

Kenneth J. McLaughlin, President  
Betty A. Anderson, Vice President  
Joan E. Roberts, Ph.D., Director  
Jane F. Anderson, Director  
Richard "Dickie" Simmons, Director



January 3, 2016

Mr. Steven Perales  
Shea Properties Management Co., Inc.  
130 Vantis Suite 200  
Alisa Viejo, CA 92656

RE: Water & Sewer Availability for APN 164-010-019, located northeast of the intersection of Limonite Avenue and Archibald Avenue.

Dear Mr. Perales:

The Board of Directors has approved your request for water and sewer service availability on December 12, 2016.

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".

This project is within Area B and there will be additional fees. Your project is subject to purchasing addition capacity within the sewer line to develop your project. The District would like to have a meeting to discuss this with you at your earliest convenience.

Per the above, this Availability Letter is valid until 12/12/2018.

Should you have any questions, please call me at 951-685-7434 extension 520.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Thomas", written over a horizontal line.

Brian Thomas  
Engineering Manager

D1710078/BT/nh



## OFFICE OF THE DISTRICT ENGINEER

**Corporate Headquarters**  
3788 McCray Street  
Riverside, CA 92506  
951.686.1070

W.O. No.: 2016-1017

**Palm Desert Office**  
41-990 Cook St., Bldg. I - #801B  
Palm Desert, CA 92211  
951.686.1070

November 22, 2016

**Murrieta Office**  
41391 Kalmia Street #320  
Murrieta, CA 92562  
951.686.1070

Mr. Todd M. Corbin, General Manager  
**Jurupa Community Services District**  
11201 Harrel Street  
Jurupa Valley, California 91752

RE: Water & Sewer Availability for APN 164-010-019, located northeast of the intersection of Limonite Avenue and Archibald Avenue.

Dear Mr. Corbin:

Pursuant to the District's request, we have reviewed the District's ability to provide sewer and water service to the subject property. 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 the Developer to have water facilities extended full frontage and may require sewer facilities to be extended full frontage of the project.

Water service is available from an existing 24-inch diameter waterline in Limonite Avenue south of the project boundary and from an existing 24-inch diameter waterline in Archibald Avenue west of the project boundary. The applicant must provide the District with fire flow requirements from the Riverside County Fire Department in order to determine the adequacy of the existing water system.

Sewer service is available from an existing 18-inch diameter line in Archibald Avenue west of the project boundary. 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 waste water generated by the project.

Regarding sewer service, the District recently constructed Area B sewer line in Archibald Avenue which is available to the subject site. The project developer benefits from the extension of Area B sewer line and their financial participation is required.

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



Mr. Todd M. Corbin, General Manager  
**Jurupa Community Services District**  
November 22, 2016  
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The District's current water supply exceeds the projected maximum day demand projected in the next five years (See attached Figure 1 – "Supply vs. Maximum Day Demand, 2013 ~ 2018"). In addition the District presently maintains excess wastewater capacity at the City of Riverside Wastewater Reclamation Plant and the Western Riverside County Regional Wastewater Treatment Plant.

Hence, the District can issue a sewer and water availability letter provided that the above requirements are met, the District continues to develop the water supply with the projects currently budgeted and proceed with the acquisition of treatment plant capacity at the Western Riverside County Regional Wastewater Treatment Plant facilities.

Finally, it is our understanding that the District is currently investigating the potential use of reclaimed water (including but not limited to non-potable groundwater for irrigation purposes) for 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 yours,

**ALBERT A. WEBB ASSOCIATES**



William T. Malone, PE/PMP  
Vice President

cc: Brian Thomas, JCSD  
Nanette Pratini, Webb Associates

Enclosures: San 53  
Vicinity Maps

**FIGURE 1**

**Jurupa Community Services District  
Supply vs Maximum Day Demand, 2013~2018**

