Appendix L Utility Report
UTILITY REPORT

for

AGUA MANSA COMMERCE PARK
Jurupa Valley, California

Prepared For:
Crestmore Redevelopment LLC

Prepared By:
Langan Engineering and Environmental Services, Inc.
32 Executive Park, Suite 130
Irvine, California 92614

Date Prepared: 18 November, 2016
Revision #1: 18 August, 2017
Revision #2: 20 November, 2018
Revision #3: 21 January, 2019

700045404
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1.0 INTRODUCTION

The purpose of this report is to assist the City of Jurupa Valley (“City”) and Crestmore Redevelopment LLC, an indirect subsidiary of VCP Management, LLC (“Viridian Partners”), and inform the Utility section of the Draft Environmental Impact Report for the Agua Mansa Commerce Park Development Project (the “Project”). This report identifies the potential wet utility connections (sewer and water) and the impacts that may be associated with development of the Project. The report provides technical information and guidelines for the potential site demands and requirements.

2.0 PROJECT DESCRIPTION

2.1 Site Description

The site is the existing Riverside Cement Plant (the “Site”) located in the northeastern quadrant of the City of Jurupa Valley along a historical industrial corridor and contained within the prior Riverside Cement Plant Site. Specifically Riverside County and adjacent to the City of Rialto and the unincorporated community of Bloomington in San Bernardino County (east of Rubidoux Boulevard, south of El Rivino Road, west of Hall Avenue, and north of Agua Mansa Road). The Project Site is 302.8 gross acres which is divided into three land use districts: Industrial Park, Business Park with Retail Overlay, and Open Space/Recreation Park (see Figure 1 Site Location Map) and is comprised the following Assessor’s Parcel Numbers (APN): 175-170-005, portion of 006, 027, 028, 030, 036, 040, 042, 043, 045, and 046; 175-180-001; and 175-200-001- through 005 and 007-009. The boundary does not include the private canal (APN: 175-170-007 and 175-180-002) that borders the project site to the south along Agua Mansa Road. A portion of the canal (APN: 175-170-042) is included in the Specific Plan boundary near Rubidoux Boulevard (Agua Mansa Commerce Park Specific Plan by MIG).

The Riverside Cement Plant reportedly started operation in 1909 and terminated operations in 2014. The facility currently contains the former cement plant itself, a quarry for the mining of limestone for the manufacture of cement and cement products, and various support buildings. In July of 2014, Martin Marietta Materials purchased the Site, as part of a corporate acquisition of the previous owner, Texas Industries. Prior to redevelopment of the Site, the plant equipment will require decontamination and demolition, with remediation due to the former activities at the Site.

2.2 Planned Development

In order to redevelop the site, the environmental issues resulting from over 100 years of cement production must be remediated. Integral to the remediation, the proposed development of the site consisting of the buildings and paved areas will serve as the final “cap” over the site to reduce the generation of fugitive dust containing cement materials.

The intent of the Project is to provide a long-term strategy to revitalize the Riverside Cement Plant site and create environmentally compatible land uses and the remediated site. The Industrial Park district is 189.7 acres, which allows for development of approximately 4,216,000
square feet of industrial park uses, such as manufacturing, research and development, fulfillment centers, e-commerce centers, high-cube, general warehousing and distribution, and cross-dock facilities. The Business Park with Retail Overlay district is 33.8 acres that will support 200,000 square feet of business park uses (Alternative 1) along with an existing 23,000 square-foot research and development building (CalPortland area). The Specific Plan allows for an additional 41,000 square feet of business park use(s) in the CalPortland area – either through expansion of the existing building or new construction. In addition, the Business Park with Retail Overlay district includes an option to build up to 25,000 square feet of retail and/or food service uses along with 150,000 of business park square footage in lieu of the 200,000 square feet of business park uses (Alternative 2). The Open Space/Recreation Park district will be a 70.9-acre open space with recreation area. The development of the open space area with active and passive recreation opportunities, is contingent upon the feasible and successful remediation of the brownfield site.

A Union Pacific Railroad right-of-way and North Riverside and Jurupa Canal (“canal”) areas account for 8.4 acres within the Specific Plan boundary (Specific Plan by MIG, October 2018). Project land use boundaries are shown in Figure 1.1, Land Use Plan.

3.0 REGULATORY

The Site is located just outside of the existing Rubidoux Community Services District (RCSD) boundary. However, the Site is within the RCSD ultimate services boundary as shown on the Figure 2 RCSD Service Boundaries. In order for the Project to receive the RCSD water and sewer services the Site will need to be annexed into the RCSD Service Area through the Riverside County Local Agency Formation Commission (LAFCO).

Extensions of the existing RCSD sewer and water services to the Site for the Project would be required. The RCSD Atlas Maps are included as Appendix B and C. After the Site in annexed, construction documents would be submitted to RCSD and the City of Jurupa Valley for review and approval.

4.0 SITE ASSESSMENT

4.1 Sewer

As depicted on RCSD sewer Atlas Map, page D7, and shown in Appendix C, there is an existing 12 inch sewer in Rubidoux Boulevard to the south west of the Site and an existing 8 inch sewer in Brown Avenue to the east side of the Site. Existing on-site sewer is conveyed to septic fields on-site with no flow reaching these existing public lines. Proposed on-site sewer distribution infrastructure and two new sewer connections to the existing systems in Rubidoux Boulevard and Brown Ave would service the sewer needs for the Project. Buildings 1 and 2 will have a minimum of two points of connection. Buildings 3, 4, 5, and 6 will have one point of connection.

Per the Water Supply Assessment, page 123, prepared by RCSD, dated 12/15/16, all wastewater collected by the RCSD is conveyed through regional wastewater conveyance facilities to the City of Riverside Regional Water Quality Control Plant (WQCP). The WQCP is located on Acorn Street in the City of Riverside. The current capacity of the WQCP is 40 million gallons per day (gpd).
Quantities of wastewater collected and conveyed by RCSD projected to be treated by the City of Riverside have been reviewed for the next 25 years and has been noted to have capacity for the proposed Project. Further determination and assessment by RCSD during final sewer engineering design will be conducted to identify the exact sewer discharge flow. At this point, RCSD has indicated in an email in August 2017 by Steven W. Appel, P.E., Assistant General Manager/District Engineer with RCSD, that the proposed project will be served adequately by the City of Riverside’s wastewater treatment plant. See references for said email in Appendix D.

The total preliminary estimates for the projected sewage generation for Alternative 1 and Alternative 2 usages of the Project are 8,752 GPD and 8,252 GPD respectively (see Table A) based on a sewage generation rate as stated in Table A for the planned Project uses. Figures 3 and 4 show the conceptual sewer design for the Project.

4.2 Water

As depicted on RCSD water Atlas Map, page C7, and shown in Appendix B, there is an existing 24 inch water main in Rubidoux Boulevard to the south west of the Site. On-site water main infrastructure and one new connection from the existing system in Rubidoux Boulevard will service the domestic water needs for the Project. Buildings 1 and 2 will each have a meter and a minimum of two points of connection. Buildings 3, 4, 5, and 6 will each have a meter and one point of connection.

The preliminary total estimates for the projected water demand for Alternative 1 and Alternative 2 usages of the Project are 21,880 GPD and 20,630 GPD respectively (see Table A) based on water usage rate as stated below for the planned Project uses. Figures 5 and 6 show the conceptual water design for the Project. The irrigation requirements for the Project will be addressed via domestic water. No proposed reclaimed water or rainwater harvesting for irrigation purpose would be feasible for this project due to the lack of existing infrastructure and sufficient rainfall amount.

A fire hydrant at the corner of Rubidoux Blvd. and Avalon St. (1800 Avalon St.) has been tested to supply adequate pressure and flow for the Project (see Appendix A for the data). The fire flow calculation will be analyzed during the final design of the on-site fire water infrastructure system once final building demand is confirmed. Tentatively, fire water distribution would require a looped system with one connection coming from the existing 24 inch water main in Rubidoux Boulevard. Each building would have one connection for the fire sprinkler system within that building with a demand of 4,000 gallons per minute (GPM) for Type IIIB construction (with a 50% reduction for a sprinkler system per the International Fire Code, 2,000 GPM). Fire hydrants would be distributed around the Site per the coverage and spacing requirements as noted in the California Fire Code.
TABLE A

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Area</th>
<th>Capita</th>
<th>Capita Water Demand</th>
<th>Sewer Discharge</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>(1/5,000 industrial, 1/2,000 bus. prk/retail)</td>
<td>(20 GPD industrial, 50 GPD bus. prk/retail)</td>
<td>(40% of water)</td>
</tr>
<tr>
<td>Industrial</td>
<td>4,216,000 SF</td>
<td>844</td>
<td>16,880 GPD/11.7 GPM</td>
<td>6,752 GPD/4.7 GPM</td>
</tr>
<tr>
<td>Business Park/Retail</td>
<td>200,000 SF</td>
<td>100</td>
<td>5,000 GPD/3.5 GPM</td>
<td>2,000 GPD/1.4 GPM</td>
</tr>
<tr>
<td>(Alt - 1)</td>
<td>(no retail)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business Park/Retail</td>
<td>150,000 SF</td>
<td>88</td>
<td>4,400 GPD/3.1 GPM</td>
<td>1,760 GPD/1.2 GPM</td>
</tr>
<tr>
<td>(Alt - 2)</td>
<td>+25,000 SF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(retail)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Land use area per Table 1.1 Land Use Summary and Figure 1.1
2. 1 Capita/5,000 SF assumed for large industrial usage *
3. 1 Capita/2,000 SF assumed for business park/retail usage *
4. Capita x 20 GPD assumed for large industrial usage *
5. Capita x 50 GPD assumed for business park/retail usage *
6. Sewer discharge at 40% of water per RCSD requirements

*Industry standard numbers were used that have been reviewed by RCSD

5.0 PROJECT ANALYSIS

5.1 Methodology

Information about the Site including location, surrounding existing utilities and agencies that would cover the area from available resources to understand the best proposed services have been assessed. The development characteristics of the Project, as defined in the Project Description and on Concept Plans, were extracted to understand the Project needs. Within the regulatory framework previously described, the utilities for the Project were evaluated by comparing the existing and proposed conditions. Existing conditions consist of septic fields and water wells. Proposed conditions have been stated above in the Site Assessment. Sewer assessment will be determined by calculating the estimated discharge of the project for the different land uses. The results of this analysis have been tabulated in Table A. RCSD has also indicated that the existing sewage treatment plant would be able to accept the proposed sewer design flow. Similarly, water demand and usage have been estimated and tabulated in Table A. RCSD has assessed the project water demand in their Water Supply Assessment (WSA) report that there is adequate supply for the project.

5.2 CEQA Thresholds of Significance

The relevant Appendix G CEQA thresholds of significance factors regarding utilities and service systems for the sewer and water utilities are presented below with a corresponding analysis of the Project’s potential to have a significant impact on these factors.
Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

The Project would be designed to comply with the applicable requirements of the Santa Ana Regional Water Quality Control Board (RWQCB). The Project currently envisioned would provide the necessary remediation and prepares the majority of the Site which comprised the following usages:

The Industrial Park district is 189.7 acres, which allows for development of approximately 4,216,000 square feet of industrial park uses, such as manufacturing, research and development, fulfillment centers, e-commerce centers, high-cube, general warehousing and distribution, and cross-dock facilities. The Business Park with Retail Overlay district is 33.8 acres that will support 200,000 square feet of business park uses along with an existing 23,000 square-foot research and development building (CalPortland area). The Specific Plan allows for an additional 41,000 square feet of business park use(s) in the CalPortland area – either through expansion of the existing building or new construction. The Business Park with Retail Overlay district includes an option to build up to 25,000 square feet of retail and/or food service uses along with 150,000 of business park square footage in lieu of the 200,000 square feet of business park uses. The Open Space/Recreation Park district will be a 70.9-acre open space with recreation area. The development of the open space area with active and passive recreation opportunities, is contingent upon the feasible and successful remediation of the brownfield site. A Union Pacific Railroad right-of-way and North Riverside and Jurupa Canal (“canal”) areas account for 8.4 acres within the Specific Plan boundary (Specific Plan by MIG, October 2018)

It is anticipated that all wastewater generated by the proposed project would be routed to and treated by the City of Riverside Regional Water Quality Control Plant (WQCP) which is considered to be publicly owned treatment works (POTW), so operational discharge flows treated at the WQCP would be required to comply with waste discharge requirements contained within the Waste Discharge Requirements (WDRs) for that facility. Compliance with condition or permit requirements established at the WQCP would ensure that discharges into the wastewater treatment facility system from the operation of the proposed project would not exceed applicable Santa Ana RWQCB wastewater treatment requirements.

The Rubidoux Community Services District (RCSD) has confirmed that there is adequate treatment capacity at the WQCP for the Project. As stated in an email in August 2017 by Steven W. Appel, P.E., Assistant General Manager/District Engineer with RCSD, that the proposed project will be served adequately by the City of Riverside’s wastewater treatment plant. Therefore, the Project would not exceed wastewater treatment requirements.

Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

The Project would require extensions of the existing water and wastewater infrastructure to the new facilities proposed by the Project. The existing water supply has been reviewed for adequate pressure and capacity, and the WQCP has confirmed that there is adequate
treatment capacity of the Project. The off-site construction of the expansion of the water and sewer infrastructure would be performed within existing public road right-of-ways in accordance with the RCSD, City of Jurupa and Riverside County standards and specifications. On-site construction of the proposed sewer and water infrastructure will be within project limits and proposed private roads. Therefore, the Project would not require or result in construction that would cause significant environmental effects on undeveloped green space.

- **Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

The Rubidoux Community Services District (RCSD) has prepared a Water Supply Assessment (WSA) for the Project dated December 2016 based on the water demand presented herein. The WSA has indicated that there is sufficient existing water supply available to serve the Project from the Riverside South Groundwater Basin. A required annexation of the sewer and water infrastructure into RCSD sphere of influence is currently under review with County of Riverside LAFCO.

- **Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s project demand in addition to the provider’s existing commitments?**

The Project would result in a determination by the RCSD and the City of Riverside Regional Water Quality Control Plant that it has adequate wastewater treatment capacity. Further determination and assessment by RCSD during final sewer engineering design will be conducted to identify the exact sewer discharge flow. At this point, RCSD has indicated in an email in August 2017 by Steven W. Appel, P.E., Assistant General Manager/District Engineer with RCSD, that the proposed project will be served adequately by the City of Riverside’s wastewater treatment plant. The Water and Sewer Availability letter and email is included as Appendix D.

### 6.0 SUMMARY OF RECOMMENDATIONS

The Project would be designed and operated in compliance with the relevant City of Jurupa Valley and Rubidoux Community Services District requirements. The recommendations provided herein to address the sewer generation and water demands for the Project are summarized below:

- The Site would be annexed into the RCSD Service Area via LAFCO.
- The existing infrastructure systems servicing the Site, any off-site infrastructure, future improvements and the connection by the Project to the existing infrastructure would be reviewed by the City of Jurupa Valley and RCSD. Sewer and water improvement plans and calculations shall be submitted to the said districts as part of final design of the project.

### 7.0 LIMITATIONS
This report has been prepared to assist the City of Jurupa Valley in their preparation of a Project Environmental Impact Report for the proposed Crestmore Redevelopment LLC Project. The conclusions and recommendations provided in this report are based on available information obtained from the various sources referenced herein.
REFERENCES

1. Rubidoux Community Services District 2010 Urban Water Management Plan, November 2011

2. Rubidoux Community Services District Water Atlas Map, September 2015

3. Rubidoux Community Services District, Sewer Atlas Book, September 2015
   KCT Consultants Inc, Plot Plan 20520 Amended No.2 Water, Sewer & Offsite Fire Plan,
   Sheet 2

4. California Fire Code

5. Water Supply Assessment by Rubidoux Community Services District, December 2016

6. Email from RCSD, August 2017 (Appendix D).

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FIGURE 1
SITE LOCATION MAP

* Prepared by MIG, November 2018, for the Agua Mansa Commerce Park Specific Plan

LANGAN
FIGURE 1.1
LAND USE PLAN

Note: The private canal is for reference only.

* Prepared by MIG, November 2018, for the Agua Mansa Commerce Park Specific Plan
### TABLE 1.1
**LAND USE SUMMARY**

<table>
<thead>
<tr>
<th>Map Area</th>
<th>Specific Plan Land Use Designation</th>
<th>Total Building Area (Square Feet)</th>
<th>Gross Site Area (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Industrial Park</td>
<td>4,216,000 sf</td>
<td>189.7</td>
</tr>
<tr>
<td>2</td>
<td>Business Park with Retail Overlay</td>
<td>▪ Up to 25,000 sf of Retail with 150,000 sf of Business Park or 200,000 sf of industrial with no retail and ▪ Includes an existing research and development building approximately 23,000 sf in size; plus 41,000 sf potential expansion for a total of 64,000 sf</td>
<td>33.8</td>
</tr>
<tr>
<td></td>
<td></td>
<td>239,000 sf with Retail</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>264,000 sf with No Retail</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Open Space/ Recreation Park</td>
<td>N/A</td>
<td>70.9</td>
</tr>
<tr>
<td>4</td>
<td>Railroad Right-of-Way and Canal</td>
<td>N/A</td>
<td>8.4</td>
</tr>
<tr>
<td>* Re</td>
<td>Total</td>
<td>4,455,000 sf with Retail</td>
<td>302.8</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4,480,000 sf with No Retail</td>
<td></td>
</tr>
</tbody>
</table>

* Prepared by MIG, November 2018, for the Agua Mansa Commerce Park Specific Plan
* Prepared by RGA, November 2018, for the Agua Mansa Commerce Park Site Development Plan
INFORMATION TAKEN FROM THE RUBIDOUX COMMUNITY SERVICES DISTRICT (RCSO) 2010 URBAN WATER MANAGEMENT PLAN, NOVEMBER 2011.
FIGURE 3
CONCEPTUAL SEWER CONNECTION PLAN

LEGEND:

- RUBIDOUX COMMUNITY SERVICES DISTRICT SEWER LINE
- PROPOSED SEWER LINE

NOT TO SCALE
FIGURE 5
CONCEPTUAL WATER CONNECTION PLAN

PROPOSED CONNECTION LOCATION

LEGEND:
- EXISTING RUBIDOUX COMMUNITY SERVICES DISTRICT WATER LINE
- EXISTING WEST VALLEY WATER DISTRICT WATER LINE
- PROPOSED WATER LINE

NOT TO SCALE
APPENDIX A

Rubidoux Community Services District Fire Hydrant Information
RUBIDOUX COMMUNITY SERVICES DISTRICT
FIRE DEPARTMENT
FIRE HYDRANT INFORMATION

Hydrant#: D7-118  Location: 1800 Avalon St (at Rubidoux)  Maker: Clow

<table>
<thead>
<tr>
<th>DATE</th>
<th>TIME</th>
<th>FLOW</th>
<th>GPM @ 20 PSI</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/26/2016</td>
<td>0800</td>
<td>1,100</td>
<td>6,521</td>
</tr>
</tbody>
</table>

STATIC PRESSURE: 74 psi
RESIDUAL PRESSURE: 72 psi
OUTLET DIAMETER: 2.5 inch (Super Fire Hydrant)
MAIN SIZE: 24 inch (CML)

STEVEN W. APPEL, PE
Assistant General Manager/District Engineer

10-26-16
APPENDIX B

Rubidoux Community Services District Water Atlas Map, September 2015
APPENDIX C

Rubidoux Community Services District, Sewer Atlas Book, September 2015: KCT Consultants Inc, Plot Plan 20520 Amended No.2 Water, Sewer Offsite Fire Plan, Sheet 2
NOTE:
MODIFICATIONS TO R/W/ODS STANDARDS ARE FOR THIS JOB ONLY AND ARE REQUIRED BY THE RIVERSIDE COUNTY FIRE DEPARTMENT.

**CONTRACTOR TO VERIFY ELEVATION PRIOR TO CONSTRUCTION.**
APPENDIX D

RCSD Water and Sewer Availability Letter
Ms. Diane Fiorelli  
Langan Engineering  
32 Executive Park, Suite 130  
Irvine, CA 92614

May 17, 2016

SUBJECT: Water and Sewer Service for several industrial buildings located at 1500 Rubidoux Blvd  
Jurupa Valley, CA 92509 per information provided on Application # 0051

Dear Ms. Fiorelli:

We have reviewed the information provided in the application for a Will Serve Letter and based on that information we are only able to provide a Water and Sewer Availability at this time. We have also reviewed the location of the properties with respect to the existing water and sewer infrastructure and offer the following information.

The properties are currently located just outside of the District’s boundary, and in order to receive District services will need to be annexed into the District’s boundary through the Local Agency Formation Commission (LAFCO) located in Riverside, CA (951) 369-0631. Initiating and processing the annexation with LAFCO is the property owner’s (or representative’s) responsibility with the District providing data and input when requested and where required.

Service to said properties will be in accordance with the District’s in-effect fees and charges as stated below.

Prior to service, fees must be paid to the District for water and sewer capacity, fire mitigation, and all other applicable fees such as street lights, plan check, and inspection fees. Said current fees are outlined in the attached Fee Schedule (please see paragraph below regarding possible increases to fees on July 21, 2016).

The District’s Board will be considering fee increases at their July 21, 2016 Board Meeting. Fees paid prior to July 21, 2016 will be valid for 12 months from the date they are paid for structures that are ready to receive service during that same 12 month period. Structures ready to receive service after July 21, 2016 and without fees paid prior to July 21, 2016 will be required to pay the increased fees that are in place at that time.

Some properties, shown on the plots provided with the application, appear that they could be “landlocked” without public street right-of-way frontage. Therefore, owner (or representative) will need to obtain easements across properties, where applicable, in order to route water services and/or sewer laterals across adjoining properties to the District’s mains in the public street right-of-way. Easements need to be recorded with the County Clerk/Recorder and a copy of each applicable recorded easement must be provided to the District.

WATER AND SEWER AVAILABILITY

The District’s existing water and sewer mains are shown on the atlas sheets provided to Mr. Fred Irrito of Langan Engineering by email on May 2, 2016.
Please contact me with any questions regarding the above.

Sincerely,

RONALD W. YOUNG  
Assistant Engineer/Project Manager

cc: 1500 Rubidoux Blvd File
Brenna Gonzales

Steve Appel <steve@rcsd.org>

Friday, August 04, 2017 1:11 PM

Brenna Gonzales

Fred Irianto

RE: Agua Mansa Commerce Center - RCSD Sewer Capacity

Brenna,

Based on the information I have regarding the proposed warehouse development, aka the Agua Mansa Commerce Center, the RCSD can safely say that sewage treatment capacity is currently available to adequately serve the project.

The RCSD has 3.055 MGD of purchased treatment capacity in the City of Riverside’s wastewater treatment plant. Currently, the RCSD uses only 2 MGD of that capacity.

I hope this answers your question. If you need any additional information, please let me know.

Sincerely,

Steve

Steven W. Appel, P.E.
Assistant General Manager/District Engineer
Rubidoux Community Services District
Phone: (951) 684-7580
Fax: (951) 369-4061
Email: steve@rcsd.org

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Brenna Gonzales [mailto:bgonzales@langan.com]

Friday, August 04, 2017 1:02 PM

Fred Irianto <firianto@langan.com>

Agua Mansa Commerce Center - RCSD Sewer Capacity

Hi Steve,

Please confirm there is sufficient sewer capacity for the proposed warehouse development. Thank you.

Brenna Gonzales, P.E., LEED AP BD+C
Project Manager
Direct: 949.255.8664
Mobile: 949.281.9180
File Sharing Link