



Richard "Dickie" Simmons, President
Betty Folsom, Vice President
Kenneth J. McLaughlin, Director
Betty A. Anderson, Director
Jane F. Anderson, Director

September 16, 2020

Corona South Main Development, LP
1370 Jet Stream Drive
Henderson, NV 89052

RE: Request for Initial Water and Sewer Availability Letter for APN 163-400-046, located north of the intersection of Van Buren Boulevard and Clay Street, in the City of Jurupa Valley

Dear Mr. Bonadiman:

The Board of Directors has approved your request for water and sewer service availability on September 14, 2020.

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 September 13, 2022.

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
Development Engineering Representative

Enclosure(s)—Copy of Availability Letter from Webb & Assoc. dated August 10, 2020
San53 with a cover letter to Dept. of Environmental Health

D2110149



Richard "Dickie" Simmons, President
Betty Folsom, Vice President
Kenneth J. McLaughlin, Director
Betty A. Anderson, Director
Jane F. Anderson, Director

September 16, 2020

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

RE: Request for Initial Water and Sewer Availability Letter for APN 163-400-046, located north of the intersection of Van Buren Boulevard and Clay Street, in the City of Jurupa Valley

Ladies/Gentlemen:

The Board of Directors has approved the water and sewer availability letter on September 14, 2020.

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
Development Engineering Representative

D2110149 I. Project



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

August 10, 2020

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

RE: Water & Sewer Availability for APN 163-400-046, located north of the intersection of Van Buren Boulevard and Clay Street.

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 won't maintain the water and sewer facilities within private right-of-way unless the streets conform to County standards and have an easement for full maintenance accessibility.

Water service is available from an existing 8-inch diameter waterline in Van Buren Boulevard and an existing 12-inch diameter waterline in Clay Street. The applicant must provide the District with fire flow requirements from the Riverside County Fire Department in order to determine the adequacy of the existing water system.

Sewer service is available from an existing 8-inch diameter sewer line in Van Buren Boulevard and existing 8-inch diameter sewer line in Clay Street. 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.

The developer is required to grant a 30-foot wide District easement for the extension of District water and sewer pipelines through the subject property to serve the proposed TR 37714 development north of the UPRR right of way. The water and sewer pipeline alignments through the subject property and the easement location are to be confirmed by the District. In addition, the District owns an existing sewer force main within an easement across the northern portion of the subject property and an existing force main within the subject property that runs from Clay Street to the UPRR railroad. Existing easement requirements shall be adhered to by the Developer and the District facilities shall be protected in place and acceptable drivable access maintained. Any requested relocations shall be at the Developer's expense and subject to District requirements and approvals. The District is currently developing their standard operating procedure for the quitclaim of easements. After the quitclaim



Mr. Seungwon Won, PhD / PE
Development Engineer
JURUPA COMMUNITY SERVICES DISTRICT
August 10, 2020
Page 2 of 2

standard operating procedures are finalized, the developer can start the quitclaim process for existing District easements within the subject property.

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

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 City of Riverside Wastewater Reclamation 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 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 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



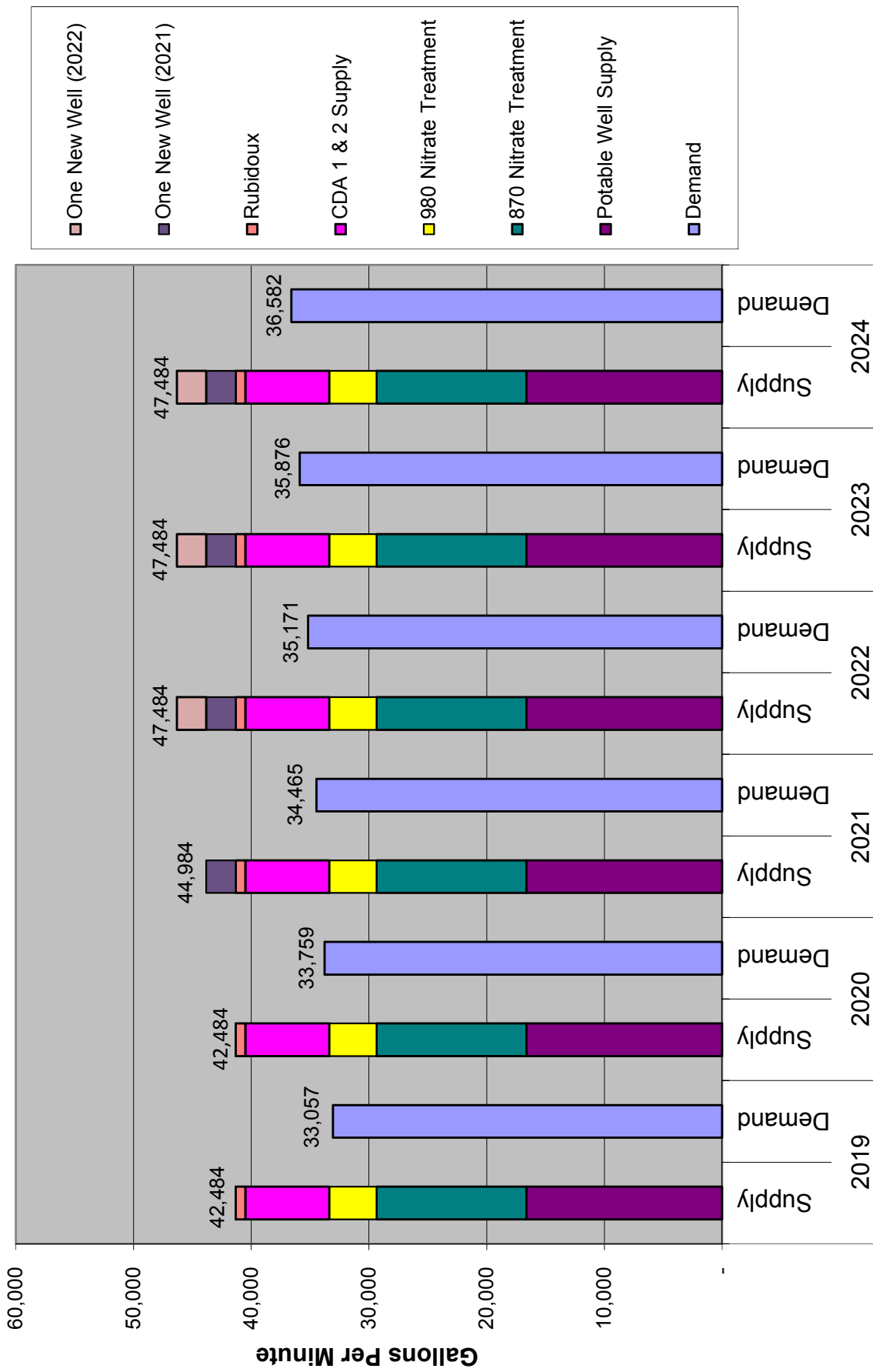
Gustavo A Gomez, PE
Associate Engineer

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



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: APN 163-400-046
Use Case No., PU, CU, P/P, etc.: _____
Other SGD, GP of Lots, etc.: _____
Map Schedule: _____

No. Parcels/Lots: 1
Total Acres: 4.73 ac ±
Zoning: _____
Area: JCSD

WATER: DOMESTIC

1. Estimate daily and peak demands and fire requirements demands for development (domestic, irrigation and commercial uses).
Average Demand = 4.73 acres x 1.28 gpm/ac = 6.05 gpm (9.77 ac.ft./year)
Maximum Demand = 50 gpm (Premise: Maximum Flow Rate for 1-inch Meter, Meter Size to be Verified)
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.
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?
An existing 8-inch diameter line fronts the development in Van Buren Boulevard and an existing 12-inch diameter line fronts the development in Clay Street. 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 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).
 $Q_{pk} = 2.5[(2,000 \text{ gpd/acre}) (4.73 \text{ acres})/1,000,000]^{0.91} = 0.036 \text{ MGD}$
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 in the City of Riverside 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 Van Buren Boulevard and an existing 8-inch diameter line fronts the development in Clay Street. These Lines have the capacity to accept the generated waste flow.
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 waste water 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 Van Buren Boulevard and an existing 8-inch diameter line fronts the development in Clay Street. Gravity flow to the existing lines is contingent upon final project grading. The existing line in Van Buren Boulevard is half-full at 0.78 MGD at a slope of 4.0% and the existing line in Clay Street is half-full at 0.44 MGD at a slope of 1.28% (District Standards specify that an 8-inch diameter line flowing half full is at design capacity).

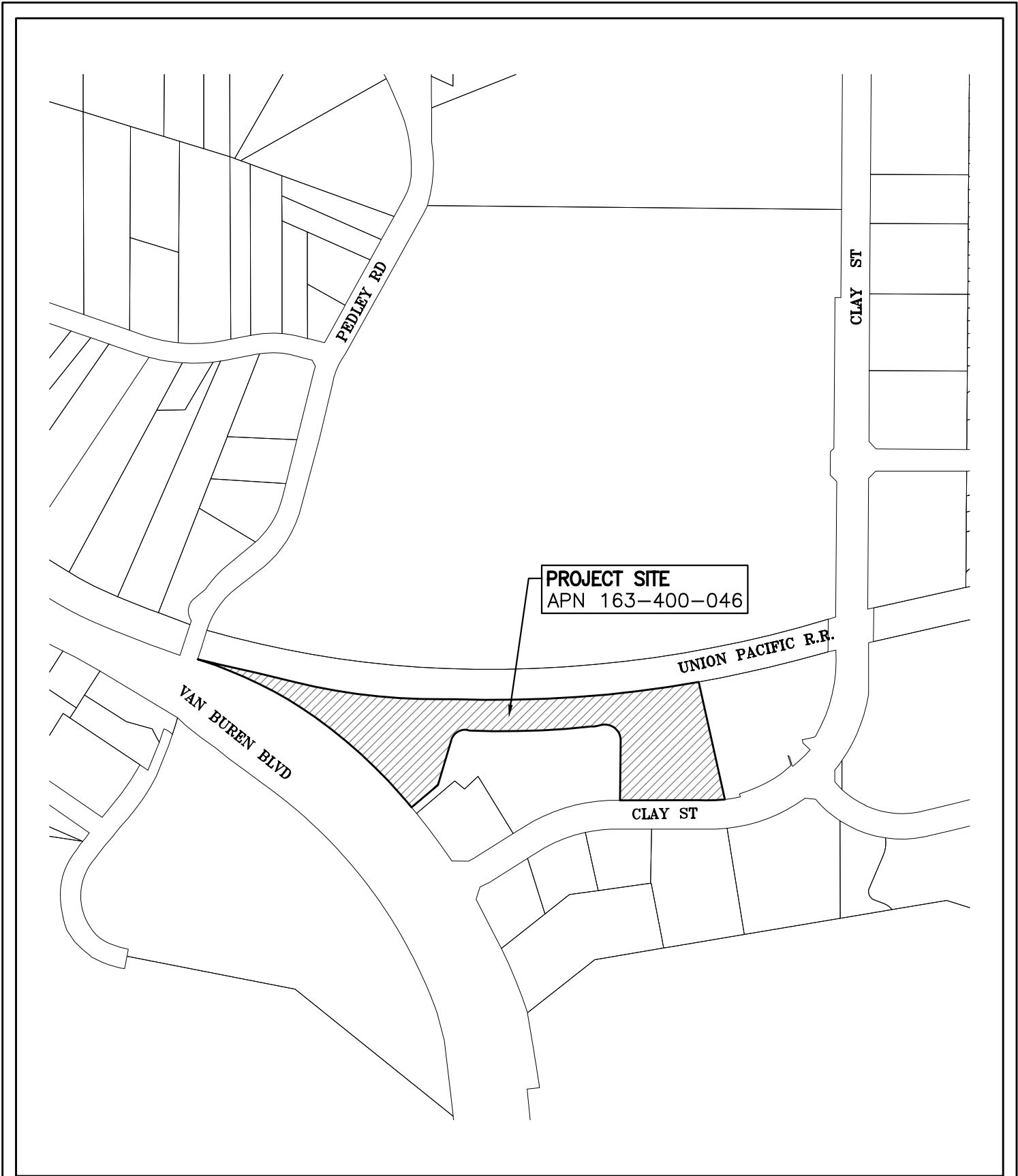
RECLAIMED WATER:

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.

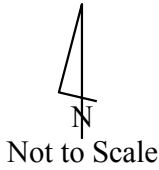
REMARKS: _____

SIGNATURE *Nicolas Smith* **DATE** 09/14/2020
JURUPA COMMUNITY SERVICES DISTRICT





PROJECT SITE
APN 163-400-046



Jurupa
COMMUNITY SERVICES DISTRICT
ALBERT A. WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

Project Location

Jurupa Community Services District