

# Rubidoux Community Services District

## Board of Directors

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

March 6, 2025

Hovel Babikian  
1601 Hastings Heights Lane  
Pasadena, CA 91107  
via email: mrhovel@gmail.com

Subject:            Water and Sewer "Will-Serve Letter" for Proposed Redevelopment of 3 parcels and construction of an industrial building at 2226 Fleetwood Drive in Jurupa Valley CA 92509. APN 178-350-240, 029, 030.

Dear Mr. Babikian,

Based on the information provided in the application 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:

### **PLEASE NOTE THE SPECIAL CONDITIONS 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 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.

#### SPECIAL CONDITIONS:

- A Wastewater Questionnaire for Nonresidential Establishments is required to be submitted to the District. The Questionnaire is attached to this letter. Please complete the Questionnaire and return to Benny Manrique, Pretreatment Specialist. If you have any questions please contact Benny at (951) 684-7580 or by email at [bmanrique@rcsd.org](mailto:bmanrique@rcsd.org).

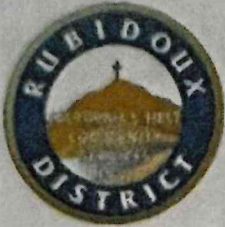
This letter does not grant or imply the owner/developer of the proposed development any vested rights, nor does it ensure that the District will provide water and sewer capacity for subject development until payment of all applicable fees and deposits have been received. WATER, WASTEWATER, FIRE SERVICES 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,

Anthony Strey  
Engineering Technician

Atch: Water and Sewer Will-Serve Application paid 2/24/2025, Wastewater Questionnaire for Nonresidential Establishments.



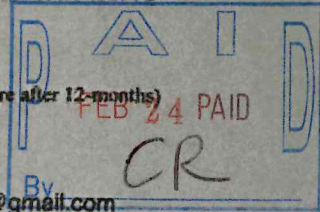
# RUBIDOUX COMMUNITY SERVICES DISTRICT

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: 12/12/2024

Email address: mrhovel@gmail.com

Applicant Name: Hovel Babikian Phone Number: 805-361-2815

Mailing Address: 1601 Hastings Heights Lane

City, State, Zip Code: Pasadena, CA 91107

Daytime Telephone Number (Including area code): 626-825-1817

Property Address/Location: 2226 FLEETWOOD DRIVE, JURUPA VALLEY, CA

Property Assessor's Parcel Number: 178-350-024, 029, 030

**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): Redevelopment of 3 parcels totaling approximately 6.25 acres.  
The project will merge the 3 lots and construct an industrial building.

**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: *H. Hovel* Date: 2/1/25



DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
02/19/2025	021925	2240 Fleetwood Dr - Will Serve Application (HYB001)		170.00

MIG

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

rub\_pay2 02/24/2025 12:38  
 Customer: 1 Receipt: 605428

DO NOT USE

NEW CHARGES  
 MISC INC - GNL 170.00  
 -----  
 TOTAL: 170.00  
 =====

PAYMENTS  
 MAIL - CHECK 170.00  
 -----  
 TOTAL: 170.00  
 =====

TENDERED: 170.00  
 APPLIED: 170.00  
 -----  
 CHANGE DUE: 0.00  
 BALANCE 0.00

CR # 3632

RUBIDOUX COMMUNITY SERVICES DISTRICT  
P.O. BOX 3098, RUBIDOUX, CALIFORNIA 92509

WASTEWATER QUESTIONNAIRE FOR NONRESIDENTIAL ESTABLISHMENTS <sup>1\*</sup>

This form must be filled out completely, signed and dated, and submitted to the District within 14 days of receipt. If you have questions on completion of the form, please call Victoria Morrell with Krieger & Stewart, District Consulting Engineer, at (951) 684-6900.

1. Company name, mailing address, and telephone number:

\_\_\_\_\_

Zip Code \_\_\_\_\_ Telephone Number ( ) \_\_\_\_\_

Name of Business Owner(s): \_\_\_\_\_

2. Address of production or manufacturing facility (Check if same \_\_\_\_\_)

\_\_\_\_\_

Zip Code \_\_\_\_\_ Telephone Number ( ) \_\_\_\_\_

3. Person authorized to represent above named firm in official dealing with the District:

Name \_\_\_\_\_ Title \_\_\_\_\_

Telephone Number ( ) \_\_\_\_\_

Email \_\_\_\_\_

4. Alternate person to contact concerning information provided herein:

Name \_\_\_\_\_ Title \_\_\_\_\_

Telephone Number ( ) \_\_\_\_\_

Email \_\_\_\_\_

5. Type of business (auto repair, machine shop, electroplating, warehousing, painting, meat packaging, food processing, etc.):

\_\_\_\_\_

This is to be signed by an authorized representative<sup>2\*</sup> of your firm after completion of this form and review of the information by the signing official.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

\_\_\_\_\_ Date

\_\_\_\_\_ Signature of Representative

\_\_\_\_\_ Name

\_\_\_\_\_ Title

6. Provide a brief description of the manufacturing, production, or service activities your firm conducts.

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7. Water consumption and types of wastes generated (estimated or measured. If measured, write the letter "M" after entry):

	Water Consumption: Maximum Gallons Per Day	Waste Discharge: Maximum Gallons Per Day	Where Wastes Are Discharged** (circle all that apply)
(check all that apply)	_____	_____	_____
1. ( ) Irrigation	_____	X X X X	-----
2. ( ) Domestic Wastes, Restroom	_____	_____*	A B C D E F
3. ( ) Heating & Air Conditioning	_____	_____	A B C D E F
4. ( ) Process Cooling Water, Non-Contact	_____	_____	A B C D E F
5. ( ) Process Cooling Water, Contact	_____	_____	A B C D E F
6. ( ) Boiler/Cooling Tower Blowdown	_____	_____	A B C D E F
7. ( ) Condensate	X X X X	_____	A B C D E F
8. ( ) Manufacturing Processes	_____	_____	A B C D E F
9. ( ) Food Processing	_____	_____	A B C D E F
10. ( ) Vehicle Washing	_____	_____	A B C D E F
11. ( ) Laundry	_____	_____	A B C D E F
12. ( ) Photo Processing	_____	_____	A B C D E F
13. ( ) Softener/Deionizer	X X X X	_____	A B C D E F
14. ( ) Cleaning Raw Materials	_____	_____	A B C D E F
15. ( ) Equipment Washdown	_____	_____	A B C D E F
16. ( ) Floor Washdown	_____	_____	A B C D E F
17. ( ) Air Pollution Control Unit	_____	_____	A B C D E F
18. ( ) Storm Water Runoff to Sewer	_____	_____	A-----
19. ( ) Other _____	X X X X	_____	A B C D E F
TOTAL WATER CONSUMED	_____		
TOTAL WASTES GENERATED (2-19)		_____	
TOTAL NON-DOMESTIC WASTES GENERATED (4-19)		_____	

\*: Typically estimated at fifteen gallons per day for each employee.

- \*\*:
- A - Sanitary sewer
  - B - Storm drain or channel
  - C - Street
  - D - Ground
  - E - Evaporation
  - F - Waste hauler(s)

8. If waste haulers are used, provide names and addresses of waste haulers;

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9. Are solvents, waste oil, or hazardous materials stored at your facility? \_\_\_\_\_

If yes, are any stored outdoors? \_\_\_\_\_

10. a) What is the total number of sewer floor drains at your facility? \_\_\_\_\_

b) What is the total number of other process sewer connections at your facility? \_\_\_\_\_

c) How many sewer floor drains are located outdoors? \_\_\_\_\_

11. Provide a brief description of any wastewater treatment equipment installed at your facility (clarifier, interceptor, grease trap, filter, etc):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notes:

1. In accordance with Title 40 of the Code of Federal Regulations Part 403 Section 403.14 and Section 2.4 of District Ordinance 105, information and data provided in this questionnaire which identifies the nature and frequency of discharge shall be available to the public without restriction. Requests for confidential treatment of other information shall be governed by procedures specified in 40 CFR Part 2 and Section 2.4 of District Ordinance 105. Should a discharge permit be required for your facility, the information specified in this questionnaire and additional information specified in a subsequent Application for Wastewater Discharge Permit will be used by the District in developing a wastewater discharge permit.
2. An authorized representative of an Industrial User may be: (1) A responsible corporate officer, if the User submitting required reports is a corporation; (2) A general partner or proprietor if the User submitting the required reports is a partnership or sole proprietorship respectively; (3) The person in responsible charge, if the User is a governmental agency; (4) An individual with the same authority as stated in 1, 2, and 3 if the individual is responsible for the overall operation of the facility from which the discharge originates. If authorization under item 4 of this definition is no longer accurate because a different individual or position has responsibility for the overall operation of the facility, or overall responsibility for environmental matters for the company, a new authorization satisfying the requirements of item 4 of this definition must be submitted to the District prior to or together with any reports to be signed by an authorized representative.

A responsible corporate officer may be: (a) A president, secretary, treasurer, or vice president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation, (b) the manager of one or more manufacturing, production, or operation facilities employing more than 250 persons or having gross annual sales or expenditures exceeding \$25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the Manager in accordance with corporate procedures.