



COMMUNITY SERVICES DISTRICT

Proudly serving Jurupa Valley and Eastvale

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

February 27, 2023

Mr. Rob Chase
Industrial Outdoor Ventures
10 N. Martingale Road, Suite 560
Schaumburg, IL 60173

RE: Renewal Water and Sewer Availability for New Light Industrial Building and Retail Facility (APN 156-030-016, -017, and -042)

Mr. Chase:

The Board of Directors has approved your request for water and sewer service availability on February 27, 2023.

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 February 27, 2025.

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

Sincerely,

Nicole Smith
Engineering Technician



Corporate Headquarters

3788 McCray Street
Riverside, CA 92506
951.686.1070

Murrieta Office

41870 Kalmia Street #160
Murrieta, CA 92562
951.686.1070

November 30, 2022

Mr. Seungwon Won, PhD / PE
Principal Engineer

JURUPA COMMUNITY SERVICES DISTRICT
11201 Harrel Street
Jurupa Valley, California 91752

RE: Water & Sewer Availability for APN 156-030-016, -017, and -042
located north of Riverside Drive, and approximately 450 feet west
of Wineville 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 property is located within Community Facilities District No. 1 (CFD No. 1, Zone 6). APN 156-030-016, and -017, and -042 are participants of CFD No. 1; therefore, water and sewer facilities are available for use by the property. Sewer Facilities constructed by CFD No. 1 are for carrying industrial waste and are available only if the proposed wastewater discharges meet the appropriate criteria. 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.

Water service is available from an existing 16-inch diameter waterline on Riverside Drive. 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 10-inch diameter sewer line on Wineville Road at the intersection with Riverside Drive. Approximately 1,400 L.F. of offsite sewer will need to be constructed in order to connect to this sewer line. 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. Each parcel shall have a separate service lateral connection to the sewer main. The treatment facility will be Orange County Sanitation District's Fountain Valley Plant via the Inland Empire Brine Line. Wastewater treatment plants and pipeline capacity may have to be purchased or leased from OCSD through SAWPA.

The Jurupa Community Services District owns a potable well and infrastructure adjacent to the site to the east. The well within range of this project is JCSD Well 28.



Mr. Seungwon Won, PhD / PE
Principal Engineer
JURUPA COMMUNITY SERVICES DISTRICT
November 30, 2022
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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.

Hence, the District can issue a sewer and water availability letter provided that the above requirements are met and the District continues to develop the water supply with the projects currently budgeted.

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 yours,

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
Chandler Drachslin, WEBB
Timothy Heng, 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: (APN 156-030-016, -017, and -042)

No. Parcels/Lots: 3

Use Case No., PU, CU, P/P, etc.: _____

Other SGD, GP of Lots, etc.: _____

Map Schedule: _____

Total Acres: 6.88 ±

Zoning: LI

Area: JCSD

WATER: DOMESTIC

1. Estimate daily and peak demands and fire requirements demands for development (domestic, irrigation and commercial uses).
Average Demand = 6.88 acres x 1,400 gpd/acre = 9,632 gpd (10.8 ac.ft./year)
Maximum Demand = 9,632 gpd / 1440 min/day x 2.3 = 15.4 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 are 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.
The District's current water supply exceeds the projected maximum day demand projected in the next two years. 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 16-inch diameter waterline on Riverside Drive. 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 storage exists. Adequate pressure and fire flow must be verified by comparison to the requirements of the Riverside County Fire Department.

SEWER:

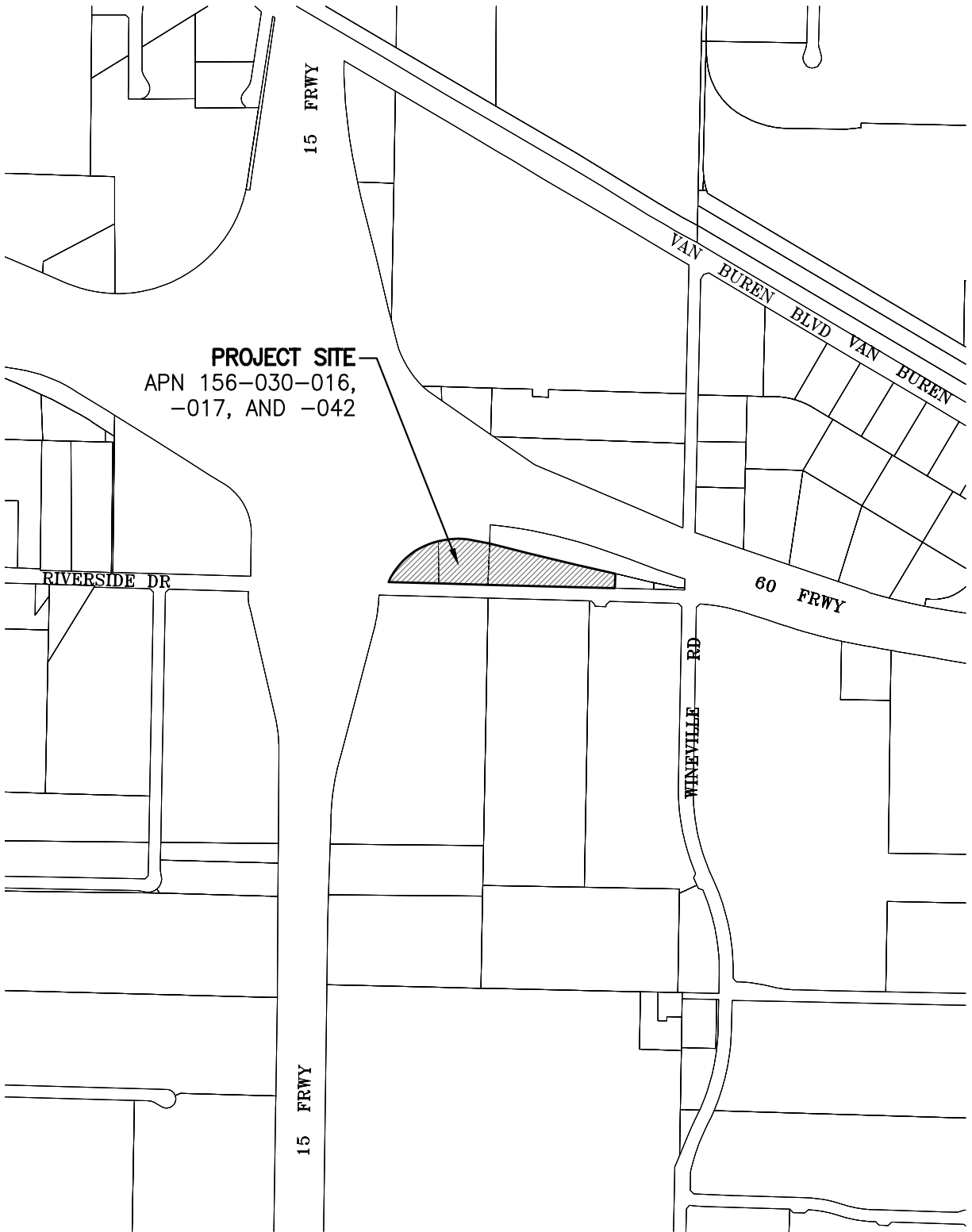
1. Estimate waste flow from the project (MGD).
 $Q_{pk} = [(500 \text{ gpd/acre})(6.88 \text{ acres})]/1,000,000 = 0.003 \text{ MGD}$
2. Name and location of sewage treatment facility to treat wastes for this development.
The treatment facility will be the Orange County Sanitation District's Fountain Valley Plant via the IEBL.
3. Does treatment facility have capacity for this development?
Wastewater Treatment Plant capacity for the subject project may have to be purchased. Treatment Plant capacity needs to be verified by the District.
4. Location of nearest trunk line of sufficient capacity to accept the waste flow from intended project.
An existing 10-inch diameter sewer line on Wineville Road at the intersection with Riverside Drive. This line has 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?
1,400 If of offsite sewer improvements will be required in Riverside Drive from Wineville Road.
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?

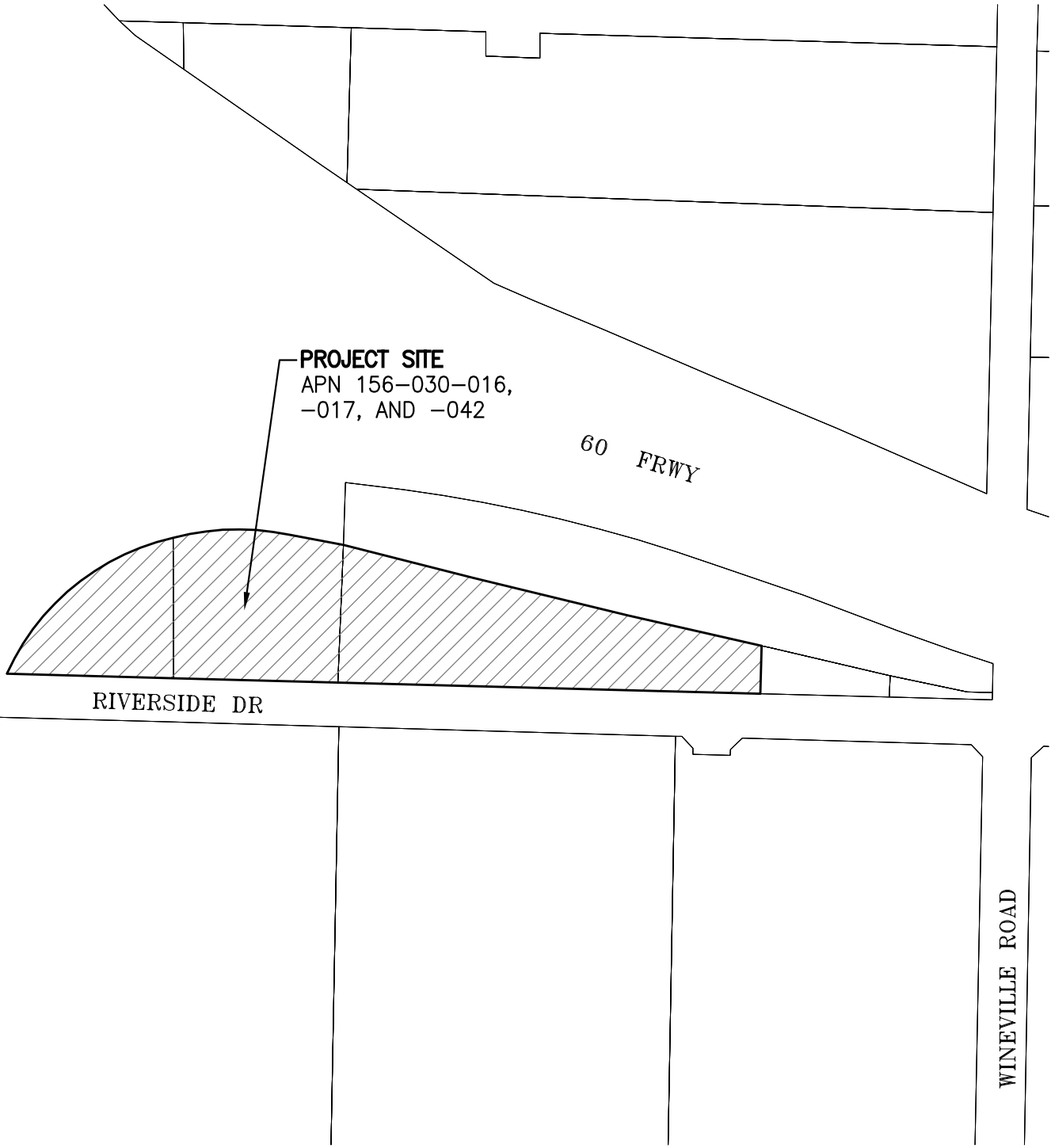
Sewer service is available from an existing 10-inch diameter sewer line on Wineville Road at the intersection with Riverside Drive. Gravity flow to the existing sewer line is contingent upon final project grading. The existing line in Wineville Road is three-quarters full at 1.29 MGD at a slope of 1.0% (District Standards specify that a 10-inch diameter line flowing three-quarters 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.





PROJECT SITE
APN 156-030-016,
-017, AND -042

60 FRWY

RIVERSIDE DR

WINEVILLE ROAD