

October 2, 2025

Robert M. Beers PE
RMB
P.O. Box 3617
Jurupa Valley, CA 92509

RE: Initial Water and Sewer Availability Baldwin and Limonite Avenue Townhomes -
(APN 163-400-042 & 045)

Mr. Beers:

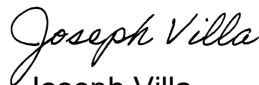
Jurupa Community Services District has approved your request for water and sewer service availability on October 2, 2025

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 (1st) 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 October 2, 2027.

Should you have any questions, please call me at (951) 685-7434, extension 141.

Sincerely,

Joseph Villa
Engineering Technician II

Enclosure(s)—Availability Letter from AAWA dated 09/15/2025



Water



Wastewater



Parks &
Recreation



Graffiti
Abatement



Streetlights

www.JCSD.us

951.685.7434

11201 Harrel St. Jurupa Valley, CA 91752



September 15, 2025

Robert M. Beers, PE
P.O. Box 3617
Jurupa Valley, CA 92509

RE: Initial Water & Sewer Availability for Baldwin Avenue Townhomes (TR 39015),
located southeast of the intersection of Baldwin and Limonite

Dear Mr. Beers:

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 within private streets unless the streets conform to County standards and the District has an easement for full maintenance accessibility.

Water service is available from an existing 8-inch diameter waterline in Baldwin Avenue. Approximately 380 L.F. of offsite water will need to be constructed to extend water facilities along the full frontage of the project. 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.

Sewer service is available from an existing 10-inch diameter sewer line in Baldwin Avenue. The development is tributary to the Limonite/Baldwin/Hudson Trunk Sewer downstream that has been identified to have capacity limitations. Gravity flow to the existing sewer line is contingent upon final grading of the site and sewer service is contingent upon the quantity and quality of wastewater generated by the project.

The District maintains and operates an existing 12-inch diameter sewer line within an easement across the subject to the West of the subject property (APN 163-400-042). To connect to the 12-inch diameter sewer line within the easement, the developer shall review and adhere to the existing easement document requirements. The District facilities within the easement shall be protected in place and acceptable drivable access maintained. In addition, the developer shall perform any necessary additional coordination and/or agreements with the adjacent lot's private property owner. There is also an upstream end manhole near the existing and eventually proposed entrance. If it is located on private property, the manhole should be relocated off the site.

If for any reason facilities are not installed by others as indicated, the Developer will be required to construct the water and sewer facilities to service their property.

Robert M. Beers, PE
P.O. Box 3617
Jurupa Valley, CA 92509
September 15, 2025
Page 2 of 2

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 City of Riverside Wastewater 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 4 MGD capacity rights in the City of Riverside Regional Wastewater Treatment Plant facilities, which will expand to 5 MGD in the year 2030.

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
Figure 1 – Vicinity Map
Figure 2 – Supply vs. MDD

cc: Emily Long, JCSD
Joseph Villa, JCSD
Nicole Smith, JCSD
Chandler Drachslin, WEBB
Laura Shen, 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: TTM 39015
Use Case No., PU, CU, P/P, etc.: _____
Other SGD, GP of Lots, etc.: _____
Map Schedule: _____

No. Parcels/Lots: 77 units
Total Acres: ± 5.4 acres
Zoning: _____
Area: JCSD

WATER: DOMESTIC

1. Estimate daily and peak demands and fire requirements demands for development (domestic, irrigation and commercial uses).
Average Demand = 5.4 ac x 3,800 gpd/ac (HHDR) = 20,520 gpd (22.98 acre-feet./year)
Maximum Demand = The maximum demand is predicated on the size of the proposed water meter.
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.
- a. If offsite water is needed, state approximate length of offsite improvements needed.
380 LF of Offsite water improvements will be required in Baldwin Avenue.
 - b. At what point, or points of the subdivision or development shall the off-site connect?
Offsite connections will occur at Baldwin Avenue.
 - c. If water currently fronts intended development, will it be available to each lot?
What is the size and capacity of lines?
An existing 8-inch diameter waterline fronts the development in Baldwin Avenue. This line 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.
 - d. Is additional plant pumping capability required for this development, if so, state quantity and location.
Additional plant pumping is not required.
 - e. 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:

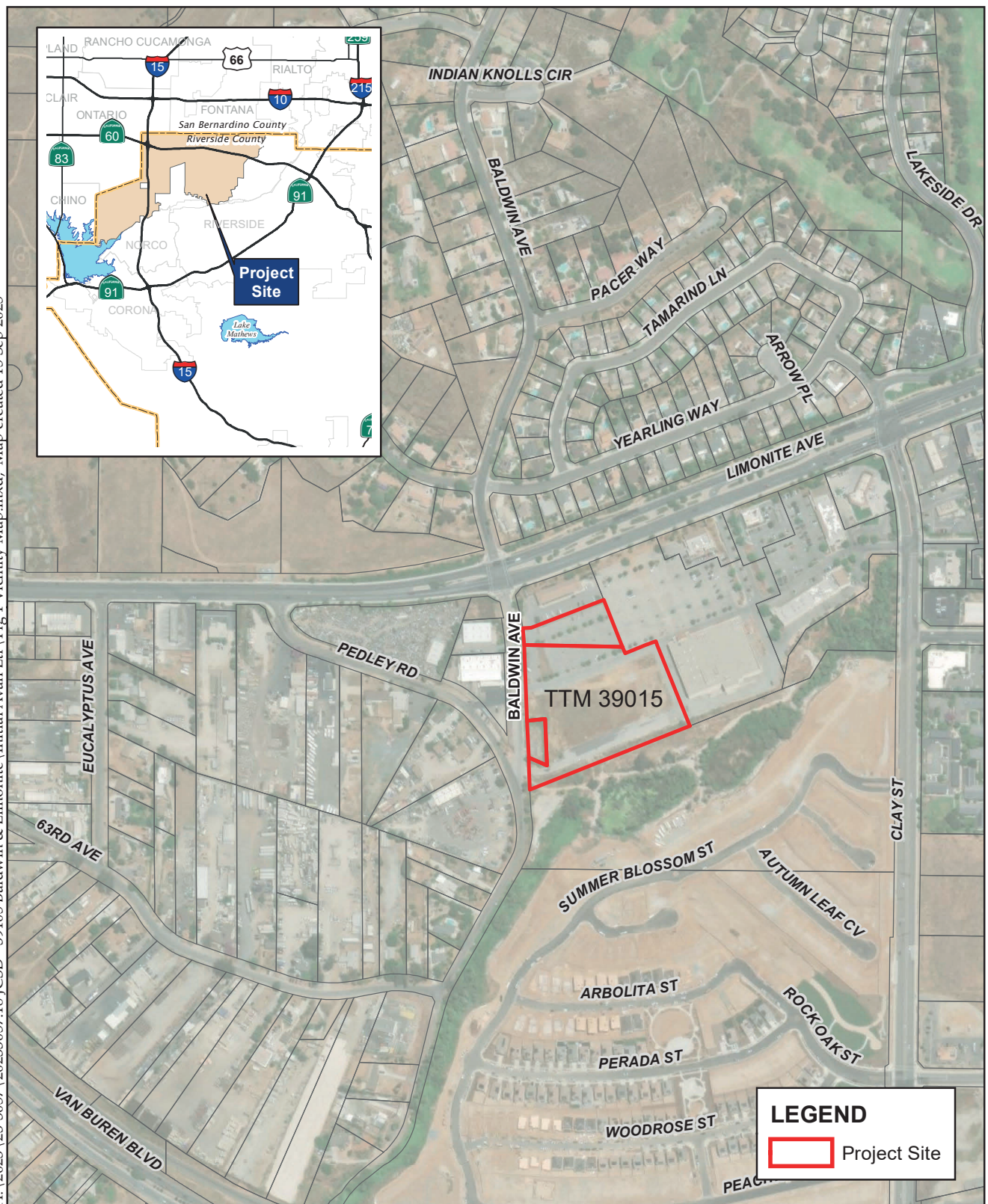
- 1. Estimated average waste flow from the project (MGD).
 $Q = 2,730 \text{ (HHDR)} \times 5.4 \text{ ac} / 1,000,000 = 0.0147 \text{ MGD}$
- 2. Name and location of wastewater treatment facility to treat waste from this development.
Wastewater treatment will occur at the City of Riverside Wastewater Reclamation Plant
- 3. Does treatment facility have capacity for this development?
Yes. The District has sufficient capacity rights in the City of Riverside Plant to provide Wastewater Treatment for this project.
- 4. Location of nearest trunk line of sufficient capacity to accept the waste flow from intended project.
An existing 10-inch diameter sewer line fronts the development in Baldwin Avenue. This line has the capacity to accept the generated wastewater flow.
- 5. Is offsite needed; if so, provide approximate length. At what point or points of the subdivision or development shall the offsite connect?
The need for offsite improvements for this project is not anticipated.
- 6. 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.
- 7. If sewer currently fronts intended development, will it be available to each lot?
What is the size and capacity of lines?

An existing 10-inch diameter line fronts the development in Baldwin Avenue. Gravity flow to the existing line is contingent upon final project grading. The existing line Baldwin Avenue is half full at 0.33 MGD at a slope of 0.22% (District Standards specify that a 10-inch diameter line flowing half full is at design capacity). The existing pipeline has available capacity for the wastewater generated by this project and the tributary area of the referenced sewer lines.

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.

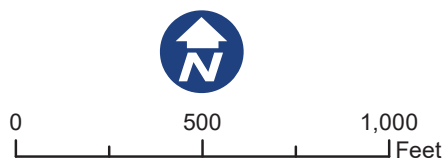
H:\2023\23-3057\20233057.18\CSO - 39105 Baldwin & Limonite\Initial Avail Lr\Fig 1 Vicinity Map.mxd; Map created 15 Sep 2025



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

Figure 1 Vicinity Map and Project Location

TTM 39015



Jurupa Community Services District
Supply vs Maximum Day Demand, 2025-2030

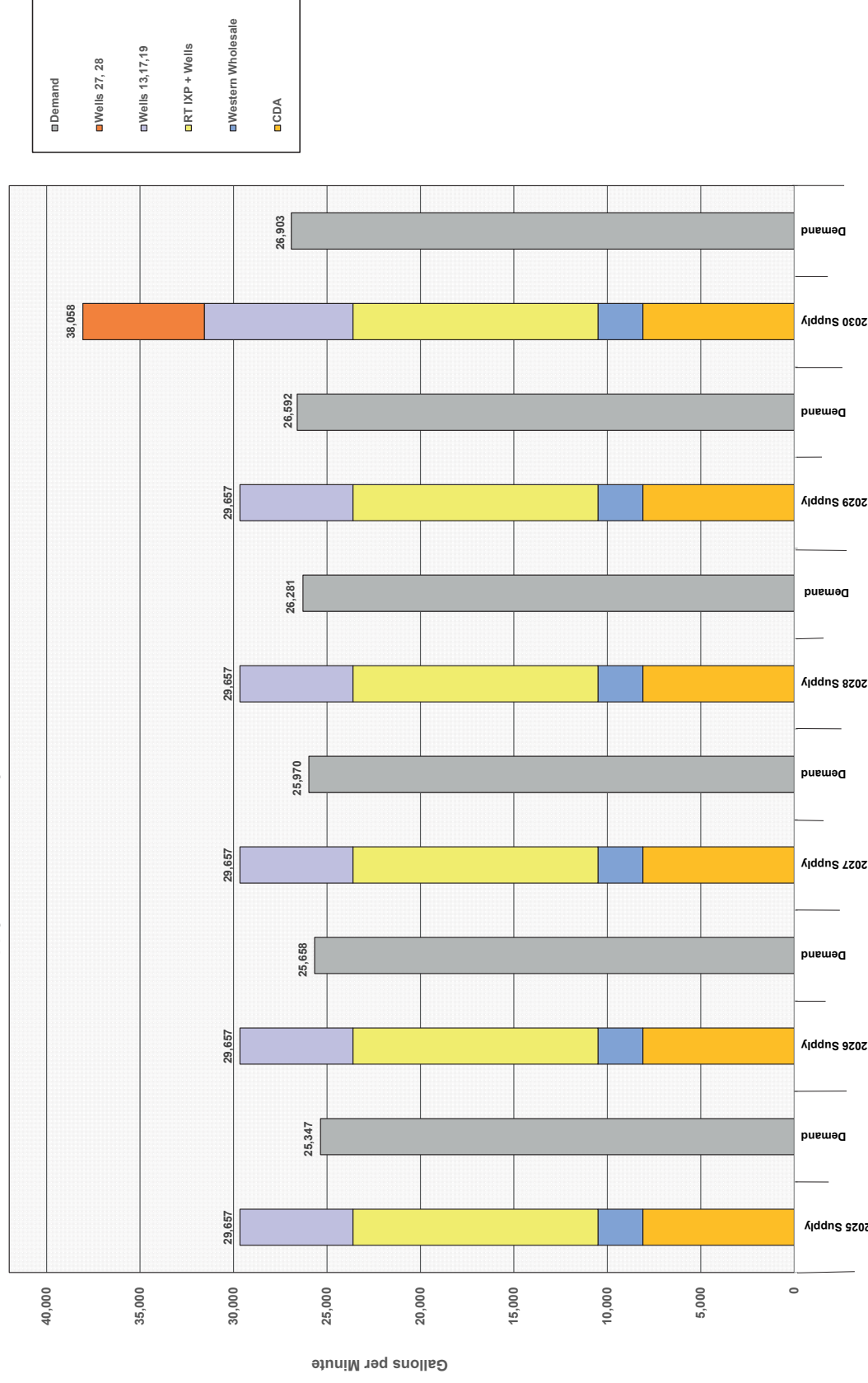


Figure 2