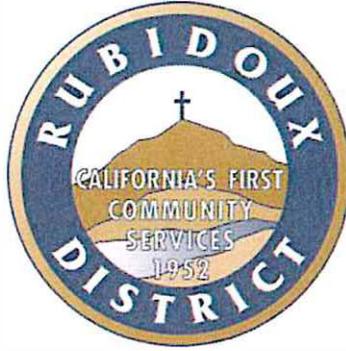


Rubidoux Community Services District

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

Secretary-Manager
Jeffery D. Sims



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

December 15, 2022

Steve Briscoe
AO Architects Orange
144 N. Orange Street
Orange, California 92866

Subject: Water and Sewer "Will-Serve Letter" for proposed Mission Village Shopping Center consisting of new retail/commercial buildings located near the southwest corner of Mission Blvd and Opal Street in Jurupa Valley, CA 92509. APNs 182-022-002, 182-031-001, & 182-031-002.

Dear Mr. Briscoe,

Based on the information on the application for this Will Serve Letter (attached), the Rubidoux Community Services District (RCSd) will provide water, sewer, and fire services to the Mission Village Shopping Center. The applicant proposes to demolish an existing commercial center and develop a new commercial center for a combined 78,460 square feet on a 9.3-acre site. The project consists of retail, grocery market, fitness center, drive-thru restaurants, and drive-thru automated car wash. Services will be provided 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, 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 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:

- Food service establishments are required to install grease interceptors. Contact RCSD's Pretreatment Division at (951) 684-7580 for details.
- Proposed car wash may have additional requirements. Contact RCSD's Pretreatment Division for more information and/or requirements.
- RCSD Water Atlas Map G4 (attached) shows a 12-foot easement on southern portion of parcels along Stobbs Way. Contact RCSD's Engineering Division at (951) 684-7580 for further information.

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

Mission Village Shopping Center
Mission Blvd & Opal St
Will-Serve Letter
December 15, 2022

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,

A handwritten signature in blue ink, appearing to read "Yvonne Reyes".

Yvonne Reyes
Assistant Engineer

Atch: Water and/or Sewer Will-Serve Application dated 12/1/2022,
Water and Sewer Atlas Maps G4



RUBIDOUX COMMUNITY SERVICES DISTRICT

3590 Rubidoux Blvd, Jurupa Valley, CA 92509
Ph. 951-684-7580 Fax 951-369-4061

WATER AND/OR SEWER WILL-SERVE APPLICATION

Check One: Water and Sewer Will-Serve Water Will-Serve Sewer Will-Serve

Water Will-Serve Availability

Check One: New Application Update Will-Serve letter (Will-Serve Letters expire after 12-months)

Please Print

Date of Request: 12/1/2022

Email address: SteveB@aoarchitets.com

Applicant Name: AO Architects Orange - Steve Briscoe

Phone Number: (714) 639-9860

Mailing Address: 144 N. Orange Street

City, State, Zip Code: Orange, California 92866

Daytime Telephone Number (Including area code): (714) 639-9860 or (714) 923-6376 D/L

Property Address/Location: SEC of Mission Blvd. and Stobbs Way, Jurupa Valley, California

Property Assessor's Parcel Number: 182-022-002, 182-031-001, 002

Check One:

Single-Lot, Single Family Residence

Multi-Family

PP/PM/TR/Subdivision

Commercial/Industrial

Other _____

Check One:

Minor Building Improvement/Addition

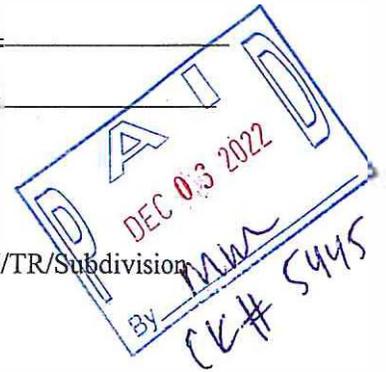
New Construction on Vacant Land

New Construction on Improved Land

Other _____

Description of Project (and Name, if applicable): Mission Village Shopping Center

Demolition of existing buildings on site to accommodate eight new ground up retail/commercial buildings and related site improvements for a new shopping center.



Site Plot Plan & Floor Plan: 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: Steve Briscoe

Date: 12/1/2022

RUBIDOUX COMMUNITY SERVICES DISTRICT

WATER AND/OR SEWER WILL-SERVE FEE SCHEDULE

(In Accordance with RCSD Ordinance 106)

Single Lot/Single Family Residence:

Water Availability	\$50.00
Sewer Availability	\$50.00
Water & Sewer Availability	\$90.00
Water Will-Serve	\$50.00
Sewer Will-Serve	\$50.00
Water & Sewer Will-Serve	\$90.00

Note: Owner/Developer applicants in this category will receive a one time credit against inspection fees equal to the amount paid for the Will-Serve Letter (\$50 or \$90). *RCSD Ord No. 106 paragraph 4.*

Multi-Family, Plot Plans, Parcel Maps, and Tract Maps:

Water Availability	\$100.00
Sewer Availability	\$100.00
Water & Sewer Availability	\$170.00
Water Will-Serve	\$100.00
Sewer Will-Serve	\$100.00
Water & Sewer Will-Serve	\$170.00

Commercial/Industrial Developments, and all other:

Water Availability	\$100.00
Sewer Availability	\$100.00
Water & Sewer Availability	\$170.00
Water Will-Serve	\$100.00
Sewer Will-Serve	\$100.00
Water & Sewer Will-Serve	\$170.00

Definitions:

Availability Letter: A written determination of whether water and/or sewer infrastructure exists to serve a particular parcel of land.

Will-Serve Letter: A conditional commitment by the District to provide water, sewer, and/or fire flow. Subject to completion of all financial arrangements and conditions of service.

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

ayment16 12/06/2022 10:42

Customer: 1 Receipt: 422298

DO NOT USE

NEW CHARGES

MISC INC - GNL 170.00

TOTAL: 170.00

PAYMENTS

COUNTER - CHECK 170.00

TOTAL: 170.00

TENDERED: 170.00

APPLIED: 170.00

CHANGE DUE: 0.00

BALANCE 0.00