APPENDIX D19

Will Serve & Information Request Letters

Rubidoux Community Services District

Board of Directors
John Skerbelis
Armando Muniz
Bernard Murphy
F. Forest Trowbridge
Hank Trueba Jr.

Secretary-Manager
Jeffery D. Sims

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

December 3, 2021

Jennifer Brooks
EM Ranch Owner, LLC
484 S. San Vicente Blvd.
Los Angeles, CA 90028

Subject: Water and Sewer "Will-Serve Letter" for the Proposed Mixed-Use Development "The District @ Rubidoux" (formerly Emerald Meadows Ranch) located on approximately 250 acres located off the 60-Freeway and Rubidoux in Jurupa Valley, CA 92509.

Dear Jennifer Brooks,

Based on the information provided for this Will Serve Letter (attached), the Rubidoux Community Services District (District) will provide water, sewer 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

Attch: Water and/or Sewer Will-Serve Application dated November 11, 2021

DocuSign Envelope ID: 67C0D47F-2ECC-4A43-8AC3-FBD7C5970A0F

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: 11/8/2021 Email address: jenniferb@docapgroup.com

Applicant Name: EM Ranch Owner, LLC Phone Number: 949.922.2456

Mailing Address: 484 S. San Vicente Blvd.

City, State, Zip Code: Los Angeles, CA 90028

Daytime Telephone Number (Including area code): 949.922.2456

Property Address/Location: 5520 30th Street, Jurupa Valley

Property Assessor's Parcel Number: 178-252-003 (see attachment)

Check One:

☐ Single-Lot, Single Family Residence ☐ Multi-Family ☐ PP/PM/TR/Subdivision

☐ Commercial/Industrial ☒ Other Multi-use

Check One:

☐ Minor Building Improvement/Addition ☒ New Construction on Vacant Land

☐ New Construction on Improved Land ☐ Other

Description of Project (and Name, if applicable): "The District @ Rubidoux" (see attached Project Description)

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: DocuSigned by: Jennifer Brooks F879E565DE44404... Date: 11/11/2021

RUBIDOUX COMMUNITY SERVICES
3590 RUBIDOUX BLVD
RUBIDOUX, CA 92509
951-684-7580

ayment1 11/30/2021 09:52

ustomer: 1 Receipt: 342021

DO NOT USE

MIG

EN CHARGES

ISC INC - GNL	170.00
TOTAL:	170.00

Will Serve letter

AYMENTS

OUNTER - CHECK	170.00
TOTAL:	170.00

5520 30th Street Jurupa Valley CA

NDERED:	170.00
PPLIED:	170.00
HANGE DUE:	0.00
ALANCE	0.00

CK# 1242

UltraSystems
environmental • management • planning

July 11, 2022
Project No.: 7124

Ken King, Deputy Fire Marshal — via email at kenneth.king@fire.ca.gov
Cc: Adria Reinertson, Fire Safety Specialist — via email at adria.reinertson@fire.ca.gov
Riverside County Fire Department
2300 Market Street
Riverside, CA 92501

RE: Information Request Letter for the District at Jurupa Project

Dear Fire Marshal King:

UltraSystems Environmental Inc. has been retained by the City of Jurupa Valley to prepare an Environmental Impact Report (EIR) for the District at Jurupa Project in the city of Jurupa Valley in Riverside County. As part of preparation of the EIR, we are assessing existing public services serving the project site and environs and what impacts project development may have on those services. We are asking for your assistance in providing information regarding fire services in the project area and potential project impacts on those services.

Project Location and Existing Conditions

The project site is approximately 244 acres of vacant land, bounded by the State Route 60 (SR-60) freeway on the north; Jurupa Boulevard on the west; the Santa Ana River on the east; and residential uses and churches near 34th Street on the south in Riverside County. The Local Vicinity Map is shown on Figure 1. Approximately 11 single-family residences are onsite.

Project Description

The project would involve development of 1,192 residential units plus 2.93 million square feet of commercial and industrial uses and a 160-room hotel. Proposed land uses are listed on the table below and mapped on Figure 2.

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-4355

Telephone: 949.788.4900
Facsimile: 949.788.4901
Website: www.ultrasystems.com

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Land Use

Acres	Land Use	Proposed Residential Units	Proposed Square Feet, nonresidential uses
Residential			
48	Single-family residential and Multi-family residential	1,192	0
Commercial			
87	Commercial/retail	0	372,500
	Showroom and assembly/warehouse	0	1,000,000
	Hotel	0	160 rooms
	Subtotal	0	1,372,500 sf + hotel (160 rooms)
Industrial and Business Park			
80	Warehouse Logistics Center		1,500,000
	Business Park		60,000
	Subtotal		1,560,000
Open Space			
10	Parks and open space	0	0
Total			
254*	Not applicable	1,192	2,932,500 sf + hotel (160 rooms)

* Includes approximately 23 acres of roadways
[1] **Source**: Ultrasystems Environmental, Inc.

Existing RCFD Resources Serving Project Site

We understand based on RCFD's website that the nearest fire station to the project site is Station 38, the Rubidoux Station at 5721 Mission Blvd, approximately 0.5 mile west of the project site. We also understand, based on the City of Jurupa Valley General Plan (2017), that Station 38 is equipped with a Type 1 municipal engine and that daily staffing is three firefighters.

We would be very grateful for your answering the questions below via email no later than July 22, 2022.

1. Please confirm or correct the information about apparatus and staffing at Station 38 stated in the City of Jurupa Valley General Plan:
    a. a Type 1 municipal engine Correct
    b. daily staffing is three firefighters) Correct

2. Would proposed project development require RCFD to build any new or expanded fire stations? Due to the scope of the project and the current capacity of Station 38, it is likely additional infrastructure and equipment will be needed to serve the project.

3. Does RCFD currently plan to build any stations that would serve the project site? Not at this time.

    a. If so, where?

4. Would project development require RCFD to acquire additional staff or apparatus? Most likely

    If so:

    a. How many additional staff? Unknown at this time

    b. What additional apparatus? This response will need to be coordinated with Operations, however, it would be appropriate to expand Station 38 to accommodate a new fire truck due to the scope of this project.

5. Would project development adversely impact RCFD performance measures such as response times? Yes
    a. If so, would you recommend any measures to minimize or avoid such adverse impacts? Addition of apparatus and staffing

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Name Adria Reinertson Title Deputy Fire Marshal

Signature Date 9/9/2022

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Figure 1
LOCAL VICINITY MAP

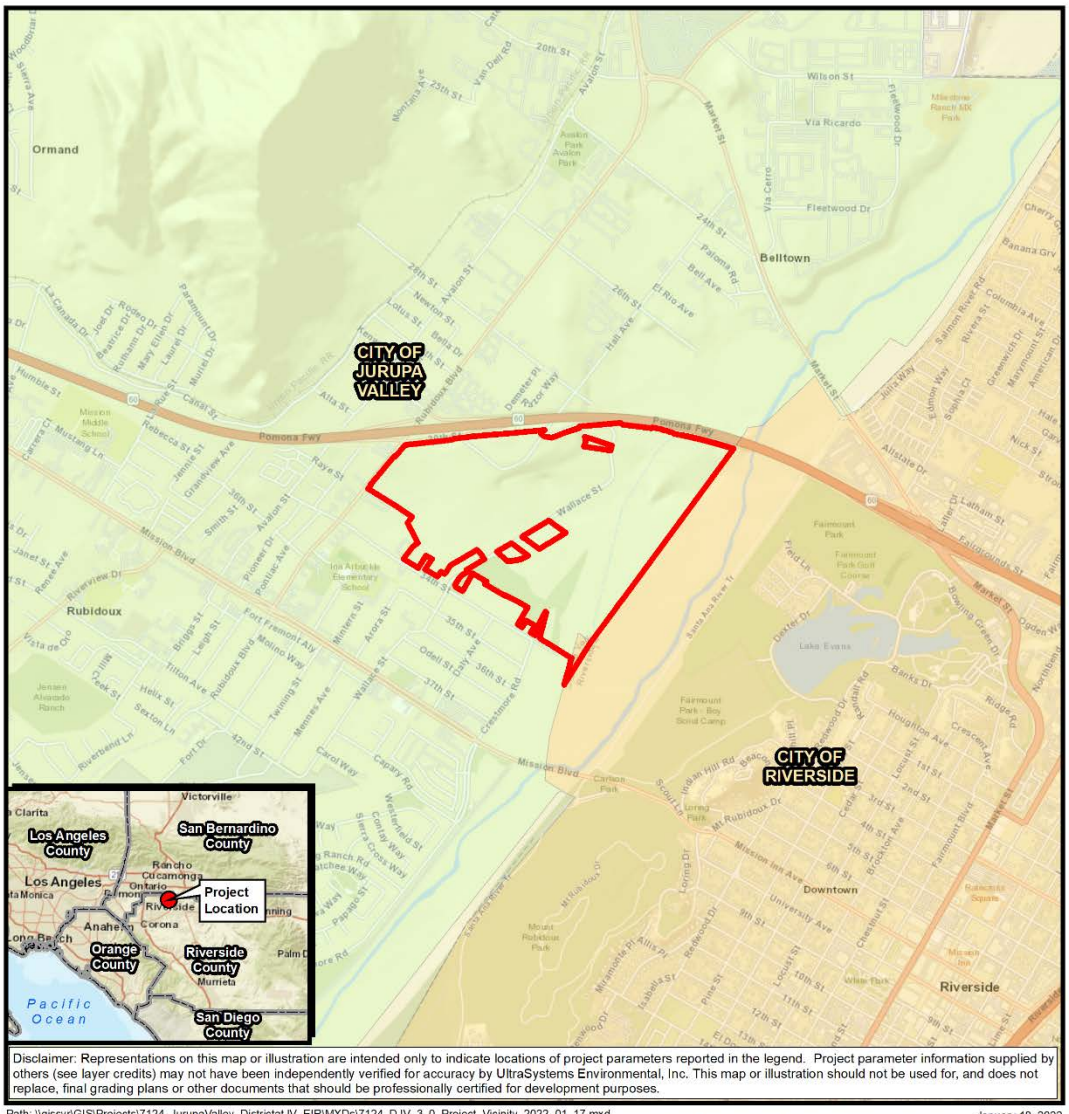

Figure 2
CONCEPTUAL MASTER PLAN



Source: AO, January 6, 2022.

District at Jurupa Valley
Conceptual Master Plan

July 11, 2022
Project No.: 7124

Colby Diuguid
General Manager, Jurupa Area Recreation and Parks District
8621 Jurupa Rd.,
Jurupa Valley CA 92509

via email at colby@jarpd.org

RE: Information Request Letter for the District at Jurupa Project

Dear Mr. Diuguid,

UltraSystems Environmental Inc. has been retained by the City of Jurupa Valley to prepare an Environmental Impact Report (EIR) for the District at Jurupa Project in the city of Jurupa Valley in Riverside County. As part of preparation of the EIR, we are assessing existing public services serving the project site and environs and what impacts project development may have on those services. We are asking for your assistance in providing information regarding fire services in the project area and potential project impacts on those services.

Project Location and Existing Conditions

The project site is approximately 244 acres of vacant land, bounded by the State Route 60 (SR-60) freeway on the north; Jurupa Boulevard on the west; the Santa Ana River on the east; and residential uses and churches near 34th Street on the south in Riverside County. The Local Vicinity Map is shown on Figure 1. Approximately 11 single-family residences are onsite.

Project Description

The project would involve development of 1,192 residential units plus 2.93 million square feet of commercial and industrial uses plus a 160-room hotel. The project land use is shown on the table below. Proposed land uses are listed on the table below and mapped on Figure 2. We estimate that the project would house 4,422 persons based on the average household size in the city of Jurupa Valley of 3.71 persons.

Land Use

Acres	Land Use	Proposed Residential Units	Proposed Square Feet, nonresidential uses
Residential			
48	Single-family residential and Multi-family residential	1,192	0
Commercial			
87	Commercial/retail	0	372,500
	Showroom and assembly/warehouse	0	1,000,000
	Hotel	0	160 rooms
	Subtotal	0	1,372,500 sf + hotel (160 rooms)
Industrial and Business Park			
80	Warehouse Logistics Center		1,500,000
	Business Park		60,000
	Subtotal		1,560,000
Open Space			
10	Parks and open space	0	0
Total			
254	Not applicable	1,192	2,932,500 sf + hotel (160 rooms)

* Includes approximately 23 acres of roadways
Source: Ultrasystems Environmental, Inc.

Existing JARPD Parks Near Project Site

We understand that three JARPD parks near the project site are Sky Park at 5355 Mission Rock Way; Veterans Memorial Community Park at 4389 Riverview Drive; and Avalon Park/Wanamaker Gym at 25 Avalon Street.

We would be very grateful for your answering the questions below via email no later than July 22, 2022.

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16431 Scientific Way
Irvine, CA 92618-4355
Telephone: 949.788.4900
Facsimile: 949.788.4901
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1. Does JARPD have a service standard for acres of parkland per 1,000 residents?

2. IS JARPD currently meeting that standard?

3. Does JARPD currently plan to build any new or expanded parks in the part of the city of Jurupa Valley south of State Route 60, east of Limonite Avenue/Riverview Drive, and north of 46th Street?

    a. If so, do you have any information on:

        i. Location?

        ii. Acreage (or added acreage)?

        iii. Amenities?

4. If you identified a service standard in your answer to question 1: Would project development require JARPD to build a new or expanded park to adhere to its service standard?

    a. If so, what additional acreage would be needed?

Name _____ Title _____

Signature _____ Date _____

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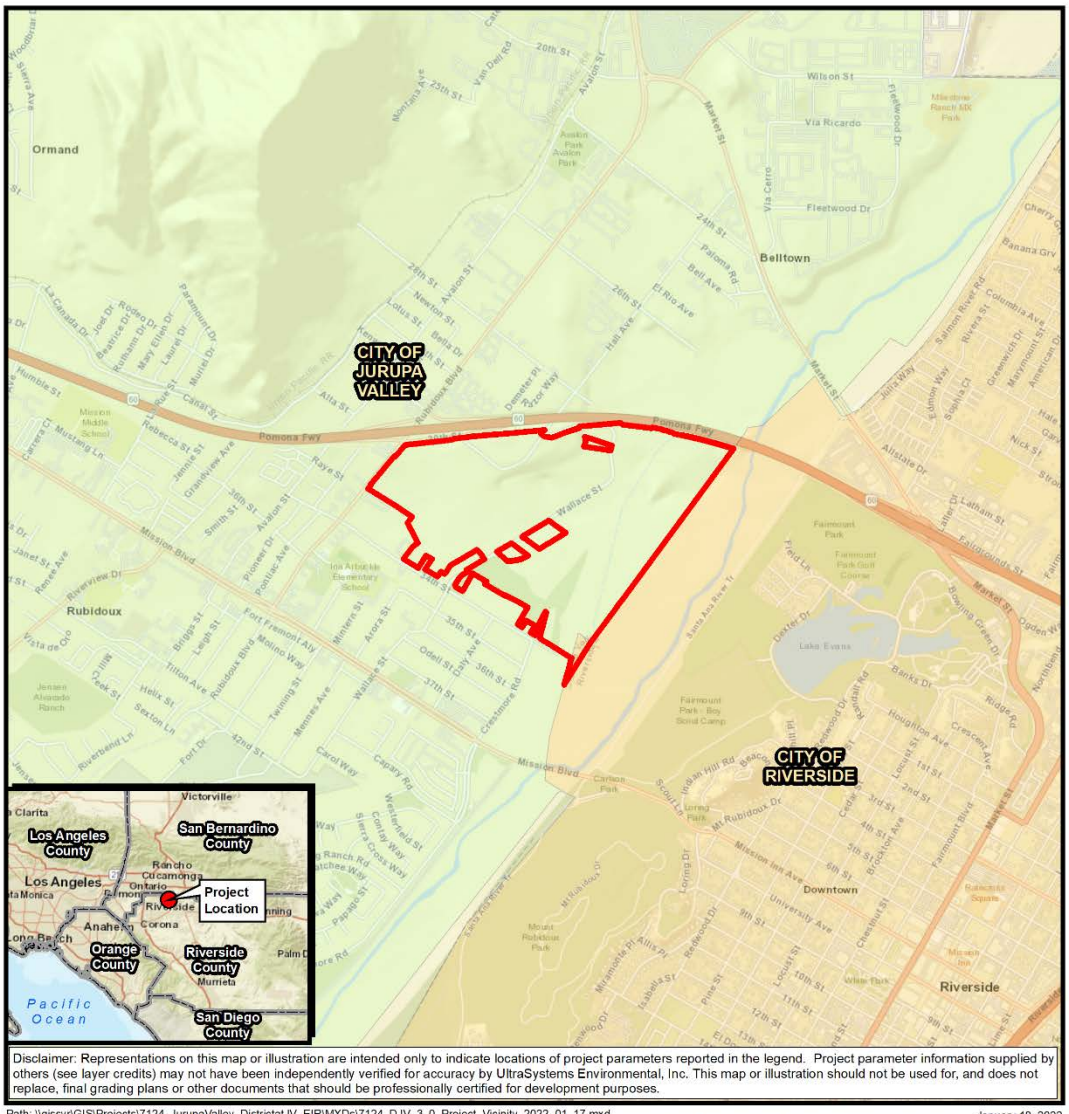

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District at Jurupa Valley
Conceptual Master Plan

UltraSystems
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July 11, 2022
Project No.: 7124

Rosa Sanchez
Supervisor, Louis Rubidoux Library
5840 Mission Blvd,
Jurupa Valley, CA 92509

via email at rosa.sanchez@rivlib.net

RE: Information Request Letter for the District at Jurupa Project

Dear Ms. Sanchez,

UltraSystems Environmental Inc. has been retained by the City of Jurupa Valley to prepare an Environmental Impact Report (EIR) for the District at Jurupa Project in the city of Jurupa Valley in Riverside County. As part of preparation of the EIR, we are assessing existing public services serving the project site and environs and what impacts project development may have on those services. We are asking for your assistance in providing information regarding fire services in the project area and potential project impacts on those services.

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	Hotel	0	160 rooms
	Subtotal	0	1,372,500 sf + hotel (160 rooms)
Industrial and Business Park			
80	Warehouse Logistics Center		1,500,000
	Business Park		60,000
	Subtotal		1,560,000
Open Space			
10	Parks and open space	0	0
Total			
254*	Not applicable	1,192	2,932,500 sf + hotel (160 rooms)

* Includes approximately 23 acres of roadways
[1] **Source**: Ultrasystems Environmental, Inc.

Existing Library Serving Project Site

We understand based on the Riverside County Library's website that the Louis Rubidoux Library is approximately 20,000 square feet in area with total collection of approximately 70,000 items including books, videos, CDs, CDROM software, audiocassettes, books on tape, and pamphlets; and that Riverside County's standard for library space per resident is 0.5 square foot.

We would be very grateful for your answering the questions below via email no later than June 24, 2022.

1. Does Riverside County have a service standard for library collection size per resident?

2. Would project development require RCLS to build a new or expanded library facility?

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a. If so, what additional square footage would be needed?

Name _____ Title _____

Signature _____ Date _____

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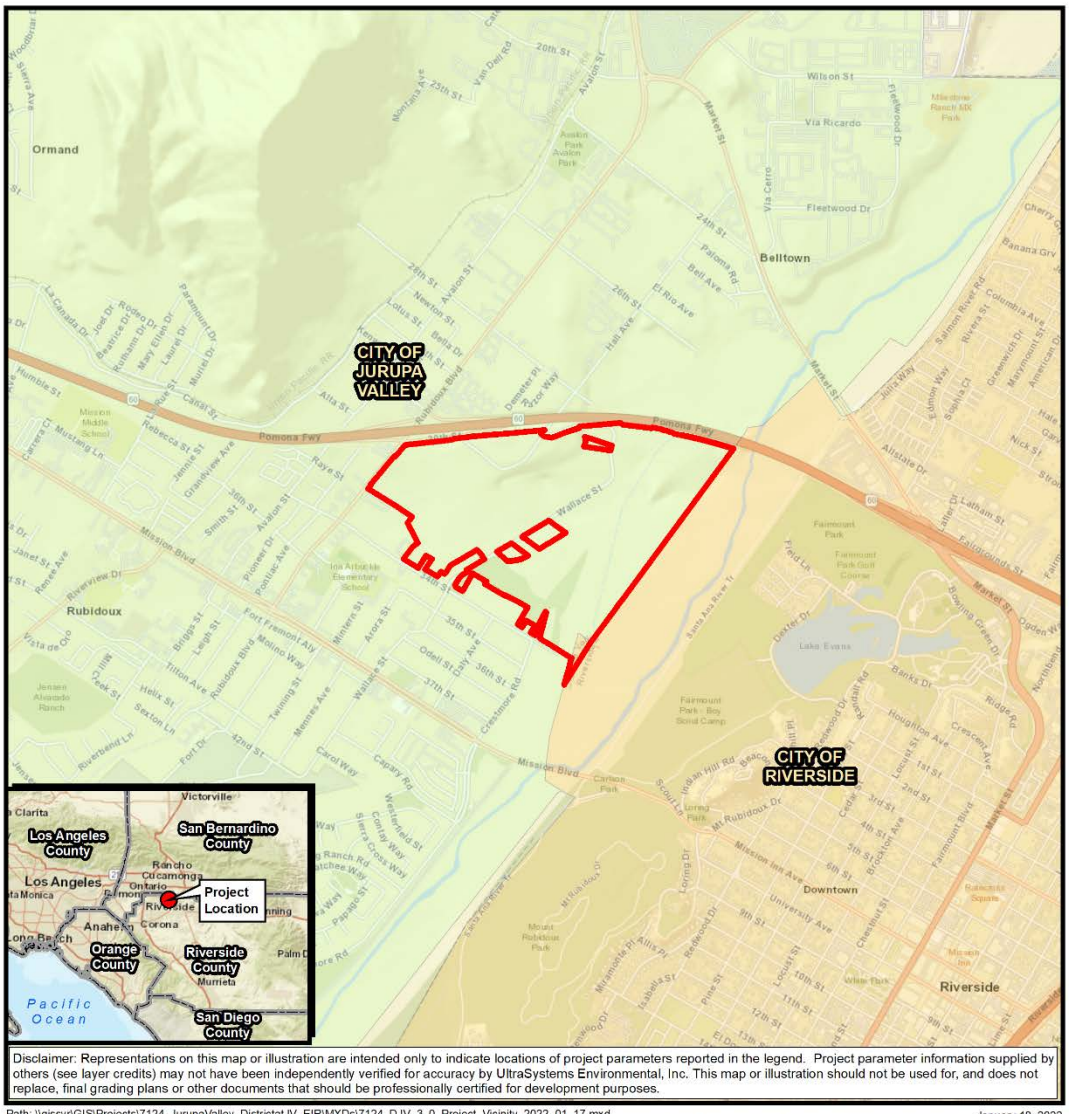

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District at Jurupa Valley
Conceptual Master Plan

UltraSystems
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July 11, 2022
Project No.: 7124

Dustin McLain via email at d.mclain@rivco.org
Chief of Parks and Resources, Riverside County Regional Park and Open Space District
4600 Crestmore Rd
Riverside, CA 92509

RE: Information Request Letter for the District at Jurupa Project

Dear Mr. McLain,

UltraSystems Environmental Inc. has been retained by the City of Jurupa Valley to prepare an Environmental Impact Report (EIR) for the District at Jurupa Project in the city of Jurupa Valley in Riverside County. As part of preparation of the EIR, we are assessing existing public services serving the project site and environs and what impacts project development may have on those services. We are asking for your assistance in providing information regarding fire services in the project area and potential project impacts on those services.

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Industrial and Business Park			
80	Warehouse Logistics Center	0	1,500,000
	Business Park	0	60,000
	Subtotal	0	1,560,000
Open Space			
10	Parks and open space	0	0
Roads			
23	Roads	0	0
Total			
254	Not applicable	1,192	2,932,500 sf + hotel (160 rooms)

[1] Source: Ultrasystems Environmental, Inc.

Existing RCRPD Parks Near the Project Site

We understand that the nearest RCRPD park to the project site is Rancho Jurupa Regional Park at 4800 Crestmore Road in the city of Riverside.

We would be very grateful for your answering the questions below via email no later than July 22, 2022.

1. Does JARPD have a service standard for acres of parkland per 1,000 residents?

2. IS JARPD currently meeting that standard?

3. Does JARPD currently plan to build any new or expanded parks in the part of the city of Jurupa Valley south of State Route 60, east of Limonite Avenue/Riverview Drive, and north of 46th Street?

4. If you identified a service standard in your answer to question 1: Would project development require JARPD to build a new or expanded park to adhere to its service standard?

    a. If so, what additional acreage would be needed?

Name _____ Title _____

Signature _____ Date _____

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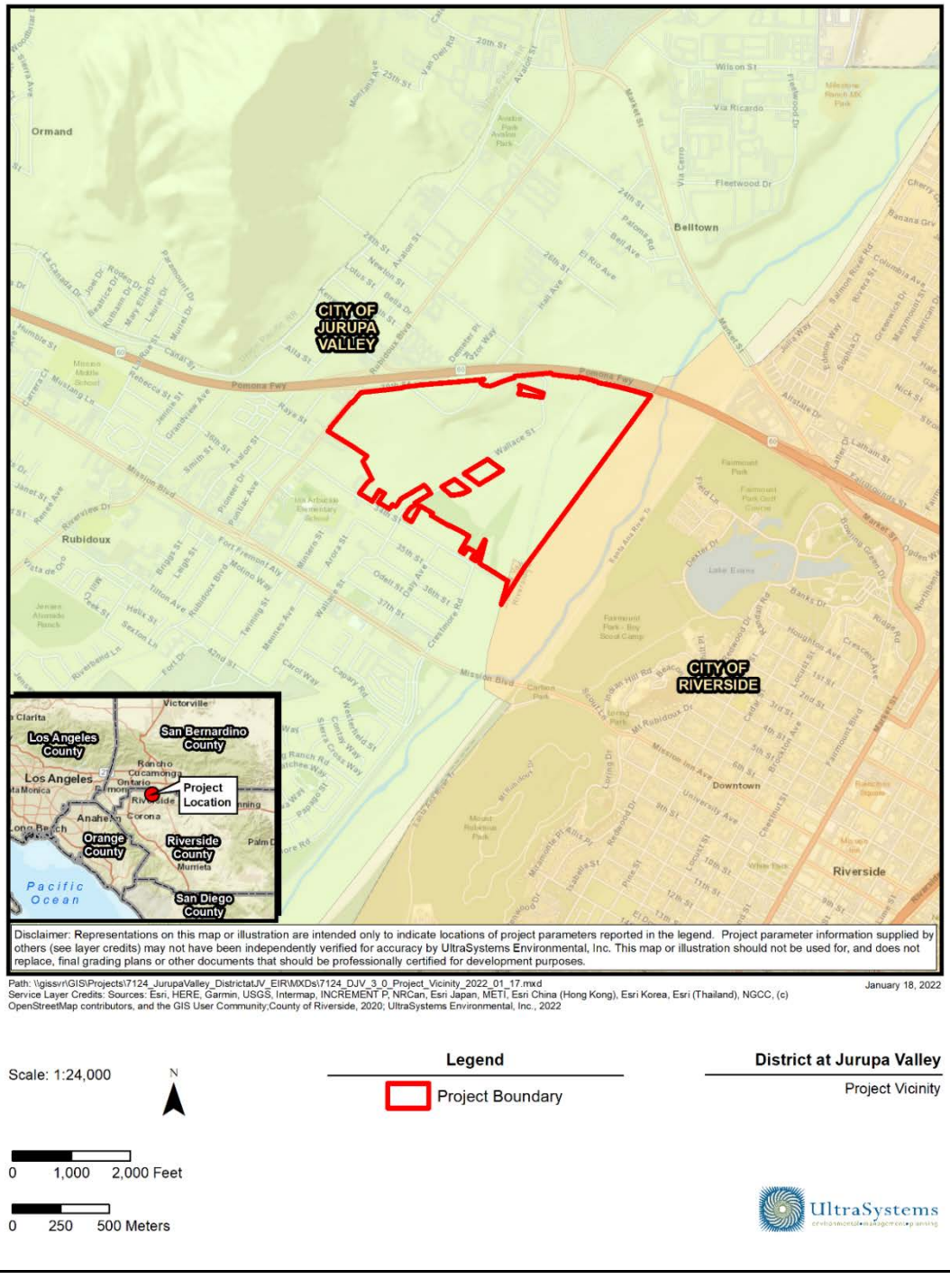

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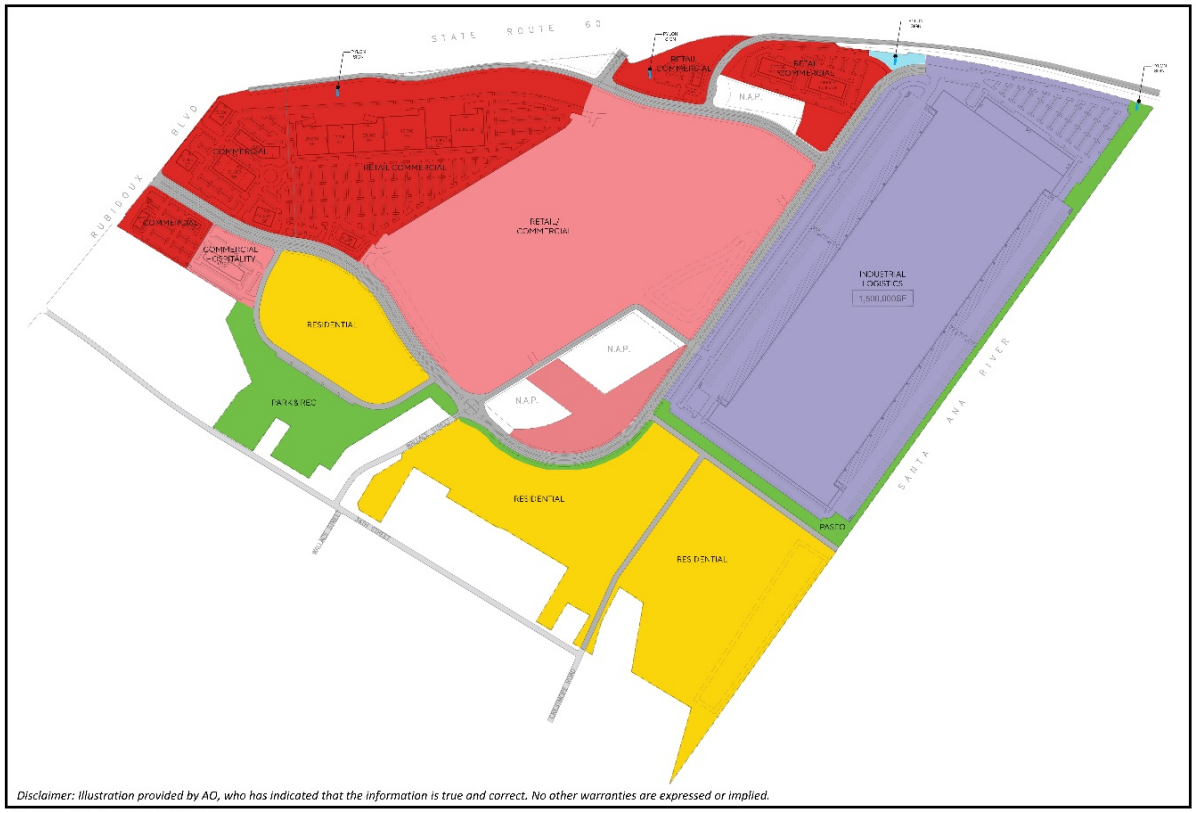
CONCEPTUAL MASTER PLAN



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District at Jurupa Valley
Conceptual Master Plan

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July 11, 2022
Project No.: 7124

Robin Griffin
Director of Planning & Development
Jurupa Unified School District
4850 Pedley Rd,
Jurupa Valley, CA 92509

via email at robin_griffin@jusdk12.ca.us

RE: Information Request Letter for the District at Jurupa Project

Dear Robin Griffin,

UltraSystems Environmental Inc. has been retained by the City of Jurupa Valley to prepare an Environmental Impact Report (EIR) for the District at Jurupa Project in the city of Jurupa Valley in Riverside County. As part of preparation of the EIR, we are assessing existing public services serving the project site and environs and what impacts project development may have on those services. We are asking for your assistance in providing information regarding fire services in the project area and potential project impacts on those services.

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Existing JUSD Schools Serving Project Site

We understand the following based on JUSD's website, including its *School Locator;* and the Development School Fee Justification Study completed by Cooperative Strategies in 2020,

1. The three following schools serve the project site:

School	Grade Levels	Address	Enrollment	Capacity
Ina Arbuckle Elementary	K-6	3600 Packard Ave, Riverside, CA 92509		
Mission Middle School	7-8	5961 Mustang Ln, Jurupa Valley, CA 92509		
Rubidoux High School	9-12	4250 Opal St, Riverside, CA 92509		

2. JUSD uses the student generation rates shown in the table below:

	Single-Family Detached Units	Multi-Family Attached Units
Elementary	0.4500	0.3040
Middle	0.1288	0.0925
High	0.2599	0.1620
Total	**0.8387**	**0.5585**

Source: Cooperative Strategies, 2020

3. JUSD forecasts that 6,478 residential units will be built in the District over the next 15 years (approximately 2020 to 2035).

4. JUSD charges developer fees of $4.08 per square foot of new residential construction, and $0.66 per square foot of many types of commercial and industrial construction.

We would be very grateful for your answering the questions below via email no later than July 22, 2022.

1. Please provide enrollment (in the table above) for each of the three schools from the latest reporting period available.

2. What is the student capacity of each of the three schools listed above? (please fill in table)

3. Would project development require JUSD to add capacity at any of its schools?

    a. If so, what:

        i. Capacity _____ school _____

        ii. Capacity _____ school _____

        iii. Capacity _____ school _____

Name _____ Title _____

Signature _____ Date _____

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Figure 1
LOCAL VICINITY MAP

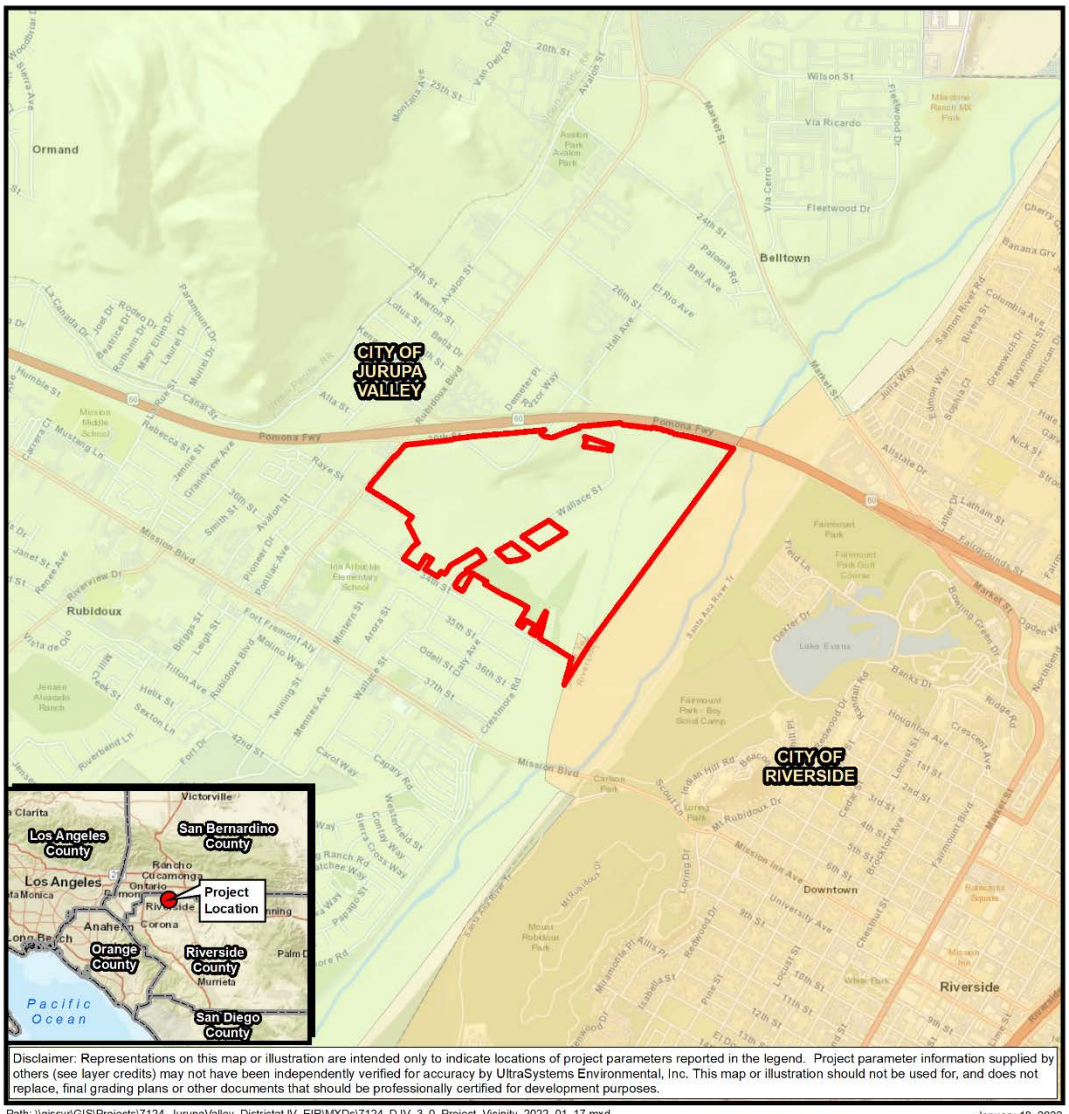
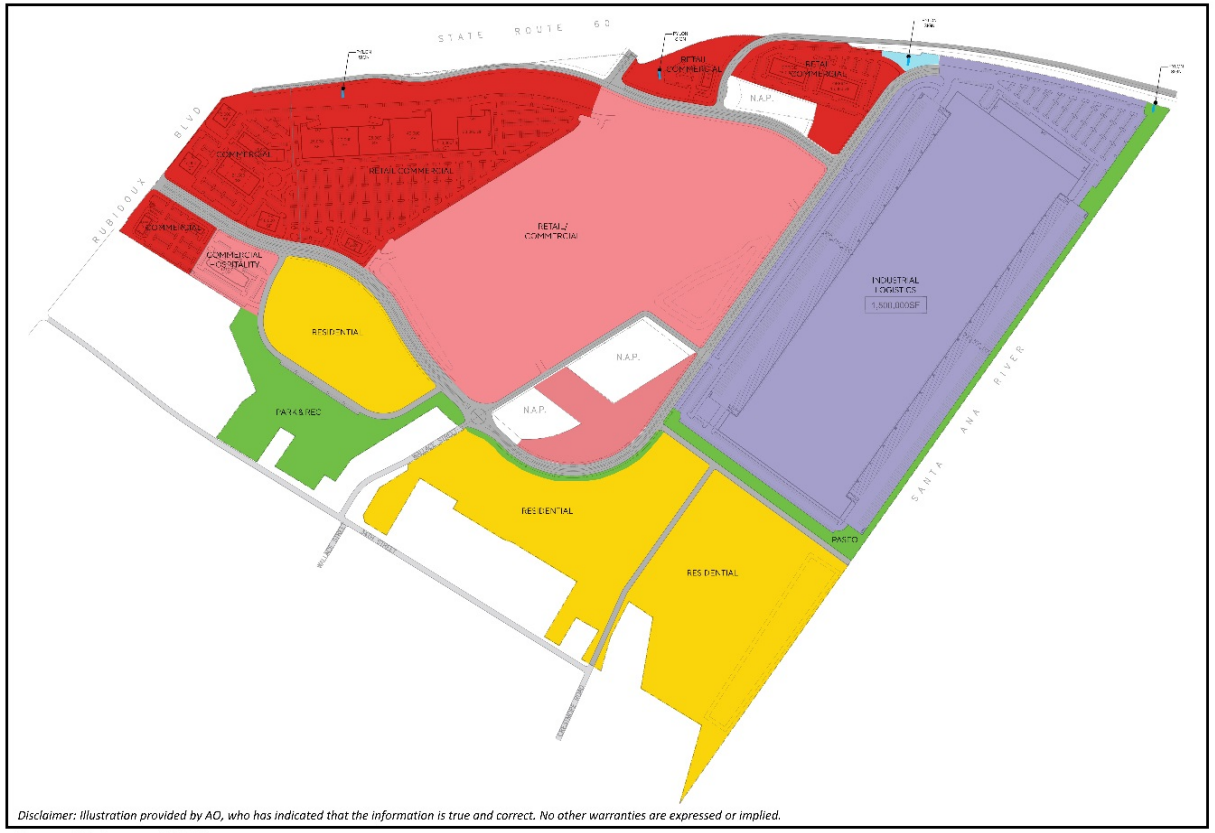


Figure 2
CONCEPTUAL MASTER PLAN



Disclaimer: Illustration provided by AO, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: AO, January 6, 2022.

District at Jurupa Valley
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June 10, 2022
Project No.: 7124

Michael Koehler, Captain
Riverside County Sheriff's Department
7477 Mission Blvd,
Riverside, CA 92509

via email at jvsinfo@riversidesheriff.org

RE: Information Request Letter for the District at Jurupa Project

Dear Captain Koehler,

UltraSystems Environmental Inc. has been retained by the City of Jurupa Valley to prepare an Environmental Impact Report (EIR) for the District at Jurupa Project in the city of Jurupa Valley in Riverside County. As part of preparation of the EIR, we are assessing existing public services serving the project site and environs and what impacts project development may have on those services. We are asking for your assistance in providing information regarding fire services in the project area and potential project impacts on those services.

Project Location and Existing Conditions

The project site is approximately 244 acres of vacant land, bounded by the State Route 60 (SR-60) freeway on the north; Jurupa Boulevard on the west; the Santa Ana River on the east; and residential uses and churches near 34th Street on the south in Riverside County. The Local Vicinity Map is shown on Figure 1. Approximately 11 single-family residences are onsite.

Project Description

The project would involve development of 1,192 residential units plus 2.93 million square feet of commercial and industrial uses plus a 160-room hotel. Proposed land uses are listed on the table below and mapped on **Figure 2.**

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Land Use

Acres	Land Use	Proposed Residential Units	Proposed Square Feet, nonresidential uses
Residential			
48	Single-family residential and Multi-family residential	1,192	0
Commercial			
87	Commercial/retail	0	372,500
	Showroom and assembly/warehouse	0	1,000,000
	Hotel	0	160 rooms
	Subtotal	0	1,372,500 sf + hotel (160 rooms)
Industrial and Business Park			
80	Warehouse Logistics Center	0	1,500,000
	Business Park	0	60,000
	Subtotal	0	1,560,000
Open Space			
10	Parks and open space	0	0
Total			
254*	Not applicable	1,192	2,932,500 sf + hotel (160 rooms)

* Includes approximately 23 acres of roadways
[1] **Source**: Ultrasystems Environmental, Inc.

Existing Sheriff's Department Resources Serving Project Site

We understand based on the Riverside County Sheriff's Department (RCSD)'s website that the nearest police station to the project site is the Jurupa Valley Station at 7477 Mission Boulevard, approximately 3 miles west of the project site. The Jurupa Valley Station serves the cities of Jurupa Valley, Norco, Eastvale, and unincorporated Riverside County areas of Coronita, El Cerrito, Highgrove, Home Gardens and Lake Hills.

Please confirm or correct the following:

We also understand based on the City of Jurupa Valley General Plan (2017) RCSD has 49 sworn officers and 2 nonsworn personnel staffed to serve the City of Jurupa Valley.

We would be very grateful for your answering the questions below via email no later than June 24, 2022.

1. Would proposed project development require RCSD to build any new or expanded police stations?

   If so, where?

2. Would project development require RCSD to acquire additional staff or vehicles?

   a. If so, how many:

      i. Staff?

      ii. Vehicles?

3. Would project development adversely impact RCSD performance measures such as response times?

   a. If so, would you recommend any measures to minimize or avoid such adverse impacts?

Name _____ Title _____

Signature _____ Date _____

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LOCAL VICINITY MAP

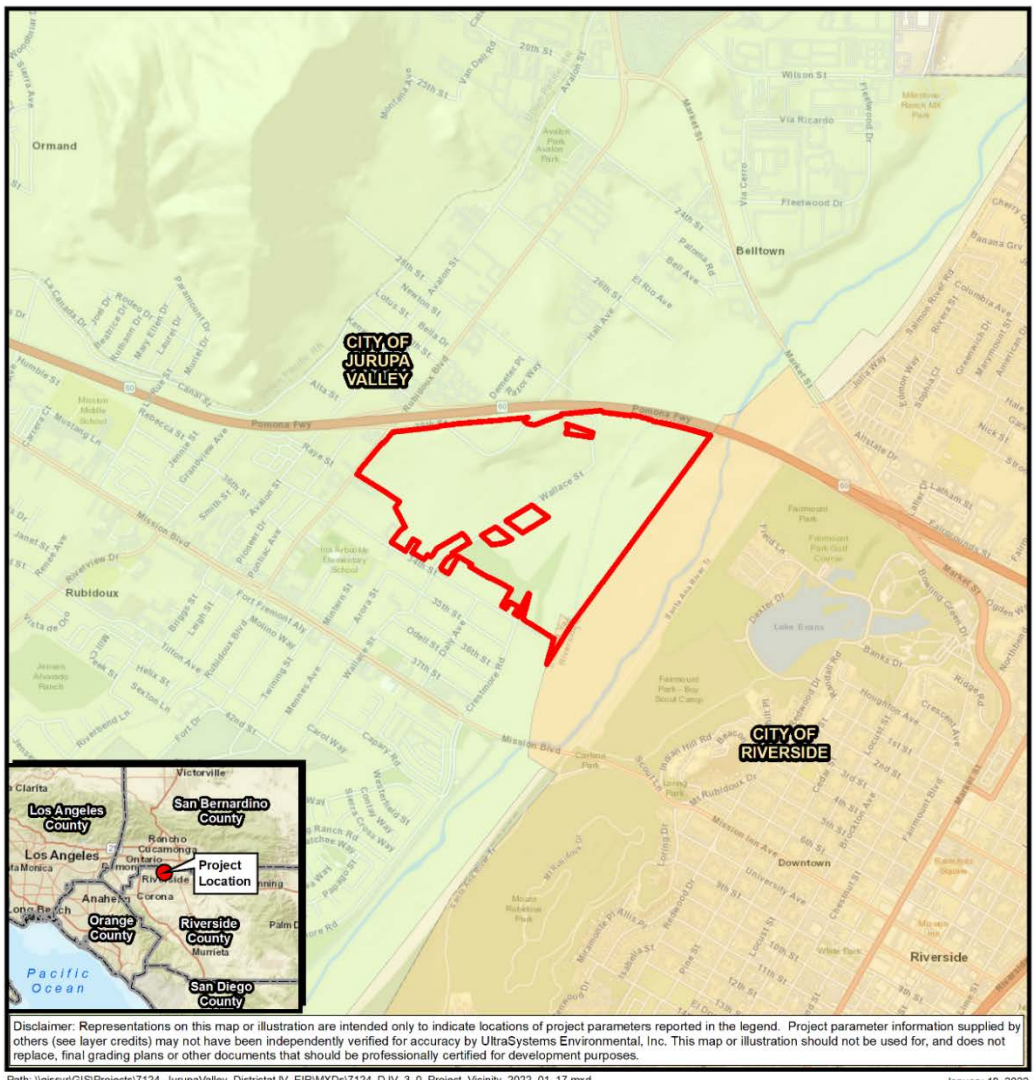
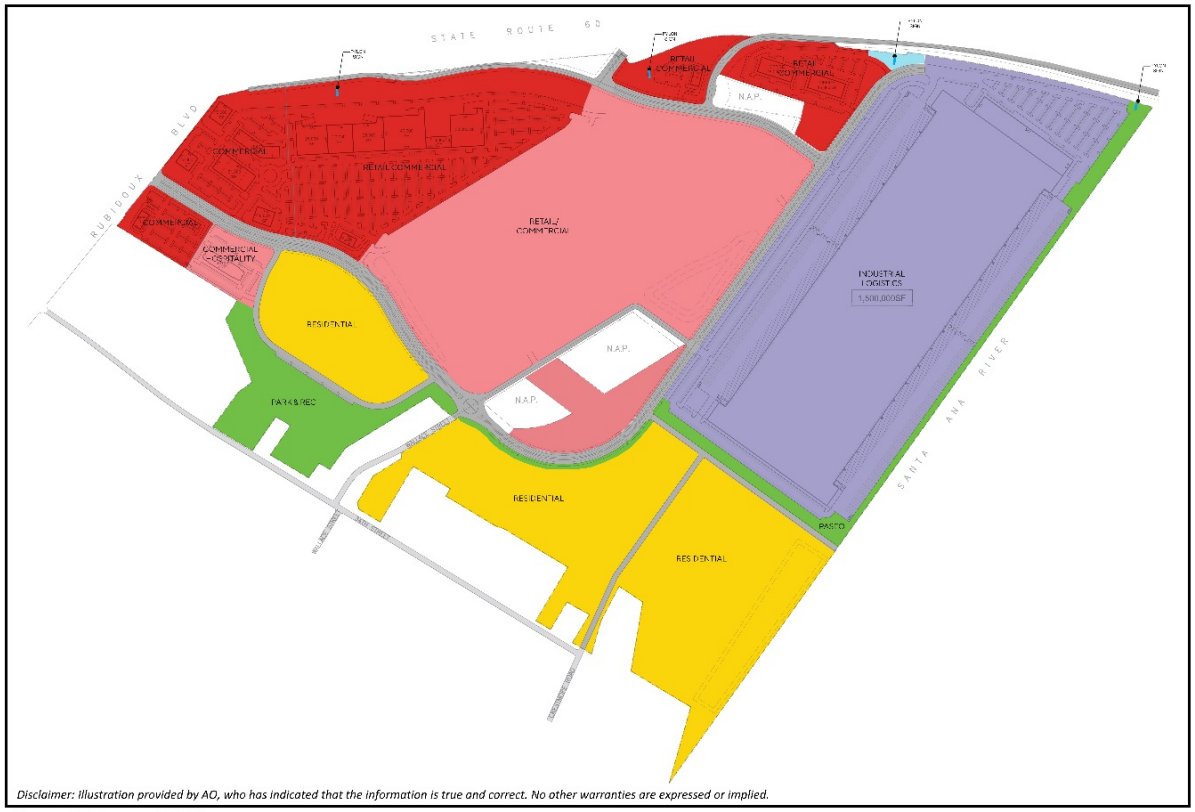


Figure 2
CONCEPTUAL MASTER PLAN



Source: AO, January 6, 2022.

District at Jurupa Valley
Conceptual Master Plan