jurupa
COMMUNITY SERVICES DISTRICT
Proudly serving Jurupa Valley and Eastvale

May 23, 2022

Mr. Sean Yoon, AIA
SYoon Architects
13458 Felson Street
Cerritos, CA 90703

RE: Initial Water and Sewer Availability for Tract 37538, Located Northwest of the Intersection of Van Buren Boulevard and 56th Street

Mr. Yoon:

The Board of Directors has approved your request for water and sewer service availability on May 23, 2022.

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 May 23, 2024.

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

Sincerely,

Nicole Smith
Engineering Technician

Enclosure(s)—Availability Letter from Webb & Assoc. dated April 6, 2022

ALBERT A. WEBB ASSOCIATES

Corporate Headquarters
3788 McCray Street
Riverside, CA 92506
951.686.1070

Murrieta Office
41870 Kalmia Street #160
Murrieta, CA 92562
951.686.1070

W.O. No.: 2022-1002

April 6, 2022

11201 Harrel Street

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

RE: Water & Sewer Availability for TR 37538, located northwest of the intersection of Van Buren Boulevard and 56th 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 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 12-inch diameter waterline in 56th Street. 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 nearest gravity sewer line to this project is an existing 8-inch diameter sewer line in 56th Street. The development is tributary to the 56th and Felspar Trunk Sewer downstream that has been identified to have capacity limitations. The property is upstream of the proposed H-2: 56th and Felspar Trunk Sewer CIP improvement. The Developer's participation may be required in the CIP improvement. The proposed project will require a sewer study to determine the most effective way to serve the project. The study shall provide and delineate the 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. Each parcel shall have a separate service lateral connection to the proposed sewer main. 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.

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.

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 Regional Treatment 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

Kris Danielson, PE
Senior Engineer

Enclosures: San 53
Vicinity Maps

cc: Emily Long, JCSD
Joseph Villa, JCSD
Eddie Rhee, JCSD
Nicole Smith, JCSD
Sean Chotikasatien, WEBB

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 37538 No. Parcels/Lots: 8
Use Case No., PU, CU, P/P, etc.: _____ Total Acres: 4.88±
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 = 4.48 ac x 1,100 gpd/ac (Country Neighborhood) = 4,928 gpd (5.52 acre-feet./year)
   Maximum Demand = N x (c) x (f) = 8 x 5 x 1.90 = 76 gpm using CUP Method
   The fire flow requirements for the subject site are unknown currently 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 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 lot?

What is the size and capacity of lines?
An existing 12-inch diameter line fronts the development in 56th Street. 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. Estimated average waste flow from the project (MGD).
Q = 262.5 gpd/acres x 4.88 acres / 1,000,000 = 1,281 gpd

2. Name and location of wastewater treatment facility to treat waste from 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 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 sewer line fronts the development in 56th Street. This line may not have the capacity to accept the generated wastewater flow from this development and may need to be upgraded as part of the proposed H-2: 56th and Felspar Trunk Sewer CIP Improvement. Further hydraulic analysis is required.

5. Is offsite needed; if so, provide approximate length. At what point or points of the subdivision or development shall the offsite connect?
Replacement of 2,900 LF offsite downstream sewer has been identified as a Sewer Master Plan improvement. Further hydraulic analysis is required to determine the impacts this development has on this sewer line segment.

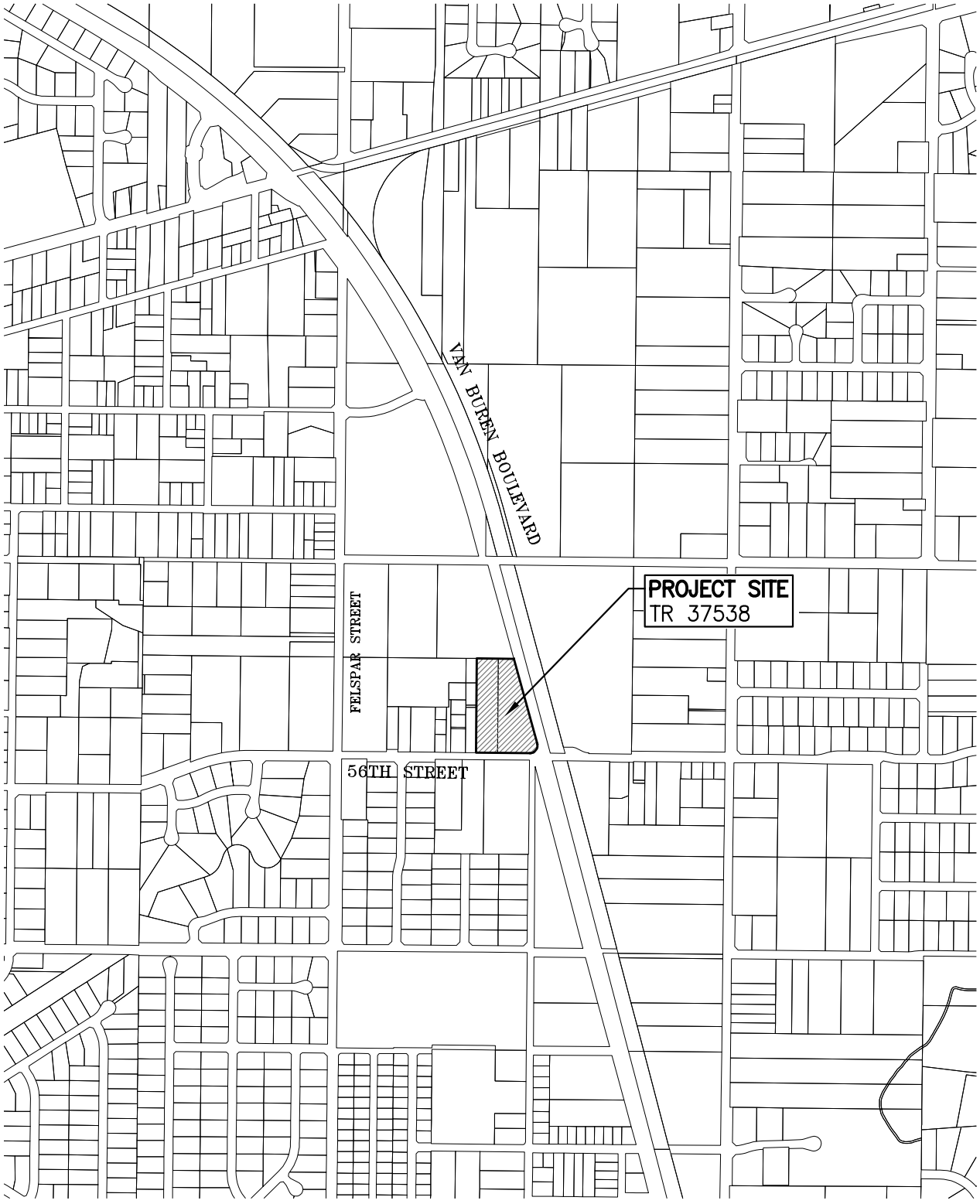
6. How will the disposal of wastewater from this project be accommodated, i.e., construction of lift stations or force mains?
Wastewater will be accommodated by gravity flow in the District's sewer main.

7. If sewer currently fronts intended development, will it be available to each lot?
What is the size and capacity of lines?
An existing 8-inch diameter line fronts the development in 56th Street. Gravity flow to the existing line is contingent upon final project grading. The existing line in 56th Street is half full at 0.295 MGD at a slope of 0.57% (District Standards specify that an 8-inch diameter line flowing half full is at design capacity). Further hydraulic analysis is required to determine the impacts this development has on this existing sewer line.

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.



COMMUNITY SERVICES DISTRICT

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS

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Not to Scale

Project Location

Jurupa Community Services District

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