

September 25, 2023

Mr. Steve Galvez  
AMC Business Ventures, LP  
20 Paseo Verde  
San Clemente, CA 92673

RE: First Renewal Water and Sewer Availability for Jurupa Self-Storage Facility – APNs  
152-060-007, 152-060-009, and 152-020-010

Mr. Galvez:

The Board of Directors has approved your request for water and sewer service availability on September 25, 2023.

Therefore, the Jurupa Community Services District (District) will provide water and sewer services to the above-referenced property conditional upon compliance with District rules, regulations, and payment of appropriate fees.

In accordance with the District's Development Handbook at Section 5.2.3, Item 6, the "Developer's Engineer submits engineered drawings to the District as outlined in Appendix F of the Development Handbook, along with the appropriate deposit for the first (1<sup>st</sup>) plan-check. Drawings must be submitted within two (2) years of the issuance of the Availability Letter; otherwise, an updated Availability Letter will be required. Drawings will not be plan-checked until an updated "Availability Letter" is issued.

Per the above, this Availability Letter is valid until September 25, 2025.

Should you have any questions, please call me at (951) 685-7434, extension 140.

Sincerely,

*nicole smith*

Nicole Smith  
Engineering Technician

Enclosure(s)—Availability Letter from Webb & Assoc. dated July 19, 2023



Water



Wastewater



Parks &  
Recreation



Graffiti  
Abatement



Streetlights

September 5, 2023

Mr. Seungwon Won, PhD / PE  
Principal Engineer  
**JURUPA COMMUNITY SERVICES DISTRICT**  
11201 Harrel Street  
Jurupa Valley, California 91752

RE: Renewal Water & Sewer Availability for Jurupa RV Self Storage, located southeast of the intersection of 68<sup>th</sup> Street and Interstate 15 (I-15)

Dear Mr. Won:

Pursuant to the District's request, we have reviewed the District's ability to provide sewer and water service to the subject property (see **Figure 1**). The Developer may be affected by reimbursement agreements for installation of temporary or permanent water and sewer facilities undertaken by others that are required to provide service to the subject property. When there are Water and Sewer Master Plan lines fronting a development, both lines are to be installed by the Developer. The District requires that the Developer have water facilities extended full frontage and may require sewer facilities to be extended full frontage of the project. The District will not maintain the water and sewer facilities related to this project.

Water service is available from two locations. The first location is from an existing 18-inch diameter waterline at 68<sup>th</sup> Street west of Pats Ranch Road. Approximately 400 L.F. of offsite water will need to be constructed to connect to this line. The second location is from an existing 8-inch diameter waterline at the street knuckle joining Cove Way and Tributary Way. Approximately 300 L.F. of offsite water will need to be constructed in order to connect to this line. With the exception of the fire service line up to the DCDA and the domestic service lateral to the meter, any water pipelines proposed by this project shall be private, along with the Cove Way and Tributary Way connection also requiring a private easement. The applicant must provide the District with fire flow requirements from the Riverside County Fire Department to determine the adequacy of the existing water system. Based on the results of the hydraulic fire flow analysis, other improvements may be needed.

Sewer service is available from two locations. The first location is from an existing 16-inch diameter sewer line located by the proposed project's access road approximately 800 feet north of APN 263-060-007. The second location for sewer service is from an existing 12-inch diameter sewer line at the street knuckle joining Cove Way and Tributary Way. Approximately 300 L.F. of offsite sewer will need to be constructed to connect to this line. Any sewer lines proposed by this project shall be private, with the Cove Way and Tributary Way connection also requiring a private easement. The topography of this site is lower than existing sewer invert elevations. Therefore, a privately owned and operated sewer lift station will likely be required. Connection details and manhole locations to be validated during the plan check review process.

The District's current water supply has sufficient capacity to meet its long-term current customers' needs per the 2020 Urban Water Management Plan, and its short-term current customers' needs and that of the proposed development per the attached **Figure 2**. In addition, the District presently has excess wastewater treatment plant capacity at the Western Riverside County Regional Treatment Plant.

Hence, the District can issue a water and sewer availability letter provided that the above requirements are met, the District continues to develop the water supply with the projects currently budgeted and has acquired 6 MGD capacity rights in the Western Riverside County Regional Wastewater Treatment Plant facilities.

Mr. Seungwon Won, PhD / PE  
Principal Engineer  
**JURUPA COMMUNITY SERVICES DISTRICT**  
September 5, 2023  
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Finally, it is our understanding that the District is currently investigating the potential use of recycled water (including but not limited to non-potable groundwater for irrigation purposes) for various District areas that may include the project area. The developer of the proposed project will be required to participate in the final adopted program with regards to providing a non-potable water supply source and related infrastructure improvements for parks and greenbelt areas.

Should you have any questions, please call me.

Sincerely,

**ALBERT A. WEBB ASSOCIATES**



Kris Danielson, PE  
Senior Engineer

Enclosures: San 53  
Vicinity Maps

cc: Emily Long, JCSD  
Joseph Villa, JCSD  
Eddie Rhee, JCSD  
Nicole Smith, JCSD  
Chandler Drachslin, WEBB  
Chris Rountree, WEBB

JURUPA COMMUNITY SERVICES DISTRICT  
INFORMATION FORM FOR LAND DEVELOPMENTS  
REQUIRING WATER AND SEWER AVAILABILITY

**LAND DEVELOPMENT CATEGORY:**

Mobile Home, R.V., T.T., Park Name: APN 150-020-010, 152-060-007, -009 No. Parcels/Lots: 3  
Use Case No., PU, CU, P/P, etc.: \_\_\_\_\_ Total Acres: ±17.9  
Other SGD, GP of Lots, etc.: \_\_\_\_\_ Zoning: \_\_\_\_\_  
Map Schedule: \_\_\_\_\_ Area: JCSD

**WATER: DOMESTIC**

1. Estimate daily and peak demands and fire requirements demands for development (domestic, irrigation and commercial uses).  
Average Demand = 17.9 x 2,000 gpd/ac = 35,800 gpd (40.13 acre-feet./year)  
Maximum Demand = 24.86 gpm x 2.3 = 57.18 gpm  
The fire flow requirements for the subject site are unknown currently since the applicant needs to obtain this information from the Riverside County Fire Department.
2. Source of water for developer:
  - a. If local district wells water is to be used, provide information with regards to any over drafting impacts on the ground water basin being served from this development.  
The District potable wells are located within the Chino Ground Water Basin, which is an adjudicated groundwater basin. All municipal water entities that exceed their safe yield may incur a replenishment obligation, which is used by the Watermaster to recharge the ground water basin with State Water Project water and recycled water. The Chino Basin has been maintained by the Watermaster in a safe yield condition under this method of operation.
  - b. Source:  
Local wells/imported Northern California Water, or Colorado River water.  
The water source will be from local wells, including treated groundwater from the Chino I Desalter, the Chino II Desalter and the Roger Teagarden Ion Exchange Treatment Plant.
  - c. Are there additional sources of water needed for this project? Provide details.  
No. The District's current water supply is adequate to meet the District's current water demand and that of this project. The District continues to develop additional water supply resources which are currently budgeted.

3. Location of closest main line of sufficient size to supply development.
- If offsite water is needed, state approximate length of offsite improvements needed.  
400 LF of Offsite water improvements will be required to connect to 68<sup>th</sup> Street. 300 LF of offsite water improvements will be required to connect to Cove Way.
  - At what point, or points of the subdivision or development shall the off-site connect?  
Offsite connections will occur at 68<sup>th</sup> Street or Cove Way.
  - If water currently fronts intended development, will it be available to each lot?  
What is the size and capacity of lines?  
An existing 18-inch diameter waterline is near the development at 68<sup>th</sup> Street and an existing 8-inch diameter waterline is near the development at Cove Way. These lines will be available to the subject site. A fire flow test will be required to determine flow rates and residual pressure capabilities of this waterline. A comparison of this flow must be made to the Riverside County Fire Department requirements.
  - Is additional plant pumping capability required for this development, if so, state quantity and location.  
Additional plant pumping is not required.
  - Will adequate storage and pressure for fire flow be available? Explain.  
Adequate fire flow storage exists. Adequate pressure and fire flow must be verified by comparison to the requirements of the Riverside County Fire Department.

**SEWER:**

- Estimated average waste flow from the project (MGD).  
 $Q = 200 \text{ gpd/acre} \times (17.9 \text{ acres}) / 1,000,000 = 0.00358 \text{ MGD}$
- Name and location of wastewater treatment facility to treat waste from this development.  
Wastewater treatment will occur at the Western Riverside County Regional Wastewater Treatment Plant
- Does treatment facility have capacity for this development?  
Yes. The District has sufficient capacity rights in the WRCRWA Plant to provide Wastewater Treatment for this project.
- Location of nearest trunk line of sufficient capacity to accept the waste flow from intended project.  
An existing 16-inch diameter sewer line is near the development and located by the proposed project's access road approximately 800 feet north of APN 263-060-007. Also, an existing 12-inch diameter line is near the development at Cove Way. These lines have the capacity to accept the generated wastewater flow.
- Is offsite needed; if so, provide approximate length. At what point or points of the subdivision or development shall the offsite connect?  
300 LF of offsite sewer improvements will be required to connect to Cove Way.
- How will the disposal of wastewater from this project be accommodated, i.e., construction of lift stations or force mains?  
Wastewater will be accommodated by gravity flow in the District's sewer main.
- If sewer currently fronts intended development, will it be available to each lot?  
What is the size and capacity of lines?  
An existing 16-inch diameter line is near the development and located by the proposed project's access road approximately 800 feet north of APN 263-060-007. Also, an existing 12-inch diameter line is near the

development at Cove Way. Gravity flow to the existing lines is contingent upon final project grading. The existing line in the access road is three-quarters full at 1.81 MGD at a slope of 0.16% and the existing line in Cove Way is three-quarters full at 1.03 MGD at a slope of 0.24% (District Standards specify that 16-inch and 12-inch diameter lines flowing three-quarters full are at design capacity). The existing pipelines have available capacity for the wastewater generated by this project and the tributary area of the referenced sewer lines.

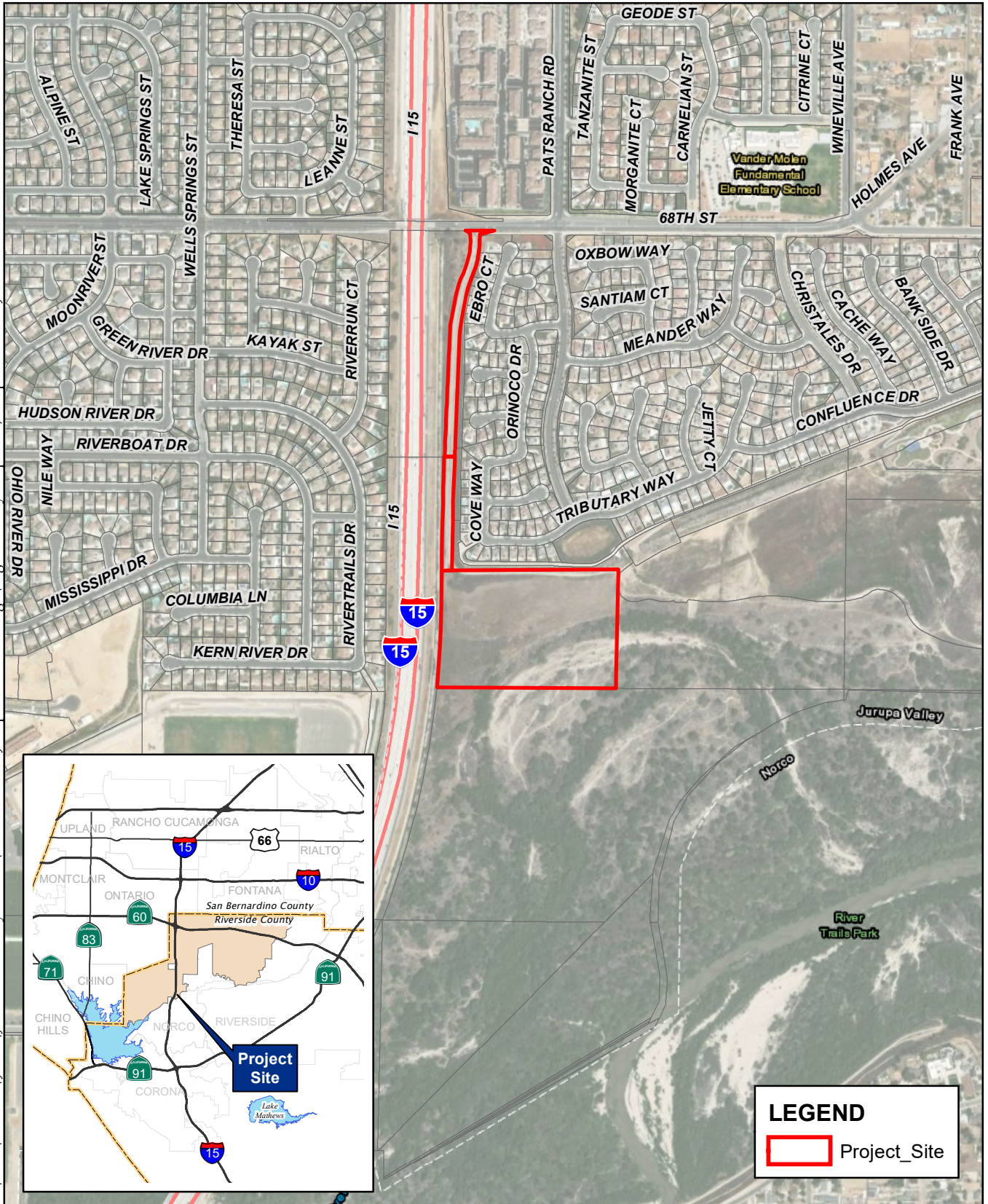
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**RECYCLED WATER:**

1. Is, or will recycled water be available to this development? If so, what is degree of treatment?  
What is the distance to the project?  
The potential use of recycled water for the project area is currently under review.
2. Does this project have areas that can use recycled water? If so, does the sewer agency require such use?  
The potential use of recycled water for the project area is currently under review.



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Sources: Riverside Co. GIS, 2021;  
RCIT, 2019.

**Figure 1 Vicinity Map and Project Location**  
APN 152-060-007, 152-060-009, & 152-020-010