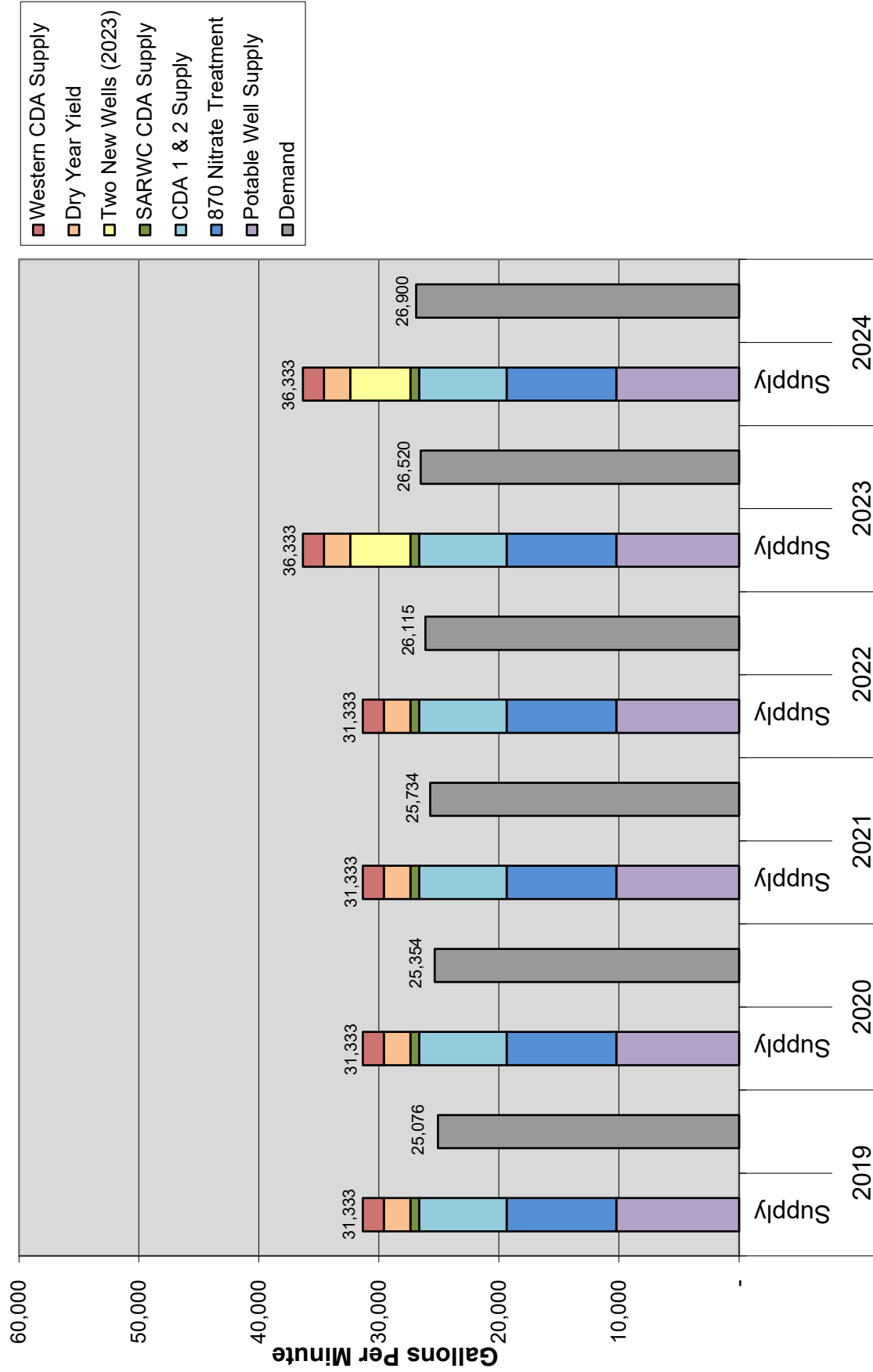
Gustavo A. Gomez, PE
Associate Engineer

Enclosures: San 53
Vicinity Maps

cc: Nicole Smith, JCSD
Eddie Rhee, JCSD
Chandler Drachslin, AAWA

FIGURE 1

Jurupa Community Services District Supply vs Maximum Day Demand, 2019~2024



G:\1983\83-241A\Water Slide 2019-2024\Water Slide 2019-2024 - updated S. Gershon 01-12-2021.xls

JURUPA COMMUNITY SERVICES DISTRICT
INFORMATION FORM FOR LAND DEVELOPMENTS
REQUIRING WATER AND SEWER AVAILABILITY

LAND DEVELOPMENT CATEGORY:

Mobile Home, R.V., T.T., Park Name: TR 38151
Use Case No., PU, CU, P/P, etc.: APN 183-030-014
Other SGD, GP of Lots, etc.: _____
Map Schedule: _____

No. Parcels/Lots: 36
Total Acres: 6.92 ±
Zoning: _____
Area: JCSD

WATER: DOMESTIC

1. Estimate daily and peak demands and fire requirements demands for development (domestic, irrigation and commercial uses).
Average Demand = 6.92 acres x 3,000 gdp/ac (Medium High Density Residential Land Use)
= 20,760 gpd (23.3 ac.ft./year)
Maximum Demand = N x (c) x (f) = (36) x (5 gpm) x (1.1) =198 gpm
2. Source of water for developer:
 - a. If local district wells water is to be used, provide information with regards to any over drafting impacts on the ground water basin being served from this development.
The District potable wells are located within the Chino Ground Water Basin, which is an adjudicated groundwater basin. All municipal water entities that exceed their safe yield may incur a replenishment obligation, which is used by the Watermaster to recharge the ground water basin with State Water Project water and reclaimed water. The Chino Basin has been maintained by the Watermaster in a safe yield condition under this method of operation.
 - b. Source:
Local wells/imported Northern California Water, or Colorado River water.
The water source will be from local wells, including treated groundwater from the Chino I Desalter, the Chino II Desalter and the Roger Teagarden Ion Exchange Treatment Plant.
 - c. Are there additional sources of water needed for this project? Provide details.
No. The District's current water supply is adequate to meet the District's current water demand and that of this project. The District continues to develop additional water supply resources which are currently budgeted.



3. Location of closest main line of sufficient size to supply development.
- a. If offsite water is needed, state approximate length of offsite improvements needed.
Offsite water improvements will not be needed.
 - b. At what point, or points of the subdivision or development shall the off-site connect?
Offsite connections will not occur.
 - c. If water currently fronts intended development, will it be available to each and every lot? What is the size and capacity of lines?
Water service is available from an existing 18-inch diameter waterline in Camino Real, an 8-inch diameter waterline within a District easement in Kirby Drive, and a 12-inch diameter and a 24-inch diameter waterline across an existing railroad to the north in Jurupa Road. To connect to the 8-inch diameter water line within the easement in Kirby Drive, the developer shall review and adhere to the existing easement document requirements. The District facilities within the easement shall be protected in place and acceptable drivable access maintained. These lines will be available to the subject site. A fire flow test will be required to determine flow rates and residual pressure capabilities of this waterline. A comparison of this flow must be made to the Riverside County Fire Department requirements.
 - d. Is additional plant pumping capability required for this development, if so, state quantity and location.
Additional plant pumping is not required.
 - e. Will adequate storage and pressure for fire flow be available? Explain.
Adequate fire flow storage exists. Adequate pressure and fire flow must be verified by comparison to the requirements of the Riverside County Fire Department.

SEWER:

- 1. Estimate waste flow from the project (MGD).
 $Q = (210 \text{ gpd/EDU}) (36 \text{ EDUs}) / 1,000,000 = 0.0076 \text{ MGD}$
- 2. Name and location of sewage treatment facility to treat wastes for this development.
Wastewater treatment will occur at the City of Riverside Wastewater Reclamation Plant
- 3. Does treatment facility have capacity for this development?
Yes. The District has sufficient capacity rights at the City of Riverside Wastewater Reclamation Plant to provide Wastewater Treatment for this project.
- 4. Location of nearest trunk line of sufficient capacity to accept the waste flow from intended project.
An existing 8-inch diameter line fronts the development in Kirby Drive. Downstream facilities between Kirby Drive and Jurupa Road have been identified as having capacity limitations. Sewer flow monitoring is required to determine required facility improvements.
- 5. Is offsite needed; if so, provide approximate length. At what point or points of the subdivision or development shall the offsite connect?
Offsite improvements will not be needed.

6. How will the disposal of wastewater from this project be accommodated, i.e., construction of lift stations or force mains?
Wastewater will be accommodated by gravity flow in the District's sewer main.
7. If sewer currently fronts intended development, will it be available to each and every lot? What is the size and capacity of lines?
An existing 8-inch diameter line fronts the development in Kirby Drive. Gravity flow to the existing line is contingent upon final project grading. The existing line in Kirby Drive is half full at 0.775 MGD at a slope of 3.92% (District Standards specify that an 8-inch diameter line flowing half full is at design capacity). This existing pipeline has available capacity for the wastewater generated by this project.

RECLAIMED WATER:

1. Is, or will reclaimed water be available to this development? If so, what is degree of treatment? What is the distance to the project?
The potential use of reclaimed water for the project area is currently under review.
2. Does this project have areas that can use reclaimed water? If so, does the sewer agency require such use?
The potential use of reclaimed water for the project area is currently under review.

REMARKS: _____

SIGNATURE Nicow Smith **DATE** 10/26/2021
JURUPA COMMUNITY SERVICES DISTRICT

