

Rubidoux Community Services District

Board of Directors

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Water Resource Management Refuse Collection Street Lights Fire / Emergency Services Weed Abatement

December 3, 2021

Robert Beers

RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
rmbeers777@hotmail.com

Subject: Water, Sewer, Fire, and Street Lighting "Will-Serve Letter" for a proposed subdivision of approximately 4 acres into 37 Single Family Residential Lots (TTM 37857) Located north of 45th Street east of Opal Street, Jurupa Valley, CA 92509 - APN 182-190-015, 016, and 017

Dear Robert Beers,

Based on the information provided in the application for this Will Serve Letter (attached), the Rubidoux Community Services District (District) will provide water, sewer, street lighting, and fire services to the above-mentioned project conditioned upon satisfactory completion of the following:

1. Payment of the District capacity, plan check and inspection fees for water, sewer, and fire mitigation.

ALL FEES AND DEPOSITS ARE DUE PAYABLE DIRECTLY TO THE DISTRICT OFFICE.

The required payment of fees and deposits covering capacity (water and wastewater), water meters, fire mitigation, plan checking and inspection deposits or other associated fees or charges are those in effect at the time of payment, as determined by the District. Payment of all fees and deposits must be received prior to District approval of water, sewer, and/or fire sprinkler improvement drawings. Payment of connection fees will be timed to be just prior to occupancy.

NOTE: Fees and deposits may be revised by the District Board of Directors subject to public notice and hearing proceedings prior to said revisions.

2. Be advised, a "Release of Services" will not be provided by this District to the City of Jurupa Valley on subject project until all associated project expenses have been reconciled and paid to the District. Upon payment of all outstanding fees and charges associated with subject project, the District will recommend acceptance of water and sewer infrastructure for operation and maintenance.
3. Prior to the review of water and sewer construction drawings, the owner/developer must deposit with the District funds to cover all engineering and administrative costs associated with the plan check. If deposits are exhausted, owner/developer will be required to augment original deposit amount. All unused deposits paid by the owner/developer to the District will be refunded.

4. Design compliance and/or system upgrades necessary for water service and sewer conveyance and fire protection are the responsibility of the owner/developer and shall be in accordance with District Master Plans, Ordinances, Resolutions, and/or the most recent District standards specification prior to construction.
5. All easements, encroachment and right-of-way for utilities and roadways shall be the sole responsibility of the owner/developer and if necessary, be granted to the District or other applicable entity having jurisdiction with clear and unencumbered title.
6. Prior to initiating construction of water and sewer facilities, the owner/developer must advance a deposit with the District to cover the expected cost of services and charges. The owner/developer is responsible for all engineering and administration costs associated with inspection of the proposed facilities.
7. Before any on-site or off-site improvements are initiated, the District will require evidence of all applicable building and/or road encroachment permits issued by the City of Jurupa Valley or other entity having jurisdiction.
8. The District requires a minimum 48-hours advance notification prior to the start of construction for the coordination of service installation. A final project inspection is required of all residential or commercial developments prior to the issuance of "Release of Service".
9. The owner/developer is responsible for any on-site and off-site water and wastewater system improvements (including pretreatment requirements) necessary in the delivery and conveyance of services related to this project. All off-site improvements must be completed by licensed and insured contractors.
10. The owner/developer/contractor acknowledges the District may have existing water and sewer facilities within the construction area. The owner/developer/contractor will protect in place existing water and sewer facilities and abandon water and sewer facilities as prescribed within the water and sewer improvement plans. If the owner/developer damages or is required to relocate existing District facilities, the cost of repair or relocation shall be done to District standards at the sole cost of the owner/developer.
11. Plans provided by the District may not provide the owner's design engineer with the necessary information for creating accurate sewer construction drawings. Prior to submitting construction drawings, the District requires pot-holing of all utility conflicts and connection points to the District's System.

This letter does not grant or imply the owner/developer of the proposed development any vested rights, nor does it ensure that the District will provide water and sewer capacity for subject development until payment of all applicable fees and deposits have been received. WATER, WASTEWATER, FIRE SERVICES OR STREET LIGHTING ARE NOT GUARANTEED BY THE ISSUANCE OF THIS "WILL SERVE" LETTER. The District's release to construct is conditioned upon approval water and sewer improvements and receipt of all fees and deposits by Rubidoux Community Services District.

The District's Will Serve Letter shall expire twelve months after issuance of this letter. Upon the expiration of this letter, the owner must re-apply to the District for a new Will Serve Letter to address the District's potential for providing services. Should circumstances require the institution of any moratorium(s), no subject service will be provided, whether or not fees have been paid.

Sincerely,



Yvonne Reyes
Assistant Engineer

Atch: Water and/or Sewer Will-Serve Application w/attachments dated October 25, 2021

RUBIDOUX COMMUNITY SERVICES DISTRICT

WATER AND/OR SEWER WILL-SERVE APPLICATION

Applicant is requesting, Check One:

- Water and/or Sewer Availability Water and/or Sewer Will-Serve

Check One:

- New Application Update a previously issued Will-Serve letter (Will-Serve Letters expire after 12-months)

Please Print

Date of Request: October 25, 2021

Applicant Name: RC Hobbs Company, Inc. Phone Number: (714) 633-8100

Mailing Address: 1428 E. Chapman Avenue

City, State, Zip Code: Orange, CA 92866

Daytime Telephone Number (Including area code): (714) 633-8100

Property Address/Location: 45th Street between Opal and Pacific

Property Assessor's Parcel Number: 182-190-015, 016 & 017

Check One:

- Single-Lot, Single Family Residence Multi-Family PP/PM/TR/Subdivision
 Commercial/Industrial Other _____

Check One:

- Minor Building Improvement/Addition New Construction on Vacant Land
 New Construction on Improved Land Other _____

Description of Project (and Name, if applicable): _____

TTM 37857 proposed to subdivide nominally 4 acres into 37 single family residential lots

Site Plot Plan & Floor Plan (Not required for "Availability" Letters): _____ Please Attach

Please complete all items and submit the application fee per the fee schedule listed on Page 2. Allow up to 3 weeks to process the application. Missing, illegible, or incomplete information may delay the processing of the application.

I, the undersigned applicant request the Rubidoux Community Services District to provide a Water/Sewer Availability or Will-Serve letter for the property and proposed use as identified on the Water Availability Application.

Applicant's Signature: Robert M. Beers Date: October 25, 2021



rmbeers 777@hobbsinc.com

Rubidoux Community Services District

Board of Directors

Hank Trueba Jr.
Armando Muniz
Bernard Murphy
J. Skerbelis
F. Forest Trowbridge

Secretary-Manager

Steven W. Appel



Water Resource Management Refuse Collection Street Lights Fire / Emergency Services Weed Abatement

Mr. Robert Beers
c/o RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866

March 10, 2020

Subject: Water, Sewer, Fire, and Street Lighting "Will-Serve Letter" for a proposed 39-lot Single-Family-Home Subdivision (Tr 37857) Located north of 45th Street east of Opal Street, Jurupa Valley, CA 92509 - APN 182-190-015, 016, and 017

Dear Mr. Beers,

The Rubidoux Community Services District will provide water, sewer, fire, and street lighting services to the proposed Tract 37857 conditioned upon satisfactory completion of the following:

PLEASE NOTE THE SPECIAL REQUIREMENTS LISTED ON PAGE 2

1. Payment of the District capacity, plan check and inspection fees for water, sewer, fire mitigation, and streetlights. Said fees are outlined in the attached Fee Schedule.

ALL FEES AND DEPOSITS ARE DUE PAYABLE DIRECTLY TO THE DISTRICT OFFICE.

The required payment of fees and deposits covering capacity (water and wastewater), water meters, fire mitigation, plan checking and inspection deposits or other associated fees or charges are those in effect at the time of payment, as determined by the District. Payment of all fees and deposits must be received prior to District approval of water, sewer, and/or fire sprinkler improvement drawings.

NOTE: Fees and deposits may be revised by the District Board of Directors subject to public notice and hearing proceedings prior to said revisions. All fee changes shall comply with California state law, Assembly Bill 2060, Chapter 848

2. Be advised, a "Release of Services" will not be provided by this District to the City of Jurupa Valley on subject project until all associated project expenses have been reconciled and paid to the District. Upon payment of all outstanding fees and charges associated with subject project, the District will recommend acceptance of water and sewer infrastructure for operation and maintenance.
3. Prior to the review of water and sewer construction drawings, the owner/developer must deposit with the District an amount sufficient to cover the expected cost of these services. The owner/developer is responsible for all engineering and administrative costs associated with the plan check.
4. Design compliance and/or system upgrades necessary for water and sewer conveyance and fire protection are the responsibility of the owner and shall be in accordance with District Ordinances and/or the most recent District standards specification prior to construction.

Mr. Robert Beers
Tr 37857 "Will Serve"
March 10, 2020

Page 2

5. All easements, encroachment and right-of-way for utilities and roadways shall be the sole responsibility of the owner/developer.
6. Prior to initiating construction of water and sewer facilities, the owner/developer must advance a deposit with the District an amount sufficient to cover the expected cost of services and charges. The owner/developer is responsible for all engineering and administration costs associated with inspection of the proposed facilities.
7. Before any on-site or off-site improvements are initiated, the District will require evidence of all applicable building and/or road encroachment permits issued by the County of Riverside.
8. The District requires 48 hours advance notification prior to the start of construction for the coordination of service installation. A final project inspection is required of all residential or commercial developments prior to the issuance of "Release of Service".
9. The owner/developer is responsible for any on-site and off-site water and wastewater system improvements (including pretreatment requirements) necessary in the delivery and conveyance of services related to this project. All off-site improvements must be completed by licensed and insured contractors.
10. The owner/developer/contractor acknowledges and accepts fact that the District may have existing water and sewer facilities within the construction area. The owner/developer/contractor will protect in place existing water and sewer facilities and abandon water and sewer facilities as prescribed within the water and sewer improvement plans.
11. Plans provided by the District may not provide the owner's design engineer with the necessary information or creating accurate sewer construction drawings. Prior to submitting construction drawings the District requires pot-holing of all utility conflicts and connection points to the District System.

SPECIAL REQUIREMENTS:

1. **Water requirements:** An 8" diameter main exists in 45th Street that fronts the street leading into the proposed tract. Developer to connect to the existing 8" diameter main and extend one 8" diameter main around the remaining street(s). Plan and profile drawings prepared by a registered civil engineer are required. The District will provide specific details as part of the future plan check for water improvements. The Plan Check Fee for Water Improvements is estimated to be \$900.00 per plan sheet including the cover sheet.
2. **Sewer requirements:** An 8" diameter main exists in 45th Street that fronts the street leading into the proposed tract. Developer to connect to the existing 8" diameter main and extend one 8" diameter main around the remaining street(s) (a short gap between 2 terminus manholes will be acceptable). Plan and profile drawings prepared by a registered civil engineer are required. The District will provide specific details as part of the future plan check for sewer improvements. The Plan Check Fee for Sewer Improvements is estimated to be \$900.00 per plan sheet including the cover sheet.
3. **Street Lights:** If Street Lights are required, Developer to pay District for the initial 36 months equivalent power company bills. Cost estimate will be based on street light quantity and type(s) from the developer provided Street Light Plan (if street lights and plans are required).

Mr. Robert Beers
Tr 37857 "Will Serve"
March 10, 2020

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This letter does not grant or imply the owner of the proposed development any vested rights, nor does it ensure that the District will provide water and sewer capacity for subject development until payment of all applicable fees and deposits have been received. **WATER, WASTEWATER AND FIRE SERVICES ARE NOT GUARANTEED BY THE ISSUANCE OF THIS "WILL SERVE" LETTER.** The District's release to construct is conditioned upon approval water and sewer improvements and receipt of all fees and deposits by Rubidoux Community Services District.

The District's "Will Serve Letter" shall expire twelve months after issuance of this letter. Upon the expiration of this letter, the owner must re-apply for a new "Will Serve Letter" to address the District's potential for providing services. Should circumstances require the institution of any moratorium(s), no subject service will be provided whether or not fees have been paid.

Sincerely,



RONALD W. YOUNG
Assistant Engineer/Project Manager

cc: Tr 37857 File

