



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

April 28, 2021

Mr. Rick Bondar  
Anthony Vernola Trust  
1604 North Laurel Avenue  
Upland, CA 91784

RE: Water and Sewer Availability Letter for Vernola Marketplace Apartment Community – Phase B, located north of 68<sup>th</sup> Street, south of Limonite Avenue, east of Interstate 15, and west of Pats Ranch Road in the City of Jurupa Valley.

Dear Mr. Bondar:

The Board of Directors has approved your request for water and sewer service availability on April 26, 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. 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 April 26, 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

Enclosure(s)—Copy of Availability Letter from Webb & Assoc.  
San53 with a cover letter to Dept. of Environmental Health  
PN: D2110156



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

April 28, 2021

County of Riverside  
Department of Environmental Health  
4080 Lemon Street  
Riverside, CA 92501

RE: Water and Sewer Availability Letter for Vernola Marketplace Apartment Community – Phase B, located north of 68<sup>th</sup> Street, south of Limonite Avenue, east of Interstate 15, and west of Pats Ranch Road in the City of Jurupa Valley.

Ladies/Gentlemen:

The Board of Directors has approved the water and sewer availability letter on April 26, 2021.

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 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."

Sincerely,

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

Nicole Smith  
Engineering Technician

D2110156 I. Project



W.O. No.: 2021-1006

**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

March 10, 2021

Mr. Seungwon Won, PhD / PE  
Principal Engineer  
**JURUPA COMMUNITY SERVICES DISTRICT**  
11201 Harrel Street  
Jurupa Valley, California 91752

RE: Water & Sewer Availability for Vernola Marketplace Apartment Community – Phase B, located north of 68th Street, south of Limonite Avenue, east of Interstate 15, and west of Pats Ranch Road.

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 Sewer 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 have an easement for full maintenance accessibility.

Water service is available from an existing 18-inch diameter waterline in Pats Ranch Road. Approximately 290 L.F. of offsite water will need to be constructed through private property to connect to this line. 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. The District will need to determine if one point of connection is adequate or if a second point of connection is required.

Sewer service is available from an existing sewer line in Pats Ranch Road with a portion that is 15-inches in diameter and another portion 18-inches in diameter. Approximately 290 L.F. of offsite sewer will need to be constructed through private property to connect to this line. The proposed land use is not consistent with Land Use Map for the Master Plans currently under development, which designate the subject area land use as Light Industrial. Therefore, the proposed project will require a sewer hydraulic analysis to determine any facility improvement requirements to serve the development. Based upon the results of the study, the developer will be required to construct the required improvements delineated in the study. Gravity flow to the existing sewer line is contingent upon final grading of the site and sewer service is contingent upon the quantity and quality of wastewater generated by the project.



[www.webbassociates.com](http://www.webbassociates.com)

Mr. Seungwon Won, PhD / PE  
Principal Engineer  
**JURUPA COMMUNITY SERVICES DISTRICT**  
March 10, 2021  
Page 2 of 2

Private water facilities crossing private property to the east of this development are required to connect to the existing 18-inch diameter water and sewer lines in Pats Ranch Road. The private water facilities will require coordination with the adjacent property owner and a private easement.

The District's current water supply has sufficient capacity to meet its long-term current customers' needs per the 2015 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 maintains excess wastewater capacity at the Western Riverside County Regional Wastewater Treatment Plant.

Hence, the District can issue a sewer and water 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 6 MGD capacity rights in the Western Riverside County Regional Wastewater Treatment Plant facilities.

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



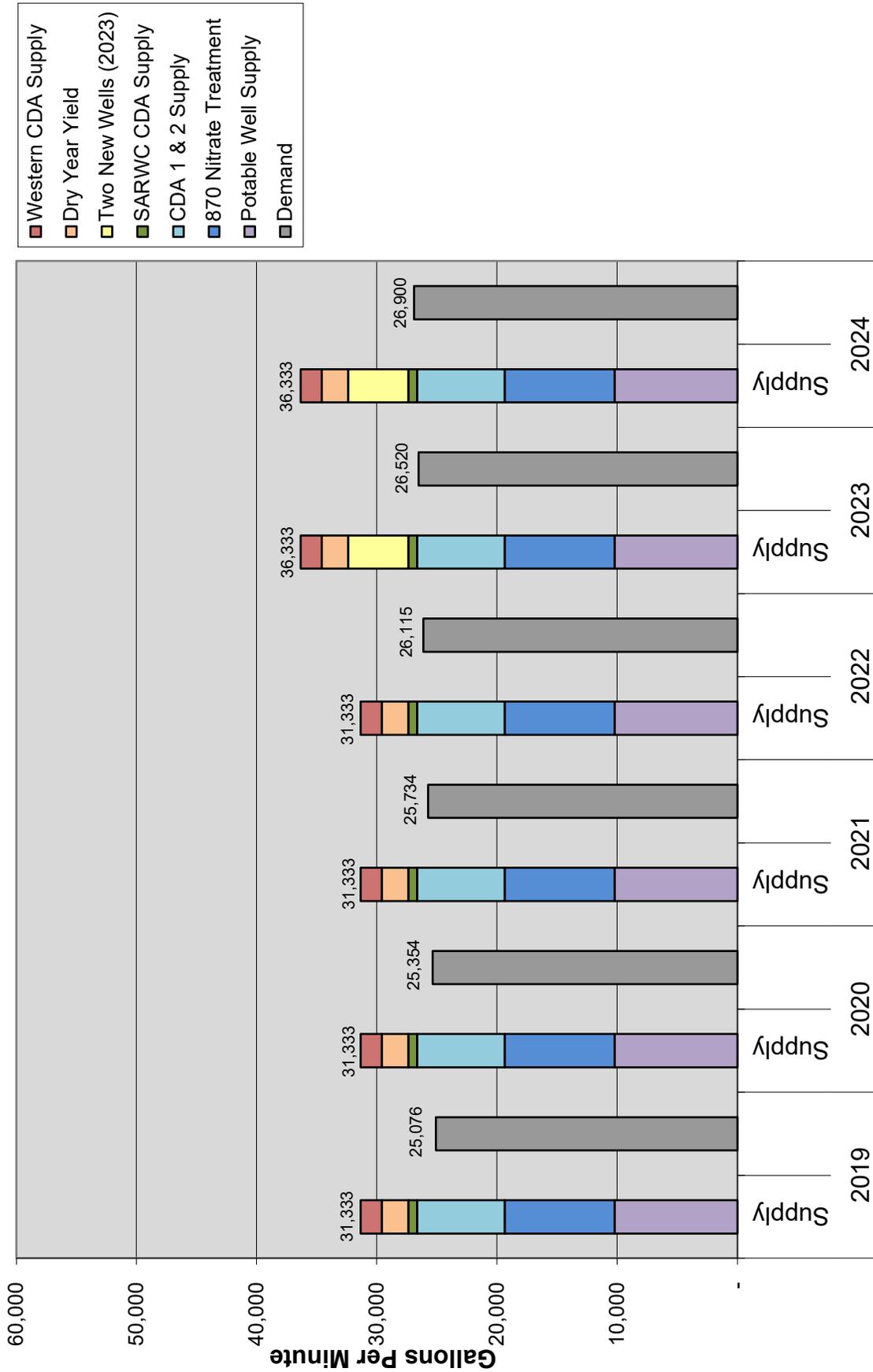
Gustavo A. Gomez, PE  
Associate Engineer

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 - Avail Letter\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: Vernola Marketplace Apartment Community  
No. Parcels/Lots: 210 units  
Use Case No., PU, CU, P/P, etc.: \_\_\_\_\_ Total Acres: 8.3 ±  
Other SGD, GP of Lots, etc.: \_\_\_\_\_ Zoning: \_\_\_\_\_  
Map Schedule: \_\_\_\_\_ Area: JCSD

**WATER: DOMESTIC**

1. Estimate daily and peak demands and fire requirements demands for development (domestic, irrigation and commercial uses).  
Average Demand = 8.34 acres x 3,800 gpd/ac (Highest Density Residential)  
= 31,500 gpd (35.3 ac.ft./year)  
Maximum Demand = N x (c) x (f) = (210) x (5) x (0.57) = 600 gpm  
The fire flow requirements for the subject site are unknown at this time since the applicant needs to obtain this information from the Riverside County Fire Department.
  
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 wells are located within the Chino Ground Water Basin, which is an adjudicated 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. 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.  
290 LF of Offsite water improvements will be required through private property to connect to Pats Ranch Road.
  - b. At what point, or points of the subdivision or development shall the off-site connect?  
Offsite connections will occur at Pats Ranch Road.
  - c. If water currently fronts intended development, will it be available to each and every lot? What is the size and capacity of lines?  
An existing 18-inch diameter line is located in Pats Ranch Road. This line 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).  
 $Q_{pk} = 2.5[(210 \text{ gpd/edu}) (210 \text{ Units}) / 1,000,000]^{0.91} = 0.15 \text{ MGD}$
2. Name and location of sewage treatment facility to treat wastes for this development.  
Wastewater treatment will occur at the Western Riverside County Regional Wastewater Treatment Plant.
3. Does treatment facility have capacity for this development?  
Yes. The District has sufficient capacity rights in the WRCRWA 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 15-inch/18-inch diameter line is located in Pats Ranch Road. This line has the capacity to accept the generated wastewater flow.
5. Is offsite needed; if so, provide approximate length. At what point or points of the subdivision or development shall the offsite connect?  
290 LF of offsite sewer improvements will be required through private property to connect to Pats Ranch Road.
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.

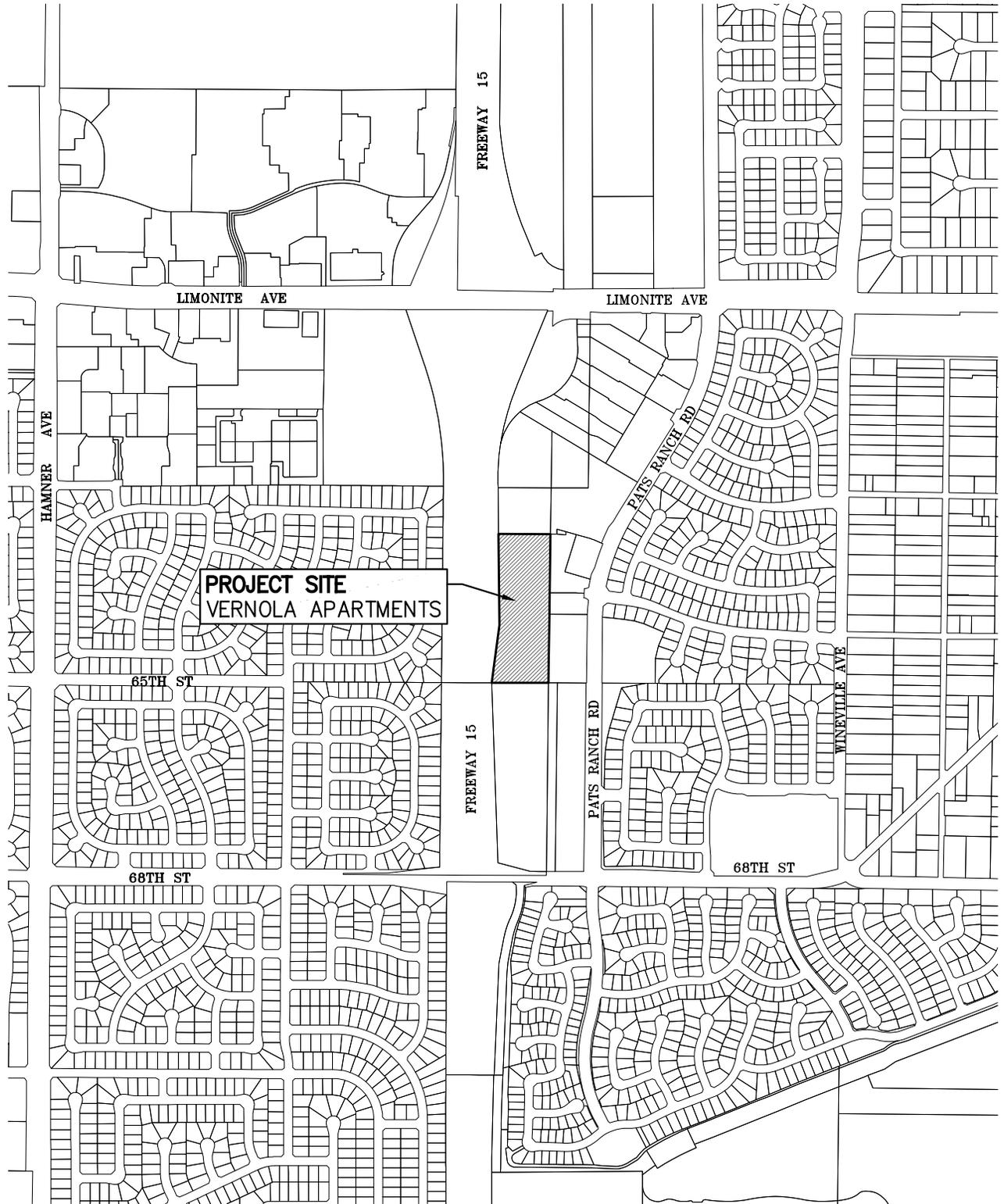
7. If sewer currently fronts intended development, will it be available to each and every lot?  
What is the size and capacity of lines?  
An existing 15-inch/18-inch diameter line fronts the development in Pats Ranch Road. Gravity flow to the existing line is contingent upon final project grading. The 15-inch diameter portion of the existing line in Pats Ranch Road is three-quarters full at 2.08 MGD at a slope of 0.3% and the 18-inch diameter portion of the existing line in Pats Ranch Road is three-quarters full at 2.47 MGD at a slope of 0.16% (District Standards specify that 15-inch and 18-inch diameter lines flowing three-quarters full are at design capacity). The existing pipelines have available capacity for the wastewater generated by this project.

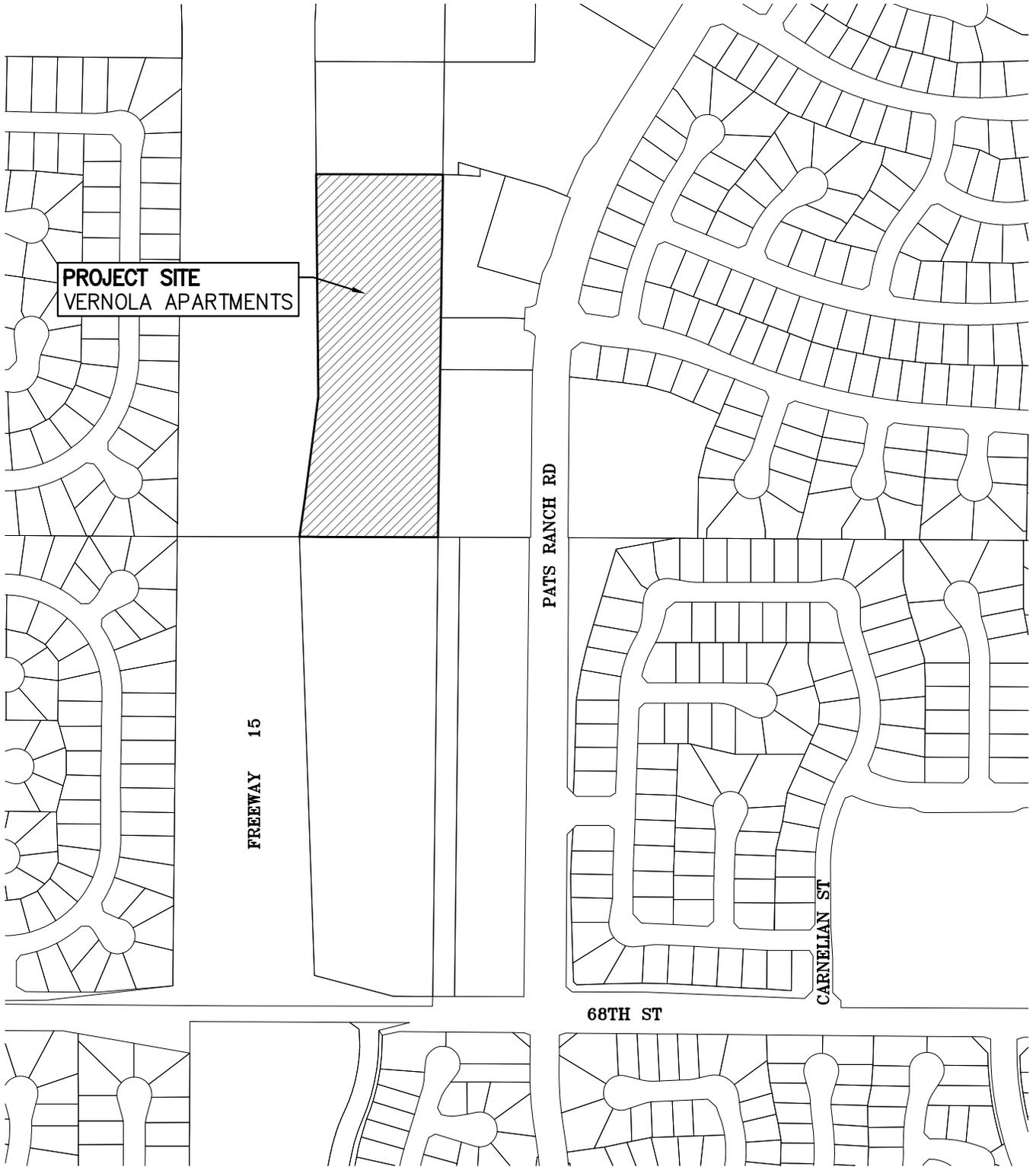
**RECLAIMED WATER:**

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**  **DATE** 03/24/2021  
JURUPA COMMUNITY SERVICES DISTRICT





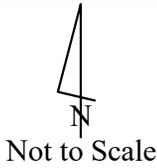
**PROJECT SITE**  
VERNOLA APARTMENTS

FREWAY 15

PATS RANCH RD

68TH ST

CARNELIAN ST



Project Location

Jurupa Community Services District