

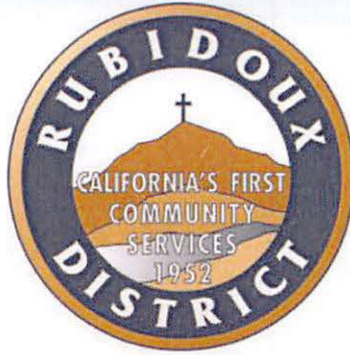
Rubidoux Community Services District

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

October 29, 2021

Marlene Batelaan
Cirrus Development Co, Inc
17300 Red Hill Ave #290
Irvine, CA 92626
marlene@newportpacific.com

Subject: Water and Sewer "Will-Serve Letter" for the proposed Addition of Nine (9) Mobile Homes at the Old Plantation Mobile Home Park located at 3825 Crestmore Road in Jurupa Valley, CA 92509. APNs 181-130-008, & 181-220-002

Dear Ms. Batelaan,

Based on information in the application for this Will Serve Letter (attached), the Rubidoux Community Services District will provide water, sewer and fire services to the proposed addition of nine (9) Mobile Homes at the Old Plantation Mobile Home Park 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 9/23/21

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: 9/2/2021

Email address: marlene@newportpacific.org

Applicant Name: Cirus Development CO., Inc.

Phone Number: 949-501-8382

Mailing Address: 17300 Red Hil Ave # 290

City, State, Zip Code: Irvine, CA 92626

Daytime Telephone Number (Including area code): 949-501-8382

Property Address/Location: OLD PLANTATION MOBILE HOME PARK; 3825 CRESTMORE RD; JURUPA VALLEY

Property Assessor's Parcel Number: 181 130 008 & 181 220 002

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): Adding an additional 9 mobile homes.

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

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: Marlene Batelaan Digital ID

Digitally signed by Marlene Batelaan Digital ID
Date: 2021.09.22 14:57:48 -0700

Date: 9/22/2021