

# Rubidoux Community Services District

## Board of Directors

Bernard Murphy, President  
John Skerbelis, Vice-President  
Armando Muniz  
F. Forest Trowbridge  
Hank Trueba Jr.

## General Manager

Brian R. Laddusaw



---

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

---

## NOTICE AND AGENDA FOR THE RUBIDOUX COMMUNITY SERVICES DISTRICT BOARD MEETING

**Thursday, January 5, 2023, at 4:00 PM**

**Pursuant to Paragraph 3 of Executive Order N-29-20, executed by the Governor of California on March 17, 2020 as a response to mitigating the spread of corona virus known as COVID-19:**

During this regular meeting of the Rubidoux Community Services District Board of Directors, members of the public will have the choice to attend and address the Board in person or attend and address the Board via Zoom.

Note the following:

All persons including members of the public, Board Members, and staff attending the Board Meeting in-person are no longer required to wear a face covering while inside District Facilities if they are not vaccinated against COVID-19, although it is highly recommended by the California Department of Public Health. If you do not have a face covering, one will be provided upon request.

Members of the public wanting to attend and/or address the Board may do so by:

- Using the Zoom App or website for free at: <https://zoom.us/>
  - o Once installed ahead of the meeting, you may choose your audio source as either computer speakers/microphone or telephone.
  - o If you wish to make public comments via the Zoom platform, the Board Secretary will identify you at your time to speak.
  - o Meeting ID is **870-2519-9040**.
- Calling into the meeting at any one of the following numbers:  
  
+1 669 900 9128  
+1 346 248 7799



+1 301 715 8592

+1 312 626 6799

+1 646 558 8656

+1 253 215 8782

Only one person at a time may speak by telephone and only after being recognized by the Secretary of the Board.

**Closed Session:** At any time during the regular session, the Board may adjourn to a closed executive session to consider matter of litigation, personnel, negotiations, or to deliberate on decisions as allowed and pursuant with the open meetings laws. Discussion of litigation is within the Attorney/Client privilege and may be held in closed session.

Authority: Government code 11126-(a) (d) (q).

1. Call to Order – Hank Trueba Jr., President
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes for December 15, 2022, Regular Meeting
5. Consideration to Approve January 6, 2023, Salaries, Expenses and Transfers
6. Public Comment

Members of the public are encouraged to address the Board of Directors. Anyone who wishes to speak on an item not on the published agenda must submit a comment request card to the General Manager or designee. Each speaker should begin by identifying themselves for the record and is allowed up to three-minutes.

No one may give their time to a speaker during the public comment period of the meeting. It is requested that all present refrain from any action that might disrupt the orderly course of the meeting. Coarse, crude, profane, or vulgar language, or unsolicited comments from the audience, which disrupts or disturbs the Board meeting, may result in exclusion from the meeting.

The Ralph M. Brown Act, Government Code 54950, et. seq. prohibits members of the Board of Directors from taking formal action or discuss items not on the published agenda. As a result, immediate response to public comment may be limited.



7. Correspondence and Related Information:

- a) Article from California Water News Daily – State Water Project Initial Allocation

8. Manager's Report (Second Meeting each Month):

- a) Operations Report
- b) Emergency and Incident Report
- c) Follow up to questions at prior Board Meeting and other updates

**ACTION ITEMS:**

- 9. Consider Professional Services Agreement for Engineering Services Associated with the Purchase of Land for the Future Goldenwest Booster Pump Site from the City of Jurupa Valley: **DM 2023-01**
- 10. Acceptance for Recordation of Easements for Agua Mansa Commerce Park: **DM 2023-02**
- 11. Update on Water Supply Actions by Metropolitan Water District: **DM 2023-03**
- 12. Directors Comments - Non-action
- 13. Adjournment



4. APPROVAL OF:  
MINUTES FOR DECEMBER 15, 2022, REGULAR MEETING



**MINUTES OF REGULAR MEETING  
December 15, 2022  
RUBIDOUX COMMUNITY SERVICES DISTRICT**

**DIRECTORS PRESENT:** Armando Muniz  
Bernard Murphy  
John Skerbelis  
F. Forest Trowbridge  
Hank Trueba, Jr.

**DIRECTORS ABSENT:**

**STAFF PRESENT:** Jeff Sims, General Manager  
Brian Laddusaw, Finance Director  
Ted Beckwith, District Engineer  
Brian Jennings, Customer Service Manager  
Martha Perez, Accounts Payable Manager  
Miguel Valdez, Director of Operations  
Melissa Trujillo, Human Resources

Call to order: the meeting of the Board of Directors of the Rubidoux Community Services District by President Trueba, at 4:00 P.M., Thursday, December 15, 2022, by teleconferencing at District Office, 3590 Rubidoux Boulevard, Jurupa Valley, California.

**ITEM 4. APPROVAL OF MINUTES**

Approval of Minutes for December 1, 2022, Board Meeting.

**Director Muniz moved, and Director Trueba seconded to approve the December 1, 2022, Regular Board Minutes as presented.**

**Roll call:**

**Ayes – 5 (Muniz, Murphy, Skerbelis, Trowbridge, Trueba)**

**Noes – 0**

**Abstain – 0**

**Absent – 0**

**The motion was carried unanimously.**

**ITEM 5. Consideration to Approve the December 16, 2022, Salaries, Expenses and Transfers.**

Consideration to Approve the December 16, 2022, Salaries, Expenses and Transfers.



**Director Skerbelis moved, and Director Muniz seconded to Approve the December 16, 2022, Salaries, Expenses and Transfers.**

**Roll call:**

**Ayes – 5 (Muniz, Murphy, Skerbelis, Trowbridge, Trueba)**

**Noes – 0**

**Abstain – 0**

**Absent – 0**

**The motion was carried unanimously.**

## **ITEM 6. PUBLIC ACKNOWLEDGE OF NON-AGENDA MATTERS**

## **ITEM 7. CORRESPONDENCE AND RELATED INFORMATION**

There was an article on the Department of Water Resources State Water Project initial allocations set for 5% of requested supplies for 2023. The SWP provides water to 29 public water agencies that serve 27 million Californians.

Currently the California aqueduct watershed is above the average water year. It is hoped that the water has a good snowpack in both the watersheds. The district is still just groundwater.

## **ITEM 8. MANAGER'S REPORT**

### **Operations Report:**

Miguel Valdez reported on the water/wastewater report for the month of November, production was an average of just under 5.0 mgd per day and an average of 1.7 mg/day was the wastewater flow to Riverside. On average 1 mg/day of water to JCSD. The projected sales to JCSD are at about half the sales to them. Well No. 18 produced 2%, No. 1 produced 0% of the water, Well No. 2 produced 16%, Well No. 4 produced 14% and Well No. 6 produced 27%, Well No. 8 produced 41 % and Well No. 18 produced 2% of the water.

### **Emergency and Fire Report:**

Chief Ottoman reported the Incidents Reported for the month of November 2022 and Special District Rubidoux CSD. Station 38 had a total of 271 calls. 171 calls, 63.1% were medical aides. Additionally, there was a report for the City of Jurupa Valley. There were 28 False Alarms, 10.3%, 3 Haz Mat, 1.1%, 3 Other Fire, 1.1%, 10 Public Service Assist, 3.7%, 3 Res Fire 1.1%, 2 Ringing Alarm 0.4%, 6 Standby, 2.2%, 29 Traffic Collisions, 10.7%, 3 Vehicle Fire, 1.1% and 3 Wildland Fires, 1.1%.



## **ITEM 9. PUBLIC PROTEST HEARING – Proposition 218 Protest Hearing on 5-Year Water Conservation, and Wastewater Rates. DM 2022-105.**

### **BACKGROUND**

In May 2019, the Rubidoux Community Services District (“District”) Board of Directors (“Board”) approved and adopted a 5-year water and wastewater rate plan pursuant to the conditions of Proposition No. 218 and compliant with the requirements of AB 3030. Since the adoption of this plan, the District has seen significant changes to the operating environment of its Water and Wastewater Enterprises.

#### **Water Enterprise**

In August 2019, the District was given approximately 2-years to respond and mitigate the emergence of the presence of PFAS contaminants in the groundwater pumped for potable supplies. Meeting this new state of California regulatory mandate was accomplished by implementing new treatment processes at the Anita B. Smith and Leland Thompson Water Treatment Facilities. The total project costs for mitigating these contaminants were approximately \$5 million, all of which was funded through various District reserve accounts. In September 2021, the District successfully achieved non-detect in its potable water for PFAS contaminants.

Along with these new capital improvements has come additional routine operating costs, most notable the periodic change-out media (GAC and resin) held in the pressure vessels of the new PFAS treatment process, and additional energy costs and sampling, among other costs. The District estimates these new costs will add approximately \$1,200,000 to the annual water enterprise operating expenses.

The District’s water enterprise assets are starting to show their age. The District’s four (4) potable water tanks (Hunter 1, Atkinson, Watson, Perone) are 20+ years old. In December 2019, the Board of Directors authorized a professional services contract with Harper & Associates to inspect the tanks with specific emphasis on – 1) corrosion evaluation, 2) structural/seismic, and 3) safety evaluation. The results of the Harper & Associates assessment confirmed given the age and usage of the tanks the tanks will require substantial structural and safety upgrades to meet AWWA and OSHA regulations. The cost of refurbishing these tanks is approximately \$4 to \$5 million.

#### **Wastewater Enterprise**

The District collects wastewater generated by residential and business customers of the District and conveys it through District owned facilities to the City of Riverside Wastewater Treatment Plant for treatment and disposal. Once treated and discharged back into the environment, the recycled water provides beneficial use as a water supply to the Santa Ana River. The level of treatment given to its wastewater is subject to both State and Federal regulations. The District is a Partner in the City of Riverside’s Regional Wastewater Treatment Plant.

The District is required by state law and District policy to collect revenues sufficient to cover the costs of operating its Wastewater Enterprise. Costs recovered through rate revenue include energy, mechanical equipment and supplies, infrastructure maintenance, and salaries and benefits for Wastewater Enterprise staff. Other Wastewater Enterprise costs include the City of Riverside’s Regional Wastewater Treatment Plant charges for wastewater treatment and disposal which have risen significantly over the years and are expected to continue to rise in the future.



Additionally, with respect to both the Water and Wastewater Enterprises, supply chain issues on various District parts/chemical/materials/etc., combined with the rising cost of inflation has put significant financial constraints on the District's operating budget.

### **District Wide**

Until FY 2021-2022, there had not been an emphasis by the District to develop a preventative maintenance program. During the previous year, the District hired a consultant to develop a valve turning program, which is currently in-process. A valve turning program is an important preventative maintenance technique to ensure the District's water system continues to operate in a smooth and efficient manner. Ideally, when the District is presented with a leak in its water system, being able to isolate the leaky pipe through valve shutoffs is paramount to minimize customer inconvenience and complaints and maintain a level of trust and reliability. When valves are not exercised on a regular basis, over time the valves can become stuck or become harder to open, sometimes resulting in failure. This requires District employees to shut down more of the water system, making the overall operation inefficient and more costly. Once the program design is completed, the District will incur implementation costs. These will include staff training and a specialty valve turning truck and equipment. This is just one example of the more programmatic approaches the District is emphasizing moving forward. Other foreseeable items include a meter replacement program as meters tend to "run" slower over time resulting in inaccurate billings and less revenues for the District for the same amount of water usage. This "water loss" is reported by District staff on an annual basis during the preparation of the Water Loss Audit required by the State of California Department of Water Resources.

The above financial impacts in the water and wastewater system are new to the District and are not captured in the District's current 5-year rate plan adopted in May 2019. In January 2022, the District began a Comprehensive Cost of Services Study ("COSS") with its consultant to confirm the adequacy of revenues to operate, maintain, and replace system assets to meet current and long-term needs of the District.

The District's COSS is now complete and was determined the existing rates approved with the 2019 5-year rate plan are not adequate to meet the District's future financial obligations. In October 2022, staff distributed to the Board the draft Administrative Record Report ("Report") prepared by the District's rate consultant's IB Consulting. The Report is the nexus for establishing a new 5-year defensible rate plan to meet the District's future financial obligations to ensure safe and reliable water supplies and wastewater conveyance and treatment are available 24 hours a day – 365 days per year.

Staff and the District's consultant, Sanjay Gaur, reviewed the draft Report and provided comments and corrections to the rate consultants. The comments and corrections provided were non-substantive in nature and include clarifications/additions, formatting, and spelling correction. No changes were made to the underlying methodology and assumptions nor the proposed 5-year water, water conservation, and wastewater rates. Changes between the draft Report and the final Report include the following:

1. Expansion of *'Table 9: Assumptions for Forecasting Revenues'* to include the current tiers by customer class.
2. New *'Table 16: Water – Undesignated Reserves Activity through FY 2028'* which summarized the projected undesignated reserve activity for the District's various reserve accounts for each fiscal year beginning FY 2023 through FY 2028.



3. Expansion of 'Table 36: Wastewater Billable Units by Customer Class' to show meter number and additional dwelling unit count by meter size.
4. New 'Table 45: Wastewater – Undesignated Reserves Activity through FY 2028' which summarizes the projected undesignated reserve activity for the District's various reserve accounts for each fiscal year beginning FY 2023 through 2028.

Additionally, during distribution of the Report to the Board in October, staff suggested the Board read the Report and provide comments to staff or directly to IB Consulting. As of the writing of this Director's Memorandum, staff has received a comment from a Director requesting if the Report referenced the District's existing senior citizens discount rate, commonly referred to as the Lifeline Rate, which is addressed separately below. Due to the noted changes, the final draft Report is attached to this Director's Memorandum (Attachment A). The draft Report can also be viewed on the District's website or in person at the District's administrative office.

### **Proposed 5-Year Rate Adjustments**

The proposed rate adjustments will have varying effects on the District's customers depending on customer class and meter size. Some customers may experience a reduction in monthly water and wastewater charges while others will see an increase. One of the District's largest customers, the Jurupa Area Recreation & Parks District, estimates they will save a few hundred dollars a month based on the new rate structure.

If the proposed rate adjustments are approved a typical District customer with a 5/8" meter using 18 units of water and with wastewater service would see a monthly increase of \$15.09, or approximately \$.50 per day. With the proposed adjustments for water and wastewater services going into effect on July 1, 2023, the District rates will continue to remain as some of the lowest rates in the region for similar services as shown in the following graph:

The purpose of adopting a 5-year rate plan allows the District flexibility to adjust rates as necessary to cover future operating costs, and major maintenance and asset replacement, while also maintaining its target reserve balances. If adopted, rates will not automatically be adjusted every July 1 to the noticed rate amounts. The noticed rates are the maximum allowable rates under Proposition 218 the District may charge its customers. On an annual basis, staff will perform the necessary financial analysis to determine if a rate adjustment is necessary. During this analysis, staff may determine whether the District can achieve its financial targets with a rate adjustment less than the maximum allowed rates or alternatively, delay the date of implementation.

### **Lifeline Rate**

In October 2012, the Board approved Ordinance No. 2012-113, which allowed for qualified senior residents/customers to receive a 20% discount on the District's fixed monthly water rate and a 20% discount on the District's variable water rates for units consumed between 1-29 units. One unit is 748 gallons of water. Any water units consumed in exceedance of 29 would be billed at the District's then current rate schedule. As the discount represents a flat percentage of the District's rates, as the District's rates have increased, qualified lifeline customers have maintained their 20% discount.

The current qualifications of an eligible lifeline customer as established by Ordinance No. 2012-113 include the following:

1. Must be 62 or over of age.



2. Receive Social Security Benefits.
3. Must have no more than two individuals living per household.
4. Eligible seniors must not have supplemental income(s).
5. Must not receive supplemental retirement or benefits.
6. Multi-family complexes such as mobile home parks, condos, and apartment buildings shall be limited to a maximum of thirty (30) lifeline adjustments per complex.
7. Accounts must have a water measuring the household's water consumption.

Additionally, Ordinance No. 2012-113 limits the number of participants to two hundred (200). Customer participation in the Lifeline program varies year-to-year as eligibility changes, house ownership turns over, or there is new development. Historically, the District has active yearly participation in the Lifeline program from 10-30 customers.

The establishment of the District's Lifeline program was an administrative directive by the Board 10 years ago and was not included in IB Consultants' scope of work. Should the Board wish to expand or modify the District's current Lifeline program, the Board would need to provide direction to staff to do so. Without modifications to Ordinance No. 2012-113, staff will continue to administer the program as adopted. Any Lifeline customer currently receiving a discounted rate will continue to receive the same discount percentage (20%) should the Board adjust water rates in the future.

The requirements of Proposition 218 disallows the District from offering a program like its Lifeline rate without a proper funding mechanism as water customers cannot subsidize other water customers. Thus, any discounts realized by the District's current Lifeline rate participants must be covered by the District's property tax revenues. This could be calculated and estimated by staff should the Board choose to modify this program in the future.

### **PROPOSITION 218 AND PUBLIC PROTEST HEARING**

As authorized by the Board of Directors at the October 20, 2022 regular meeting, staff prepared and mailed the proposed 5-year water, water conservation, and wastewater rate adjustments pursuant to the conditions of Proposition 218 and compliant with the requirements of AB 3030. Those conditions are as follows:

- All effected property owners as well as tenants received the Proposition 218 notification (Attachment B).
- Proposition 218 notifications were mailed on October 31, 2022, at least 45 days before the public protest hearing date. See attached US mail certification (Attachment C).
- The Proposition 218 notice was compliant with AB 3030 was not-to-exceed amounts for water, water conservation, and wastewater rates for a period of 5 years beginning July 1, 2023 and allowing for adjustment ever subsequent July 1 through July 1, 2027.
- Although not a requirement, the notice was published in English and Spanish and sent to property owners as well as tenants; and
- Identified the Public Protest Hearing location, time and date affording all parties the ability to file their protests up to this evening.

After the Proposition 218 notifications were mailed to effected property owners, staff noted an error on the water rate mailing as it relates to the multi-family residential ("MFR") tier thresholds. The original Proposition 218 mailing shows MFR Tier 1 as 1-7 units and Tier 2 as 8+ units. The appropriate MFR tier structure, which aligns with the District's draft Report, would



be Tier 1 as 1-8 units and Tier 2 as 9+ units. Staff notes this is more of a benefit to MFR customers as their 8<sup>th</sup> unit of water would now be charged at Tier 1 rates instead of the more expensive Tier rates. Due to the nature of the adjustment, and to align with proper Proposition 218 procedures, District staff consulted with the District's General Counsel who advised this adjustment is allowable and a new Proposition 218 mailing is not necessary nor required due to the beneficial outcome it provides to MFR customers. Thus, at the conclusion of the Public Protest Hearing, should the protest fail, staff will recommend the Board approve the draft final Report which includes the proper tier thresholds for MFR customers.

After the Proposition 218 notifications were mailed in October 2022, the District performed the following additional outreach to its constituents:

- November 10 and 20, 2022 – Provided bill stuffer in the November billing highlighting the need for water and wastewater rate adjustments. (Attachment D)
- November 30, 2022 Virtual Townhall
- December 1, 2022 – City of Jurupa Valley City Council Meeting presentation
- December 7, 2022 – Virtual Townhall

The purpose of the outreach events and mailings was to provide transparency to all effected property owners and tenants about the proposed rate adjustments and afford them various opportunities to contact staff for a better understanding of the adjustments.

Before the Board can consider and adopt a new 5-year rate plan, the District must conduct a Public Protest Hearing for all property owners and tenants of real property who are directly liable to pay water and wastewater bills. For the proposed rates to not be considered by the Board and therefore “not take effect” a majority (50% + 1) of the property owners and tenants of real property must submit a written protest to the Board by the end of the Public Hearing. A protest must contain a description of the property owned or being rented sufficient to identify the property. There may only be one protest per parcel owned or rented.

On October 31, 2022, the District mailed 14,830 notices. Of the 14,830 notices, 5,375 were considered duplicates. Additionally, the District received 779 non-deliverable notices from the post office. This results in net mailings of 8,676. For the Public Protest Hearing to be successful, the District must receive 4,339 written protests by the end of the Public Protest Hearing. As of the writing of this Director's Memorandum, the District has received four (4) written protests.

Legal Counsel, John Harper, explained the requirements of Proposition 218 prior to the public hearing. Martha Perez provided translation to the public.

Brian Laddusaw, District Finance Director and General Manager Jeff Sims gave a detailed slide presentation regarding the 5-Year Water Conservation, and Wastewater Rates.

#### **Director Trueba opened the PUBLIC HEARING.**

**Two members of the public were in attendance for the PUBLIC HEARING and no members of the public were in attendance virtually. The first member of the public only wished to address the Board and staff to get clarification on what their new bill would be effective July 1, 2023 with the new rates in effect and did not submit a written protest. The second member of the public did not wish to address the Board or staff and only attended to see the process. The second member of the public did not submit a written protest. After**



**all members of the public were afforded time to address the Board, Director Trueba Closed the Public Hearing.**

There was a total of 4 protests.

**Director Murphy moved, and Director Muniz seconded to the Board of Directors:**

- 1. Approve the 5-year water and wastewater rate schedule for FY 2024-2028.**
- 2. Receive and file the draft Administrative Record Report prepared by IB Consulting.**

**Roll call:**

**Ayes – 5 (Muniz, Murphy, Skerbelis, Trowbridge, Trueba)**

**Noes – 0**

**Abstain – 0**

**Absent – 0**

**The motion was carried unanimously.**

**ITEM 10. Receive and File Statement of Cash Asset Schedule Report Ending November 2022. DM 2022-106.**

### **BACKGROUND**

Attached for the Board of Directors' consideration is the November 2022 Statement of Cash Asset Schedule Report for all District Fund Accounts. Our YTD interest is \$97,309.59 for District controlled accounts. With respect to District "Funds in Trust", we show \$4,388.48 which has been earned and posted. The district has a combined YTD interest earned total of \$101,698.07 as of November 30, 2022.

The District's Operating Funds (Excluding Restricted Funds and Operating Reserves), we show a balance of \$12,536,821.87 ending November 30, 2022. That's **\$3,526,635.62 MORE** than July 1, 2022, beginning balance of \$9,010,186.25.

Further, the District's Field/Admin Fund current fund balance is \$742,871.75.

Submitted for the Board of Directors consideration is the *November 2022, Statement of Cash Asset Schedule Report* for your review and acceptance this afternoon.

**Director Trowbridge moved, and Director Muniz seconded to Receive and File the Statement of Cash for the Month of November 2022 for the Rubidoux Community Services District.**

**Roll call:**

**Ayes – 5 (Muniz, Murphy, Skerbelis, Trowbridge, Trueba)**

**Noes – 0**

**Abstain – 0**

**Absent – 0**



**The motion was carried unanimously.**

\*Brian Laddusaw introduced Melissa Trujillo to the Board. She is the new Human Resources employee.

**ITEM 11. Consideration to Approve Amended Salary Schedule for 2022-2023.  
DM 2022-107.**

**BACKGROUND**

On June 16, 2022, the Board of Directors (“Board”) of the Rubidoux Community Services District (“District”) unanimously approved the District’s FY 2022-2023 Operations and Capital Improvement Budgets and Salary Schedule. The FY 2022-2023 Salary Schedule included the following changes from the previous year:

1. 5% cost-of-living-adjustment (“COLA”) across all District employee classifications.
2. Transition of current part-time customer service Administrative Assistant to full-time Administrative Assistant with dedicated hours to customer service and engineering/operations.
3. Add one (1) full-time equivalent (“FTE”) to Systems Operator classification.
4. Add one (1) FTE for new HR Generalist/Safety and Facilities Coordinator position.
5. Reduction in Customer Service/Accounts Payable Manager salary range due to transition of certain job duties/responsibilities to new HR position.

Since June, when the FY 2022-2023 Salary Schedule was adopted, the District has completed the following personnel changes:

1. Director of Finance and Administration → General Manager (Effective December 30, 2022)
2. Accounting/Customer Service Clerk II → Customer Service/Accounts Payable Manager (Effective October 24, 2022)
3. Part-time Administrative Assistant → Accounting/Customer Service Clerk I (Effective November 28, 2022)
4. New HR Generalist/Safety and Facilities Coordinator (Effective December 12, 2022)

With the personnel changes above, modifications must be made to the FY 2022-2023 Salary Schedule to eliminate salary overlap with the Customer Service/Accounts Payable Manager position and to reflect the incoming General Manager’s new salary.

Additionally, with the promotion of the District’s part-time Administrative Assistant to a full-time Accounting/Customer Service Clerk position, the District must fill the vacant Administrative Assistant position. Prior to this promotion, the District intended to transition the Administrative Assistant from part-time to full-time with dedicated hours to customer services and engineering/operations. The vacancy allowed staff to rethink the Administrative Assistant position and instead of converting it from part-time to full-time for one individual, its best suited to have two part-time Administrative Assistants, one dedicated to customer service and the other to engineering/operations. Staff believes this new approach will for greater flexibility, better



continuity, and for the part-time individuals to focus on one designated department instead of “floating” between two departments.

Included as Attachment A is the original FY 2022-2023 Salary Schedule approved by the Board June 16, 2022 with an effective date of July 1, 2022. For the Board’s consideration tonight and included as Attachment B is the amended FY 2022-2023 Salary Schedule with a future effective date of December 30, 2022 and includes the following changes:

1. Administrative Assistant – Revert from one (1) full-time Administrative Assistant to two (2) part-time Administrative Assistants.
2. Removal of old Customer Service/Accounts Payable Manager salary range.
3. Update General Manager salary.

**Director Trowbridge moved, and Director Muniz seconded the Board of Directors approve the amended FY 2022-2023 Salary Schedule of the Rubidoux Community Services District with an effective date of December 30, 2022.**

**Roll call:**

**Ayes – 5 (Muniz, Murphy, Skerbelis, Trowbridge, Trueba)**

**Noes – 0**

**Abstain – 0**

**Absent – 0**

**The motion was carried unanimously.**

**ITEM 12. Consider Approval of Consulting Services with MV Engineering Service, Inc. DM 2022-108.**

### **BACKGROUND**

With leadership of Rubidoux Community Services District (“District”) changing at the end of this Calendar Year attention has been placed on efforts to make the transition smooth and ensure business continuity. District Leadership staff regularly meet and go over issues, including currently pressing issues and longer-term strategic issues desired to be accomplished/resolved. Projects and issues the District is currently working on include in part:

1. Project management of remodeling efforts related to the District’s new Administrative Facility at 5473 Mission Blvd., and the Operation Facility at 3590 Rubidoux Blvd.
2. Securing an imported water supply to provide the District with a redundant source of supply and improve water quality. Lowering Total Dissolved Solid (“TDS”) concentration of the District’s water supply is an important goal in meeting City of Riverside wastewater influent requirements. Currently the District’s wastewater sent to the City of Riverside for treatment and disposal exceeds to the TDS limit. Because of this, the City of Riverside has objected to the annexation of the Rio Vista Development into the District. Securing a low TDS imported supply will enable the District to lower the TDS concentration in wastewater delivered to the City of Riverside.



3. City of Riverside Lawsuit appeal and subsequent negotiations with the City of Riverside. Regardless of the outcome of the appeal decision, the District and the City of Riverside will need to negotiate the terms of the relationship going forward. This may include a payment plan, future capital contributions, and quality surcharges.
4. Preparation of various participation and reimbursement agreements between the District and area Developers. Ongoing efforts include:
  - a. Offsite sewer reimbursement agreements with Highpointe and Century Communities
  - b. Property acquisition and reimbursement agreements with The District at Jurupa Valley – well sites, and expansion of the Thompson Plant
  - c. Participation agreement for sewer improvements made for the Stockdale Court Project
5. Various District Capital Improvement Projects:
  - a. Golden West cell site disposition
  - b. Meter replacement strategy
  - c. Installation of emergency generators at three locations
  - d. Assistance with finalizing the District’s Development Services workflow

The retiring General Manager has institutional knowledge regarding these issues and can be available through MV Engineering Service, Inc. (“MV Engineering”) to assist the District as a consultant. The District with approval of the FY 2023 Budget included \$20,000 of funding in the General Fund Line 31 – Consulting Fee: Administrative Oversight. In addition, work performed related to development projects would be paid using developer paid deposits, and work performed on District capital improvement projects would be charged against District funded budgets for those specific projects. It is anticipated MV Engineering utilization by staff would average approximately ten hours per week of effort, or a total of 240 hours for the balance of FY 2023.

Over the next 10-12 months the Director of Engineering will be highly engaged in the Project Management of the remodel effort of 5473 Mission Blvd. in addition to regular ongoing work associated with the District Engineering function and assistance on District Operation functions. Having assistance from MV Engineering will add a resource to staff to assist with the District’s leadership transition and maintain smooth continuity of District functions.

**Director Murphy moved, and Director Skerbelis seconded the Board of Directors approve a master consulting agreement with MV Engineering to assist the District as an extension of staff to work on various issues for a not-to-exceed amount of \$48,000 funded from:**

1. **\$20,000 of District Funding – General Fund Line – Consulting Fee: Administrative Oversight**
2. **\$28,000 from Developer paid deposits and District funding for CIP Projects**

**Roll call:**

**Ayes – 5 (Muniz, Murphy, Skerbelis, Trowbridge, Trueba)**

**Noes – 0**

**Abstain – 0**



**Absent – 0**

**The motion was carried unanimously.**

**ITEM 13. Consider Approval of Increased Billing Rate for District Attorney Services. DM 2022-109.**

**BACKGROUND**

John Harper of Harper & Burns LLP is Rubidoux Community Services District (“District”) District. Mr. Harper has filled this role since 1980 and continues to provide valuable legal support to the district, the Board, and District leadership staff. Example of services provided include:

- Review of Board Agendas and Packets
- Procedural advice for compliance with the Brown Act and other legislative requirements
- Review of agreements and contracts
- Advice on potential impacts new legislation and/or administrative requirements from state and federal agencies has on the District

Harper & Burns LLP currently bills Mr. Harper at \$145.00 per hour, which has remained the same for over 20 years. Attachment A is a letter dated December 8, 2022, requesting an increase of the hourly billing rate to \$200.00 per hour effective starting January 1, 2023. Staff finds the proposed rate to be modest and a good value. To provide some perspective, Varner & Brandt bills at \$550.00 per hour mainly for legal issues related to labor/personnel issues, and Ring Bender bills at \$365.00 per hour for efforts related to the City of Riverside lawsuit.

Hours charged by Harper & Burns LLP usually range between 5-10 hours per month so this increase in billing rate is anticipated to add approximately \$3,500 of costs to the legal services budget for the balance of Fiscal Year 2023. Staff recommends the Board consider approving a budget amendment by adding \$3,500 to Line 27 of the General Fund Budget (Expenses) from General Fund Reserves and authorize the increase in billing rate for Harper & Burns LLP to \$200.00 per hour.

**Director Skerbelis moved, and Director Muniz seconded the Board of Directors authorize the General Manager to:**

- 1. Amend the approved District Fiscal year 2023 Budget by adding \$3,500 to Line 27 of the General Fund Budget (Expenses) from General Fund Reserves.**
- 2. Issue a letter to Harper & Burns LLP notifying approval of the increased billing rate for Harper & Burns LLP of \$200.00 per hour.**

**Roll call:**

**Ayes – 5 (Muniz, Murphy, Skerbelis, Trowbridge, Trueba)**

**Noes – 0**

**Abstain – 0**

**Absent – 0**



**The motion was carried unanimously.**

**ITEM 14. Consider Annual Board of Directors Reorganization for Calendar Year 2023. DM 2022-110.**

**BACKGROUND**

Since 1991, the Rubidoux Community Services District (“District”) Board of Directors have practiced the custom of the yearly rotation of the Vice-President position into the President position. Last December, Vice-President Trueba was affirmed president for Calendar Year 2022 and Director Murphy was elected Vice-President. Should the Board continue to maintain this legacy practice of Board leadership rotation, Director Murphy will serve as Board President for Calendar Year 2023 and the Board will need to elect a Vice-President.

Directors Trueba and Trowbridge were not challenged for their District Board Seats during the last election held on November 8, 2022. The November 8, 2022 election results have been certified and the County Registrar of Voters has provided the District with their “Certificate of Appointment in Lieu of Election” forms. To complete the process, Director Trueba and Director Trowbridge need to be sworn in for their new term as Directors of the District for the period of December 2, 2022 and ending December 4, 2026. General Manager Sims as Board Secretary will administer the swearing of office oath and will retain the “Certificate of Appointment in Lieu of Election” forms in the District vault.

For the December 15, 2022, Board Meeting, the Board should consider the following order of events:

1. Administering the oath of office by General Manager Sims for Director Trueba and Director Trowbridge.
2. Recognize Director Murphy as Board President for Calendar Year 2023.
3. President Murphy assumes the President role and conducts the balance of the Board Meeting.
4. Board considers nominations and vote on who will be Vice-President for Calendar Year 2023 with eventual rotation to Board President in 2024.
5. President Murphy begins the process of filling the District Committee assignments for Calendar Year 2023. This should be finalized by the regularly scheduled Board Meeting of January 5, 2023.

**President Murphy opened the floor for nominations for Vice-President.**

**Director Trueba nominated Director Skerbelis for Vice-President and Director Skerbelis seconded the nomination.**

**Director Murphy nominated Director Trowbridge for Vice-President. There being no second, the nomination fails.**



**Roll call for Director Skerbelis for Vice President:**

**Ayes – 5 (Muniz, Murphy, Skerbelis, Trowbridge, Trueba)**

**Noes – 0**

**Abstain – 0**

**Absent – 0**

**The motion was carried unanimously.**

**Director Trueba moved, and Director Skerbelis seconded the Board of Directors:**

- 1. Affirming Director Murphy as Board President for Calendar Year 2023**
- 2. Director John Skerbelis elected the Vice President for Calendar Year 2023**

**Roll call:**

**Ayes – 5 (Muniz, Murphy, Skerbelis, Trowbridge, Trueba)**

**Noes – 0**

**Abstain – 0**

**Absent – 0**

**The motion was carried unanimously.**

**ITEM 15. CLOSED EXECUTIVE SESSION** – Conference with Labor Negotiators Pursuant to Government Code Section 54957.6: Article XXIV of MOU

The following reportable action:

The Personnel Committee will consider and work with Staff on possible changes to the existing MOU regarding COLA language and calculation.

**ITEM 16. CLOSED EXECUTIVE SESSION** – Conference with Labor Negotiators Pursuant to Government Code Section 54957.6: Article XV of MOU

The following reportable action:

There was an approval of \$2,000 per month for employee health care.

**ITEM 17. Directors Comments**

Jeff Sims thanked the Board for allowing him to be the General Manager for the District and extended his availability as requested.

Director Skerbelis asked John Harper if he would be interested in sitting in on some meetings as needed.

Director Murphy adjourned the meeting at 5:35 PM.



5. CONSIDERATION TO:

APPROVE JANUARY 06, 2023, SALARIES, EXPENSES AND TRANSFERS



RUBIDOUX COMMUNITY SERVICES DISTRICT  
JANUARY 5, 2023 (BOARD MEETING)  
**FUND TRANSFER AUTHORIZATION**

<b>NET PAYROLL 1/6/23</b>	77,000.00
WIRE TRANSFER: FEDERAL PAYROLL TAXES 1/9/23	29,000.00
WIRE TRANSFER: STATE PAYROLL TAXES 1/9/23	6,500.00
WIRE TRANSFER: TO CREDIT UNION	3,000.00
WIRE TRANSFER: PERS RETIREMENT	18,925.00
WIRE TRANSFER: PERS HEALTH PREMIUMS	43,998.00
WIRE TRANSFER: PERS RETIRED HEALTH PREMIUMS AND FEES	1,542.00
WIRE TRANSFER: PERS REPLACEMENT BENEFIT	2,267.00
WIRE TRANSFER: PERS GASB 68 ADMIN FEE	-
WIRE TRANSFER: PERS ADJ	-
WIRE TRANSFER: SECTION 125	127.00
WIRE TRANSFER: SECTION 457 AND 401(A)	3,807.00

<b>NET PAYROLL 1/6/23 (Retirees Final PR)</b>	8,913.50
WIRE TRANSFER: FEDERAL PAYROLL TAXES 1/9/23	1,700.00
WIRE TRANSFER: STATE PAYROLL TAXES 1/9/23	650.00
WIRE TRANSFER: PERS RETIREMENT	700.00

**CHECKING ACCOUNT TRANSFERS FOR ACCOUNTS PAYABLE:**

1/6/2023 WATER FUND TO GENERAL FUND-Payables	183,777.86
WATER FUND TO GENERAL FUND-Trash	243,837.28
WATER FUND TO SEWER FUND	173,252.63
SEWER FUND TO GENERAL FUND-Payables	51,812.31

**INTERFUND TRANSFERS:**

1/6/2023 SEWER FUND CHECKING TO LAIF SEWER OP	122,136.00
SEWER FUND CHECKING TO LAIF SEWER ML	110,864.00
LAIF SEWER ML TO LAIF SEWER OP	6,074.14
LAIF SEWER ML TO SEWER FUND CHECKING	-
GENERAL FUND CHECKING TO LAIF PROP TAX	505,932.28
GENERAL FUND CHECKING TO LAIF FIRE MITIGATION	1,061,067.72
GENERAL FUND PROP TAX TO GENERAL FUND CHECKING	749,000.00
GENERAL FUND CHECKING TO SEWER FUND CHECKING	110,864.00
GENERAL FUND CHECKING TO WATER FUND CHECKING	298,912.00
LAIF FIRE MITIGATION TO LAIF PROPERTY TAX	-
LAIF PROJECT ADMIN BLDG TO LAIF PROPERTY TAX	4,850.00
WATER FUND CHECKING TO LAIF-COP PAYBACK	96,000.00
WATER FUND CHECKING TO LAIF-W.R.	14,000.00
WATER FUND CHECKING TO GENERAL FUND CHECKING	-
WATER FUND CHECKING TO LAIF WATER RESERVE	-
WATER FUND CHECKING TO LAIF WATER OP	182,048.00
WATER FUND CHECKING TO LAIF WATER ML	289,952.00
WATER FUND CHECKING TO WATER FUND BOFA PAYMODE	-

**NOTES PAYABLE**

<u>DESCRIPTION</u>	<u>BALANCE</u>	<u>PAYMENT</u>	<u>DUE DATE</u>
U.S. Bank Trust (1998 COP's Refunding)	1,345,000 Prin.	625,000	Jun-23
U.S. Bank Trust (1998 COP's Refunding)	103,785 Intr.	50,235	Jun-23
MN Plant-State Revolving Loan	3,470,293 Prin.	137,493	Jul-23
MN Plant-State Revolving Loan	535,862 Intr.	44,605	Jul-23



# AP Enter Bills Edit Report

Rubidoux Community Services District (RCSACT)  
Batch: AAAASI

12/28/2022 11:08:42 AM

Page 1

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Due Date	Discount Date	Invoice #
PO Number		Immediate GL Account	GL Account		Check #		Payment Date	Discount
GL Date					Credit Card	CC Reference #		Total Invoice
1	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN	11/23/2022	✓ N	N		12/23/2022	✓ 11/23/2022	CK21787-0267
WTR ANALYSES								\$0.00
01/06/2023				N				\$55.00
2	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN	11/23/2022	✓ N	N		12/23/2022	✓ 11/23/2022	CK21789-0267
WTR ANALYSES								\$0.00
01/06/2023				N				\$36.00
3	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN	12/07/2022	✓ N	N		01/06/2023	✓ 12/07/2022	CL20600-0267
WTR ANALYSES								\$0.00
01/06/2023				N				\$75.00
4	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN	12/07/2022	✓ N	N		01/06/2023	✓ 12/07/2022	CL20601-0267
WTR ANALYSES								\$0.00
01/06/2023				N				\$75.00
5	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN	12/07/2022	✓ N	N		01/06/2023	✓ 12/07/2022	CL20605-0267
WTR ANALYSES								\$0.00
01/06/2023				N				\$75.00
6	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN	12/07/2022	✓ N	N		01/06/2023	✓ 12/07/2022	CL20608-0267
WTR ANALYSES								\$0.00
01/06/2023				N				\$36.00
7	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN	12/07/2022	✓ N	N		01/06/2023	✓ 12/07/2022	CL20609-0267
WTR ANALYSES								\$0.00
01/06/2023				N				\$3,942.56
8	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN	12/07/2022	✓ N	N		01/06/2023	✓ 12/07/2022	CL20610-0267
WTR ANALYSES								\$0.00
01/06/2023				N				\$2,956.92
9	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN	12/08/2022	✓ N	N		01/07/2023	✓ 12/08/2022	CL20713-0267
WTR ANALYSES								\$0.00
01/06/2023				N				\$5,913.84
10	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN	12/09/2022	✓ N	N		01/08/2023	✓ 12/09/2022	CL20743-0267
WTR ANALYSES								\$0.00
01/06/2023				N				\$45.00
11	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN	12/09/2022	✓ N	N		01/08/2023	✓ 12/09/2022	CL20744-0267
WTR ANALYSES								\$0.00
01/06/2023				N				\$75.00
12	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN	12/09/2022	✓ N	N		01/08/2023	✓ 12/09/2022	CL20746-0267
WTR ANALYSES								\$0.00
01/06/2023				N				\$150.00
13	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN	12/11/2022	✓ N	N		01/10/2023	✓ 12/11/2022	CL20808-0267
WTR ANALYSES								\$0.00
01/06/2023				N				\$60.00
14	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN	12/11/2022	✓ N	N		01/10/2023	✓ 12/11/2022	CL20809-0267
WTR ANALYSES								\$0.00
01/06/2023				N				\$45.00
15	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN	12/11/2022	✓ N	N		01/10/2023	✓ 12/11/2022	CL20810-0267
WTR ANALYSES								\$0.00
01/06/2023				N				\$30.00
16	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN	12/11/2022	✓ N	N		01/10/2023	✓ 12/11/2022	CL20811-0267
WTR ANALYSES								\$0.00
01/06/2023				N				\$60.00



# AP Enter Bills Edit Report

Rubidoux Community Services District (RCSACT)  
Batch: AAAASI

12/29/2022 12:17:55 PM

Page 2

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Due Date	Discount Date	Invoice #
PO Number					Check #			Discount
GL Date		Immediate GL Account			Credit Card	CC Reference #	Payment Date	Total Invoice
17	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CL20898-0267
WTR ANALYSES		12/13/2022	N	N		01/12/2023	12/13/2022	\$0.00
01/06/2023					N			\$110.00
18	BERNELL / BERNELL HYDRAULICS, INC.							0444399-IN
PARTS		12/07/2022	N	N		01/06/2023	12/07/2022	\$0.00
01/06/2023					N			\$84.81
19	BRINKS / BRINKS INC.							12136951
DEC.22 ARMED SVC		12/01/2022	N	N		12/31/2022	12/01/2022	\$0.00
01/06/2023					N			\$1,295.56
20	BUGBEE LELAND / BUGBEE, LELAND S II							20221201
MEMSHIP RNWL		12/01/2022	N	N		12/31/2022	12/01/2022	\$0.00
01/06/2023					N			\$106.00
21	BUSINESS / BUSINESS TELECOMMUNICATION SYSTI							19505
POE INJECTORS		12/09/2022	N	N		01/08/2023	12/09/2022	\$0.00
01/06/2023					N			\$152.15
22	DURNEY DON / DURNEY, DON							20221212A
GRDNG/WEED ABATE		12/12/2022	N	N		01/11/2023	12/12/2022	\$0.00
01/06/2023					N			\$1,360.00
23	DURNEY DON / DURNEY, DON							20221212B
5473 MISSION GRDNG		12/12/2022	N	N		01/11/2023	12/12/2022	\$0.00
01/06/2023					N			\$4,850.00
25	FERGUSON / FERGUSON ENTERPRISE INC #1350							0817409
PARTS		12/06/2022	N	N		01/05/2023	12/06/2022	\$0.00
01/06/2023					N			\$649.00
26	HARRIS COMPUTER SYSTEMS / HARRIS COMPUTER							MN00138231
ANL MAINT 12/22-11/23		09/15/2022	N	N		10/15/2022	09/15/2022	\$0.00
01/06/2023					N			\$17,322.99
27	J THAYER / J THAYER COMPANY, INC							1626169-0
SUPPLIES		12/14/2022	N	N		01/13/2023	12/14/2022	\$0.00
01/06/2023					N			\$528.30
28	KH METALS / KH METALS & SUPPLY							0622077-IN
2" VALVE		12/08/2022	N	N		01/07/2023	12/08/2022	\$0.00
01/06/2023					N			\$297.41
29	HORNE LLP DBA LIHWAP / Horne LLP Dba Lihwap							22D13027400-04
RFND-GONZALES		11/30/2022	N	N		12/30/2022	11/30/2022	\$0.00
01/06/2023					N			\$444.49
30	SHRED-IT / SHRED-IT USA							8002838249
SHREDDING		11/30/2022	N	N		12/30/2022	11/30/2022	\$0.00
01/06/2023					N			\$69.62
31	STEPSAVER / STEP-SAVER CA.LLC							CT403062
SALT		12/08/2022	N	N		01/07/2023	12/08/2022	\$0.00
01/06/2023					N			\$5,123.25
32	SCG / THE GAS COMPANY							22D12013321489
5473 OFC URLTY		12/06/2022	N	N		12/28/2022	12/06/2022	\$0.00
01/06/2023					N			\$38.70
33	QUINN CAT / QUINN CAT / MACHINERY							WOA00042996
R&M BACKHOE		12/08/2022	N	N		01/07/2023	12/08/2022	\$0.00
01/06/2023					N			\$4,072.34



# AP Enter Bills Edit Report

Rubidoux Community Services District (RCSACT)  
Batch: AAAASI

12/29/2022 12:17:55 PM

Page 3

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Due Date	Discount Date	Invoice #
PO Number					Check #			Discount
GL Date		Immediate GL Account			Credit Card	CC Reference #	Payment Date	Total Invoice
34	RDO EQUIPMENT / RDO EQUIPMENT CO.							P9646635
R&M EQUIP.		12/08/2022	N	N		01/07/2023	12/08/2022	\$0.00
01/06/2023					N			\$90.40
35	THIEME / THIEME, JEFFREY							20221212
DOT		12/12/2022	N	N		01/11/2023	12/12/2022	\$0.00
01/06/2023					N			\$75.00
36	UPS / UNITED PARCEL SERVICE							000F908W2492
POSTAGE		12/03/2022	N	N		01/02/2023	12/03/2022	\$0.00
01/06/2023					N			\$34.16
37	WEBB ALBERT A ASSOC / WEBB, ALBERT A. ASSOCI							224182
ENGINEERING FEES		11/26/2022	N	N		12/26/2022	11/26/2022	\$0.00
01/06/2023					N			\$6,952.50
38	WEBB ALBERT A ASSOC / WEBB, ALBERT A. ASSOCI							224183
AVALON SEWER IMPR.		11/26/2022	N	N		12/26/2022	11/26/2022	\$0.00
01/06/2023					N			\$6,074.14
39	AIRESPRING / AIRESPRING							168006131
PHONE CHGRS		12/16/2022	N	N		01/15/2023	12/16/2022	\$0.00
01/06/2023					N			\$489.02
40	AIRGAS / AIRGAS USA, LLC							9993401956
TNK RNTL		11/30/2022	N	N		12/30/2022	11/30/2022	\$0.00
01/06/2023					N			\$199.63
41	AIRGAS / AIRGAS USA, LLC							9132818421
CO2 TANKS		12/07/2022	N	N		01/06/2023	12/07/2022	\$0.00
01/06/2023					N			\$305.82
42	AMERICAN RENTALS / AMERICAN RENTALS							162279
FORKLIFT RENTAL		12/06/2022	N	N		01/05/2023	12/06/2022	\$0.00
01/06/2023					N			\$1,675.69
43	BAVCO / BAVCO							189890
RBLD KIT		12/08/2022	N	N		01/07/2023	12/08/2022	\$0.00
01/06/2023					N			\$193.21
44	CARQUEST AUTO PARTS / CARQUEST AUTO PARTS							7456-508559
SUPPLIES		12/12/2022	N	N		01/11/2023	12/12/2022	\$0.00
01/06/2023					N			\$12.91
45	CORODATA SHREDDING, INC / CORODATA SHREDDI							DN1391132
SHREDDING		11/30/2022	N	N		12/30/2022	11/30/2022	\$0.00
01/06/2023					N			\$34.00
46	EDGEWOOD PARTNERS INS / EDGEWOOD PARTNER							296759
COMM INS		12/01/2022	N	N		12/31/2022	12/01/2022	\$0.00
01/06/2023					N			\$22,174.00
47	EDGEWOOD PARTNERS INS / EDGEWOOD PARTNER							296760
AUTO INS		12/01/2022	N	N		12/31/2022	12/01/2022	\$0.00
01/06/2023					N			\$4,496.00
48	EAGLE / EAGLE ROAD SVC & TIRE							1-196232
R&M BACKHOE		12/09/2022	N	N		01/08/2023	12/09/2022	\$0.00
01/06/2023					N			\$3,180.65
49	EAGLE / EAGLE ROAD SVC & TIRE							1-196365
R&M TRUCK		12/14/2022	N	N		01/13/2023	12/14/2022	\$0.00
01/06/2023					N			\$32.05



# AP Enter Bills Edit Report

Rubidoux Community Services District (RCSACT)  
Batch: AAAASI

12/28/2022 11:08:42 AM

Page 4

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Due Date	Discount Date	Invoice #
PO Number					Check #			Discount
GL Date		Immediate GL Account			Credit Card	CC Reference #	Payment Date	Total Invoice
50	FERGUSON / FERGUSON ENTERPRISE INC #1350 ✓							0817567 ✓
PARTS		12/08/2022 ✓	N	N			01/07/2023 ✓ 12/08/2022	\$0.00
01/06/2023				N				\$151.06 ✓
51	HARRINGTON INDUSTRIAL / HARRINGTON INDUSTRI ✓							012M1875 ✓
PARTS		12/12/2022 ✓	N	N			01/11/2023 ✓ 12/12/2022	\$0.00
01/06/2023				N				\$74.12 ✓
52	HARRINGTON INDUSTRIAL / HARRINGTON INDUSTRI ✓							012M1931 ✓
PARTS		12/14/2022 ✓	N	N			01/13/2023 ✓ 12/14/2022	\$0.00
01/06/2023				N				\$270.57 ✓
53	HARRINGTON INDUSTRIAL / HARRINGTON INDUSTRI ✓							012M1932 ✓
PVC PARTS		12/14/2022 ✓	N	N			01/13/2023 ✓ 12/14/2022	\$0.00
01/06/2023				N				\$634.26 ✓
54	HOME DEPOT / HOME DEPOT CREDIT SERVICES ✓							22D1857000286229 ✓
SUPPLIES		12/09/2022 ✓	N	N			01/08/2023 ✓ 12/09/2022	\$0.00
01/06/2023				N				\$298.54 ✓
55	HOUSTON HARRIS / HOUSTON & HARRIS PCS, INC. ✓							22-24944 ✓
HYDRO WSH		12/14/2022 ✓	N	N			01/13/2023 ✓ 12/14/2022	\$0.00
01/06/2023				N				\$2,665.75 ✓
56	INFOSEND / INFOSEND, INC ✓							225339A ✓
BILL PRINT		11/30/2022 ✓	N	N			12/30/2022 ✓ 11/30/2022	\$0.00
01/06/2023				N				\$1,792.47
57	INFOSEND / INFOSEND, INC ✓							225339B ✓
POSTAGE		11/30/2022 ✓	N	N			12/30/2022 ✓ 11/30/2022	\$0.00
01/06/2023				N				\$2,844.34
58	J THAYER / J THAYER COMPANY, INC ✓							1626770-0 ✓
SUPPLIES		12/16/2022 ✓	N	N			01/15/2023 ✓ 12/16/2022	\$0.00
01/06/2023				N				\$197.74 ✓
59	MERIT OIL / MERIT OIL COMPANY ✓							GASOLINE ✓
746827		12/01/2022 ✓	N	N			12/16/2022 ✓ 12/01/2022	\$0.00
01/06/2023				N				\$1,451.26 ✓
60	QUADIENT / QUADIENT LEASING USA, INC. ✓							N9708608 ✓
POSTAGE MTR		12/09/2022 ✓	N	N			01/08/2023 ✓ 12/09/2022	\$0.00
01/06/2023				N				\$404.74 ✓
61	SCE / SCE ✓							22D700767086653 ✓
5473 UTILITY		12/17/2022 ✓	N	N			01/06/2023 ✓ 12/17/2022	\$0.00
01/06/2023				N				\$136.97 ✓
62	SCE / SCE ✓							22D700609292713 ✓
WTR PMP ENRGY		12/17/2022 ✓	N	N			01/06/2023 ✓ 12/17/2022	\$0.00
01/06/2023				N				\$312.34 ✓
63	SCE / SCE ✓							22D700179651118 ✓
SWR PMP ENRGY		12/19/2022 ✓	N	N			01/09/2023 ✓ 12/19/2022	\$0.00
01/06/2023				N				\$380.92 ✓
64	SCE / SCE ✓							22D700158802582 ✓
WTR PMP ENRGY		12/17/2022 ✓	N	N			01/06/2023 ✓ 12/17/2022	\$0.00
01/06/2023				N				\$4,298.58 ✓
65	SCE / SCE ✓							22D700136714571 ✓
SWR PMP ENRGY		12/19/2022 ✓	N	N			01/09/2023 ✓ 12/19/2022	\$0.00
01/06/2023				N				\$2,936.96 ✓

*\$4,635.31*



# AP Enter Bills Edit Report

Rubidoux Community Services District (RCSACT)  
Batch: AAAASI

12/29/2022 12:17:55 PM

Page 5

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Due Date	Discount Date	Invoice #
PO Number		Immediate GL Account			Check #		Payment Date	Discount
GL Date					Credit Card	CC Reference #		Total Invoice
66	SCE / SCE ✓	12/17/2022 ✓	N	N		01/06/2023 ✓	12/17/2022	22D700044576190 ✓
	SWR PMP ENRGY							\$0.00
01/06/2023					N			\$1,080.48 ✓
67	SCE / SCE ✓	12/07/2022 ✓	N	N		12/27/2022 ✓	12/07/2022	22D700040982544 ✓
	MAIN OFFICE							\$0.00
01/06/2023					N			\$1,069.34 ✓
68	SCE / SCE ✓	12/07/2022 ✓	N	N		12/27/2022 ✓	12/07/2022	22D700617778997 ✓
	FIRE STN UTILITY							\$0.00
01/06/2023					N			\$1,551.79 ✓
69	SOCAL TRUCK / SOCAL TRUCKWORKS ✓	12/09/2022 ✓	N	N		01/08/2023 ✓	12/09/2022	12427 ✓
	R&M TRUCK							\$0.00
01/06/2023					N			\$674.04 ✓
70	SWRCB ACCOUNTING OFFICE / SWRCB - ACCOUNTING ✓	12/08/2022 ✓	N	N		01/07/2023 ✓	12/08/2022	WD-0217828 ✓
	ANNUALPERM 7/22-6/23							\$0.00
01/06/2023					N			\$3,453.00 ✓
71	AMERICAN RENTALS / AMERICAN RENTALS ✓	12/14/2022 ✓	N	N		01/13/2023 ✓	12/14/2022	519744 ✓
	FORKLIFT							\$0.00
01/06/2023					N			\$545.63 ✓
72	AMERICAN SAFETY PRODUCTS / AMERICAN SAFETY ✓	12/15/2022 ✓	N	N		01/14/2023 ✓	12/15/2022	4453 ✓
	NITRILE GLOVES							\$0.00
01/06/2023					N			\$394.49 ✓
73	AQUA METRIC SALES / AQUA METRIC SALES CO ✓	12/15/2022 ✓	N	N		01/14/2023 ✓	12/15/2022	INV0092188 ✓
	6"CABLE TRP							\$0.00
01/06/2023					N			\$538.75 ✓
74	AQUA METRIC SALES / AQUA METRIC SALES CO ✓	12/15/2022 ✓	N	N		01/14/2023 ✓	12/15/2022	INV0092189 ✓
	3/4' REG.							\$0.00
01/06/2023					N			\$1,389.98 ✓
75	BAVCO / BAVCO ✓	12/14/2022 ✓	N	N		01/13/2023 ✓	12/14/2022	190537 ✓
	GATE VALVE							\$0.00
01/06/2023					N			\$762.02 ✓
76	BLAIS / BLAIS & ASSOCIATES, LLC ✓	12/12/2022 ✓	N	N		01/11/2023 ✓	12/12/2022	BA_4637_2022 ✓
	GRNT CONSULT							\$0.00
01/06/2023					N			\$31.25 ✓
77	BERNELL / BERNELL HYDRAULICS, INC. ✓	12/14/2022 ✓	N	N		01/13/2023 ✓	12/14/2022	0444902-IN ✓
	PARTS							\$0.00
01/06/2023					N			\$190.08 ✓
78	BLX / BLX GROUP, LLC ✓	12/13/2022 ✓	N	N		01/12/2023 ✓	12/13/2022	41742-249/121322 ✓
	ARBITRAGE RPT							\$0.00
01/06/2023					N			\$1,500.00 ✓
79	BOOT BARN / BOOT BARN ✓	12/13/2022 ✓	N	N		01/12/2023 ✓	12/13/2022	INV00214747 ✓
	BOOTS-SALS,LOPZ,CANA							\$0.00
01/06/2023					N			\$525.00 ✓
80	BPS B'S POOL SUPPLIES / B.P.S. B's POOL SUPPLIES ✓	12/13/2022 ✓	N	N		01/12/2023 ✓	12/13/2022	118884 ✓
	SODIUM HYPO							\$0.00
01/06/2023					N			\$2,244.09 ✓
81	EAGLE / EAGLE ROAD SVC & TIRE ✓	12/15/2022 ✓	N	N		01/14/2023 ✓	12/15/2022	1-196396 ✓
	R&M TRUCK							\$0.00
01/06/2023					N			\$35.35 ✓



# AP Enter Bills Edit Report

Rubidoux Community Services District (RCSACT)  
Batch: AAAASI

12/28/2022 11:08:42 AM

Page 6

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Due Date	Discount Date	Invoice #
PO Number					Check #			Discount
GL Date		Immediate GL Account			Credit Card	CC Reference #	Payment Date	Total Invoice
82	FERGUSON / FERGUSON ENTERPRISE INC #1350 ✓	12/13/2022 ✓	N	N		01/12/2023 ✓	12/13/2022	0817892 ✓
PARTS								\$0.00
01/06/2023					N			\$1,000.88 ✓
83	HACH CO. / HACH COMPANY ✓	12/15/2022 ✓	N	N		01/14/2023 ✓	12/15/2022	13388398 ✓
REAGENT SET								\$0.00
01/06/2023					N			\$696.75 ✓
84	HACH CO. / HACH COMPANY ✓	12/15/2022 ✓	N	N		01/14/2023 ✓	12/15/2022	13385960 ✓
CHEMICALS								\$0.00
01/06/2023					N			\$299.77 ✓
85	HARRINGTON INDUSTRIAL / HARRINGTON INDUSTRI ✓	12/20/2022 ✓	N	N		01/19/2023 ✓	12/20/2022	012M2020 ✓
PVC PARTS								\$0.00
01/06/2023					N			\$210.03 ✓
86	HARRINGTON INDUSTRIAL / HARRINGTON INDUSTRI ✓	12/20/2022 ✓	N	N		01/19/2023 ✓	12/20/2022	012M2021 ✓
PARTS								\$0.00
01/06/2023					N			\$138.18 ✓
87	HARRINGTON INDUSTRIAL / HARRINGTON INDUSTRI ✓	12/20/2022 ✓	N	N		01/19/2023	12/20/2022	012M2022 ✓
PARTS								\$0.00
01/06/2023					N			\$313.06 ✓
88	KH METALS / KH METALS & SUPPLY ✓	12/15/2022 ✓	N	N		01/14/2023 ✓	12/15/2022	0622768-IN ✓
PARTS								\$0.00
01/06/2023					N			\$559.44 ✓
89	KH METALS / KH METALS & SUPPLY ✓	12/19/2022 ✓	N	N		01/18/2023 ✓	12/19/2022	0623129-IN ✓
PARTS								\$0.00
01/06/2023					N			\$86.07 ✓
90	MERIT OIL / MERIT OIL COMPANY ✓	12/08/2022 ✓	N	N		12/23/2022 ✓	12/08/2022	748124 ✓
GASOLINE								\$0.00
01/06/2023					N			\$746.96 ✓
91	PUMP CHECK / PUMP CHECK ✓	11/30/2022 ✓	N	N		12/30/2022 ✓	11/30/2022	9208 ✓
METER TESTING								\$0.00
01/06/2023					N			\$720.00 ✓
92	RING BENDER / RING BENDER LLP ✓	12/07/2022 ✓	N	N		01/06/2023 ✓	12/07/2022	11425 ✓
CITY RVSD APPEAL								\$0.00
01/06/2023					N			\$21,850.23 ✓
93	SOCAL JCB / SOCAL JCB ✓	12/15/2022 ✓	N	N		01/14/2023 ✓	12/15/2022	W05639 ✓
R&M BACKHOE								\$0.00
01/06/2023					N			\$1,852.66 ✓
94	WESTERN MUNICIPAL WATER / WESTERN MUNICIPA ✓	12/15/2022 ✓	N	N		01/14/2023 ✓	12/15/2022	IN14373 ✓
OCT.22 BRINE								\$0.00
01/06/2023					N			\$166.57 ✓
95	YO FIRE / YO FIRE ✓	12/15/2022 ✓	N	N		01/14/2023 ✓	12/15/2022	2020449 ✓
PARTS								\$0.00
01/06/2023					N			\$2,131.30 ✓
96	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN ✓	12/13/2022 ✓	N	N		01/12/2023 ✓	12/13/2022	CL20979-0267 ✓
WTR ANALYSES								\$0.00
01/06/2023					N			\$43.00 ✓
97	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN ✓	12/13/2022 ✓	N	N		01/12/2023 ✓	12/13/2022	CL20981-0267 ✓
WTR ANALYSES								\$0.00
01/06/2023					N			\$36.00 ✓



# AP Enter Bills Edit Report

Rubidoux Community Services District (RCSACT)  
Batch: AAAASI

12/28/2022 11:08:42 AM

Page 7

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Due Date	Discount Date	Invoice #
PO Number					Check #			Discount
GL Date		Immediate GL Account			Credit Card	CC Reference #	Payment Date	Total Invoice
98	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN	12/13/2022 ✓	N	N			01/12/2023 ✓	CL20982-0267 ✓
WTR ANALYSES							12/13/2022	\$0.00
01/06/2023				N				\$75.00 ✓
99	EDGEWOOD PARTNERS INS / EDGEWOOD PARTNER	12/01/2022 ✓	N	N			12/31/2022 ✓	296761 ✓
EXCESS LIAB INS							12/01/2022	\$0.00
01/06/2023				N				\$4,384.00 ✓
100	HARPER BURNS LLP / HARPER & BURNS LLP	12/01/2022 ✓	N	N			12/31/2022 ✓	12012022A ✓
OCT.LGL SVC							12/01/2022	\$0.00
01/06/2023				N				\$652.50 ✓
101	HARPER BURNS LLP / HARPER & BURNS LLP	12/01/2022 ✓	N	N			12/31/2022 ✓	120122B ✓
CITY RVDS APPEAL							12/01/2022	\$0.00
01/06/2023				N				\$217.50 ✓
102	JADTEC SECURITY / JADTEC SECURITY SVCS, INC.	01/01/2023 ✓	N	N			01/11/2023 ✓	2360510 ✓
MONITORING							01/01/2023	\$0.00
01/06/2023				N				\$53.85 ✓
103	KRIEGER & STEWART / KRIEGER & STEWART, INC.	12/15/2022 ✓	N	N			01/14/2023 ✓	47678 ✓
WTR CNSLT							12/15/2022	\$0.00
01/06/2023				N				\$4,051.75 ✓
104	KRIEGER & STEWART / KRIEGER & STEWART, INC.	12/15/2022 ✓	N	N			01/15/2023 ✓	47679 ✓
WSTE WTR CNSLT							12/16/2022	\$0.00
01/06/2023				N				\$199.00 ✓
105	KRIEGER & STEWART / KRIEGER & STEWART, INC.	12/15/2022 ✓	N	N			01/14/2023 ✓	47680 ✓
PRETRTMNT							12/15/2022	\$0.00
01/06/2023				N				\$4,906.10 ✓
106	KRIEGER & STEWART / KRIEGER & STEWART, INC.	12/15/2022 ✓	N	N			01/14/2023 ✓	47681 ✓
PRTMT REV							12/15/2022	\$0.00
01/06/2023				N				\$2,491.50 ✓
107	KRIEGER & STEWART / KRIEGER & STEWART, INC.	12/15/2022 ✓	N	N			01/14/2023 ✓	47682 ✓
AGUA/COMM PK 37528							12/15/2022	\$0.00
01/06/2023				N				\$2,290.78 ✓
108	KRIEGER & STEWART / KRIEGER & STEWART, INC.	12/15/2022 ✓	N	N			01/14/2023 ✓	47683 ✓
AGUA/COMM PARK 37528							12/15/2022	\$0.00
01/06/2023				N				\$17,132.77 ✓
109	KRIEGER & STEWART / KRIEGER & STEWART, INC.	12/15/2022 ✓	N	N			01/14/2023 ✓	47684 ✓
AVLN/WTR SWR 36649							12/15/2022	\$0.00
01/06/2023				N				\$885.82 ✓
110	KRIEGER & STEWART / KRIEGER & STEWART, INC.	12/15/2022 ✓	N	N			01/14/2023 ✓	47685 ✓
EMRLD RDGE 37640							12/15/2022	\$0.00
01/06/2023				N				\$232.50 ✓
111	KRIEGER & STEWART / KRIEGER & STEWART, INC.	12/15/2022 ✓	N	N			01/14/2023 ✓	47686 ✓
EMRLD RDGE 37640							12/15/2022	\$0.00
01/06/2023				N				\$5,985.50 ✓
112	KRIEGER & STEWART / KRIEGER & STEWART, INC.	12/15/2022 ✓	N	N			01/14/2023 ✓	47687 ✓
EMRLD RDGE OFFSITE							12/15/2022	\$0.00
01/06/2023				N				\$930.00 ✓
113	KRIEGER & STEWART / KRIEGER & STEWART, INC.	12/15/2022 ✓	N	N			01/14/2023 ✓	47688 ✓
TR 32721							12/15/2022	\$0.00
01/06/2023				N				\$836.50 ✓



# AP Enter Bills Edit Report

Rubidoux Community Services District (RCSACT)  
Batch: AAAASI

12/29/2022 12:17:55 PM

Page 8

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Due Date	Discount Date	Invoice #
PO Number					Check #			Discount
GL Date	Immediate GL Account				Credit Card	CC Reference #	Payment Date	Total Invoice
114	KRIEGER & STEWART / KRIEGER & STEWART, INC.✓							47689✓
CATERPILLAR CT 22503	12/15/2022 ✓	N	N			01/14/2023✓	12/15/2022	\$0.00
01/06/2023				N				\$595.75✓
115	KRIEGER & STEWART / KRIEGER & STEWART, INC.✓							47690✓
WTR CNSLT	12/15/2022 ✓	N	N			01/14/2023✓	12/15/2022	\$0.00
01/06/2023				N				\$5,671.50✓
116	MASTER'S / MASTER'S SERVICES (GLACIER) ✓							0000000623653✓
BTLWR	12/07/2022 ✓	N	N			01/06/2023 ✓	12/07/2022	\$0.00
01/06/2023				N				\$40.50✓
117	MERIT OIL / MERIT OIL COMPANY✓							749462✓
GASOLINE	12/14/2022 ✓	N	N			12/29/2022 ✓	12/14/2022	\$0.00
01/06/2023				N				\$1,681.22✓
118	TRUSSELL TECHNOLOGIES / TRUSSELL TECHNOLOGIES✓							0000008772✓
SOP'S	12/16/2022 ✓	N	N			01/15/2023 ✓	12/16/2022	\$0.00
01/06/2023				N				\$3,997.50✓
119	AQUA METRIC SALES / AQUA METRIC SALES CO✓							INV0092308✓
3/4" METERS	12/21/2022 ✓	N	N			01/20/2023 ✓	12/21/2022	\$0.00
01/06/2023				N				\$14,488.07✓
120	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN✓							CL21161-0267✓
WTR ANALYSES	12/16/2022 ✓	N	N			01/15/2023 ✓	12/16/2022	\$0.00
01/06/2023				N				\$150.00✓
121	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN✓							CL21162-0267✓
WTR ANALYSES	12/16/2022 ✓	N	N			01/15/2023 ✓	12/16/2022	\$0.00
01/06/2023				N				\$30.00✓
122	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN✓							CL21362-0267✓
WTR ANALYSES	12/19/2022 ✓	N	N			01/18/2023 ✓	12/19/2022	\$0.00
01/06/2023				N				\$67.00✓
123	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN✓							CL21163-0267✓
WTR ANALYSES	12/16/2022 ✓	N	N			01/15/2023 ✓	12/16/2022	\$0.00
01/06/2023				N				\$60.00✓
124	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN✓							CL21363-0267✓
WTR ANALYSES	12/19/2022 ✓	N	N			01/18/2023 ✓	12/19/2022	\$0.00
01/06/2023				N				\$300.00✓
125	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN✓							CL21364-0267✓
WTR ANALYSES	12/19/2022 ✓	N	N			01/18/2023 ✓	12/19/2022	\$0.00
01/06/2023				N				\$24.00✓
126	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN✓							CL21366-0267✓
WTR ANALYSES	12/19/2022 ✓	N	N			01/18/2023 ✓	12/19/2022	\$0.00
01/06/2023				N				\$6,899.48✓
127	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN✓							CL21365-0267✓
WTR ANALYSES	12/19/2022 ✓	N	N			01/18/2023 ✓	12/19/2022	\$0.00
01/06/2023				N				\$110.00✓
128	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN✓							CL21367-0267✓
WTR ANALYSES	12/19/2022 ✓	N	N			01/18/2023 ✓	12/19/2022	\$0.00
01/06/2023				N				\$75.00✓
129	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN✓							CL21368-0267✓
WTR ANALYSES	12/19/2022 ✓	N	N			01/18/2023 ✓	12/19/2022	\$0.00
01/06/2023				N				\$1,971.28✓



# AP Enter Bills Edit Report

Rubidoux Community Services District (RCSACT)

Batch: AAAASI

12/28/2022 11:08:42 AM

Page 9

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Due Date	Discount Date	Invoice #
PO Number					Check #			Discount
GL Date		Immediate GL Account			Credit Card	CC Reference #	Payment Date	Total Invoice
130	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN ✓							CL21376-0267 ✓
WTR ANALYSES		12/20/2022 ✓	N	N		01/19/2023 ✓	12/20/2022	\$0.00
01/06/2023					N			\$557.86 ✓
131	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN ✓							CL21377-0267 ✓
WTR ANALYSES		12/20/2022 ✓	N	N		01/19/2023 ✓	12/20/2022	\$0.00
01/06/2023					N			\$300.00 ✓
132	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN ✓							CL21378-0267 ✓
WTR ANALYSES		12/20/2022 ✓	N	N		01/19/2023 ✓	12/20/2022	\$0.00
01/06/2023					N			\$3,942.56 ✓
133	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN ✓							CL21384-0267 ✓
WTR ANALYSES		12/20/2022 ✓	N	N		01/19/2023 ✓	12/20/2022	\$0.00
01/06/2023					N			\$1,971.28 ✓
134	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN ✓							CL21397-0267 ✓
WTR ANALYSES		12/20/2022 ✓	N	N		01/19/2023 ✓	12/20/2022	\$0.00
01/06/2023					N			\$225.00 ✓
135	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN ✓							CL21398-0267 ✓
WTR ANALYSES		12/20/2022 ✓	N	N		01/19/2023 ✓	12/20/2022	\$0.00
01/06/2023					N			\$36.00 ✓
136	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN ✓							CL21416-0267 ✓
WTR ANALYSES		12/20/2022 ✓	N	N		01/19/2023 ✓	12/20/2022	\$0.00
01/06/2023					N			\$129.00 ✓
137	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN ✓							CL21732-0267 ✓
WTR ANALYSES		12/23/2022 ✓	N	N		01/22/2023 ✓	12/23/2022	\$0.00
01/06/2023					N			\$30.00 ✓
138	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN ✓							CL21733-0267 ✓
WTR ANALYSES		12/23/2022 ✓	N	N		01/22/2023 ✓	12/23/2022	\$0.00
01/06/2023					N			\$150.00 ✓
139	BURRTEC / BURRTEC WASTE INDUSTRIES, INC. ✓							N0819970252 ✓
SWF WSTE HAUL		11/30/2022 ✓	N	N		12/30/2022 ✓	11/30/2022	\$0.00
01/06/2023					N			\$1,665.48 ✓
140	CARQUEST AUTO PARTS / CARQUEST AUTO PARTS ✓							7456-509300 ✓
SUPPLIES		12/22/2022 ✓	N	N		01/21/2023 ✓	12/22/2022	\$0.00
01/06/2023					N			\$13.99 ✓
141	RIVERSIDE CNTY DEPT ENVIRONMENTAL / RIVERSIE ✓							IN065227 ✓
PERMIT 4282 EXMR		12/21/2022 ✓	N	N		01/20/2023 ✓	12/21/2022	\$0.00
01/06/2023					N			\$933.00 ✓
142	RIVERSIDE CNTY DEPT ENVIRONMENTAL / RIVERSIE ✓							IN0465228 ✓
PERMIT 3450 DALY		12/21/2022 ✓	N	N		01/20/2023 ✓	12/21/2022	\$0.00
01/06/2023					N			\$933.00 ✓
143	RIVERSIDE CNTY DEPT ENVIRONMENTAL / RIVERSIE ✓							IN0465293 ✓
PERMIT 3425 CRSTMR		12/21/2022 ✓	N	N		01/20/2023 ✓	12/21/2022	\$0.00
01/06/2023					N			\$1,214.00 ✓
144	RIVERSIDE CNTY DEPT ENVIRONMENTAL / RIVERSIE ✓							IN0465322 ✓
PERMIT 3590 RUBDX		12/21/2022 ✓	N	N		01/20/2023 ✓	12/21/2022	\$0.00
01/06/2023					N			\$1,779.00 ✓
145	EAGLE / EAGLE ROAD SVC & TIRE ✓							1-196488 ✓
R&M TRUCK		12/20/2022 ✓	N	N		01/10/2023 ✓	12/21/2022	\$0.00
01/06/2023					N			\$35.35 ✓



# AP Enter Bills Edit Report

Rubidoux Community Services District (RCSACT)  
Batch: AAAASI

12/28/2022 11:08:42 AM

Page 10

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Due Date	Discount Date	Invoice #
PO Number		Immediate GL Account	GL Account		Check #		Payment Date	Discount
GL Date					Credit Card	CC Reference #		Total Invoice
146	DARCO CONSTRUCTION / DARCO CONSTRUCTION✓	12/22/2022 ✓	N	N			20221201-15100000-03 ✓	
HYD-RFND								\$0.00
01/06/2023				N		01/21/2023 ✓	12/22/2022	\$2,323.20 ✓
147	HARRINGTON INDUSTRIAL / HARRINGTON INDUSTRI✓	12/21/2022 ✓	N	N			012M2045 ✓	
PARTS						01/20/2023 ✓	12/21/2022	\$0.00
01/06/2023				N				\$91.19 ✓
148	KH METALS / KH METALS & SUPPLY ✓	12/21/2022 ✓	N	N			0623281-IN ✓	
PARTS						01/20/2023 ✓	12/21/2022	\$0.00
01/06/2023				N				\$109.92 ✓
149	LOUIES / LOUIE'S BRAKES & ALIGNMENT ✓	12/07/2022 ✓	N	N			8862 ✓	
SMOG CERT 2014JEEP						01/06/2023 ✓	12/07/2022	\$0.00
01/06/2023				N				\$60.00 ✓
150	MASTER'S / MASTER'S SERVICES (GLACIER) ✓	12/21/2022 ✓	N	N			0000000631664 ✓	
BTL WTR						01/20/2023 ✓	12/21/2022	\$0.00
01/06/2023				N				\$63.00 ✓
151	MERIT OIL / MERIT OIL COMPANY ✓	12/20/2022 ✓	N	N			750745 ✓	
DIESEL						01/04/2023 ✓	12/20/2022	\$0.00
01/06/2023				N				\$435.37 ✓
152	RELIABLE / RELIABLE WORKPLACE SOLUTIONS ✓	12/22/2022 ✓	N	N			32157 ✓	
OFF KYOCERA 4054						01/21/2023 ✓	12/22/2022	\$0.00
01/06/2023				N				\$11,651.25 ✓
153	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN ✓	12/27/2022 ✓	N	N			CL21878-0267 ✓	
WTR ANALYSES						01/26/2023 ✓	12/27/2022	\$0.00
01/06/2023				N				\$55.00 ✓
154	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN ✓	12/27/2022 ✓	N	N			CL21879-0267 ✓	
WTR ANALYSES						01/26/2023 ✓	12/27/2022	\$0.00
01/06/2023				N				\$985.64 ✓
155	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN ✓	12/27/2022 ✓	N	N			CL21880-0267 ✓	
WTR ANALYSES						01/26/2023 ✓	12/27/2022	\$0.00
01/06/2023				N				\$43.00 ✓
156	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN ✓	12/27/2022 ✓	N	N			CL21881-0267 ✓	
WTR ANALYSES						01/26/2023 ✓	12/27/2022	\$0.00
01/06/2023				N				\$36.00 ✓
157	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN ✓	12/27/2022 ✓	N	N			CL21882-0267 ✓	
WTR ANALYSES						01/26/2023 ✓	12/27/2022	\$0.00
01/06/2023				N				\$75.00 ✓
158	TRI-CO DISPOSAL INC / TRI-CO DISPOSAL, INC ✓	12/27/2022 ✓	N	N			1207-122722A ✓	
COMM TRSH						01/26/2023 ✓	12/27/2022	\$0.00
01/06/2023				N				\$58,670.22 ✓
159	TRI-CO DISPOSAL INC / TRI-CO DISPOSAL, INC ✓	12/27/2022 ✓	N	N			1207-122722.B ✓	
RES TRSH						01/26/2023 ✓	12/27/2022	\$0.00
01/06/2023				N				\$185,167.06 ✓
160	TRI-CO DISPOSAL INC / TRI-CO DISPOSAL, INC ✓	12/27/2022 ✓	N	N			1207-122722.C ✓	
RCSD SHR COMM						01/26/2023 ✓	12/27/2022	\$0.00
01/06/2023				N				(\$7,627.13) ✓
161	TRI-CO DISPOSAL INC / TRI-CO DISPOSAL, INC ✓	12/27/2022 ✓	N	N			1207-122722.D ✓	
RCSD SHR RES						01/26/2023 ✓	12/27/2022	\$0.00
01/06/2023				N				(\$5,431.69) ✓

522,778.46



# AP Enter Bills Edit Report

Rubidoux Community Services District (RCSACT)  
Batch: AAAASI

12/29/2022 12:17:55 PM

Page 11

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Due Date	Discount Date	Invoice #
PO Number		Immediate GL Account			Check #		Payment Date	Discount
GL Date					Credit Card	CC Reference #		Total Invoice
162	TRI-CO DISPOSAL INC / TRI-CO DISPOSAL, INC ✓							1207-122722.E ✓
BILLING FEE		12/27/2022 ✓	N	N		01/26/2023 ✓	12/27/2022	\$0.00
01/06/2023				N				(\$3,000.00) ✓
163	CHASE CARD SERVICES / CHASE CARD SERVICES ✓							22D77049795.A ✓
LUNCH/RCS		12/17/2022 ✓	N	N		01/11/2023 ✓	12/17/2022	\$0.00
01/06/2023				N				\$756.98 ✓
164	CHASE CARD SERVICES / CHASE CARD SERVICES ✓							22D77049795.B ✓
COVID TEST		12/17/2022 ✓	N	N		01/11/2023 ✓	12/17/2022	\$0.00
01/06/2023				N				\$154.96 ✓
165	CHASE CARD SERVICES / CHASE CARD SERVICES ✓							22D77049795.C ✓
WEBACM		12/17/2022 ✓	N	N		01/11/2023 ✓	12/17/2022	\$0.00
01/06/2023				N				\$79.71 ✓
166	CHASE CARD SERVICES / CHASE CARD SERVICES ✓							22D77049795.D ✓
GASOLINE		12/17/2022 ✓	N	N		01/11/2023 ✓	12/17/2022	\$0.00
01/06/2023				N				\$68.45 ✓
167	CHASE CARD SERVICES / CHASE CARD SERVICES ✓							22D77049795.E ✓
RECRUITMENT		12/17/2022 ✓	N	N		01/11/2023 ✓	12/17/2022	\$0.00
01/06/2023				N				\$100.00 ✓
168	CHASE CARD SERVICES / CHASE CARD SERVICES ✓							22D77049795.F ✓
SUPPLIES		12/17/2022 ✓	N	N		01/11/2023 ✓	12/17/2022	\$0.00
01/06/2023				N				\$311.92 ✓
169	CHASE CARD SERVICES / CHASE CARD SERVICES ✓							22D77049795.G ✓
DIARY/LEE		12/17/2022 ✓	N	N		01/11/2023 ✓	12/17/2022	\$0.00
01/06/2023				N				\$1,320.32 ✓
170	EVERSOFT / EVERSOFT ✓							R2321569 ✓
SFTNR RNTL		01/01/2023 ✓	N	N		01/31/2023 ✓	01/01/2023	\$0.00
01/06/2023				N				\$807.44 ✓
171	LOCKWOOD, KENNETH / LOCKWOOD, KENNETH ✓							20221215 ✓
DOT PHYCL-LOCKWOOD		12/15/2022 ✓	N	N		01/14/2023 ✓	12/15/2022	\$0.00
01/06/2023				N				\$115.00 ✓
172	MALIER CONTRACTORS, INC / MALIER CONTRACTOR ✓							4607 ✓
CONCRETE REPAIR		12/12/2022 ✓	N	N		01/11/2023 ✓	12/12/2022	\$0.00
01/06/2023				N				\$1,500.00 ✓
173	MANRIQUE, BENNY / MANRIQUE, BENNY ✓							20221222 ✓
BACKFLOW CERT		12/22/2022 ✓	N	N		01/21/2023 ✓	12/22/2022	\$0.00
01/06/2023				N				\$171.00 ✓
174	RELIABLE / RELIABLE WORKPLACE SOLUTIONS ✓							221224-0004 ✓
COPIER USG		12/24/2022 ✓	N	N		01/23/2023 ✓	12/24/2022	\$0.00
01/06/2023				N				\$684.70 ✓
175	RELIABLE / RELIABLE WORKPLACE SOLUTIONS ✓							221224-0005 ✓
COPIER USG		12/24/2022 ✓	N	N		01/23/2023 ✓	12/24/2022	\$0.00
01/06/2023				N				\$4.85 ✓
176	WEST COAST CONS / WEST COAST CONSTRUCTION ✓							3671315 ✓
SAFETY SHEETS		12/22/2022 ✓	N	N		01/21/2023 ✓	12/22/2022	\$0.00
01/06/2023				N				\$88.58 ✓
177	LILLESTRAND / LILLESTRAND LEADERSHIP CONSUL ✓							7756 ✓
CONSULTING-BECKWITH		12/15/2022 ✓	N	N		01/14/2023 ✓	12/15/2022	\$0.00
01/06/2023				N				\$238.75 ✓

42,792.34



# AP Enter Bills Edit Report

Rubidoux Community Services District (RCSACT)  
Batch: AAAASI

12/29/2022 12:17:55 PM

Page 12

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Check #	Due Date	Discount Date	Invoice #
PO Number		Immediate GL Account			Credit Card	CC Reference #		Payment Date	Discount
GL Date									Total Invoice
178	SWRCB ACCOUNTING OFFICE / SWRCB - ACCOUNTI	12/21/2022	N	N			01/20/2023	12/21/2022	LW-1039838
ANNL WTR SYS FEES									\$0.00
01/06/2023					N				\$36,289.93

Grand Totals

Total Direct Expense: \$559,701.26  
Total Direct Expense Adj: (\$16,058.82)  
Total Non-Electronic Transactions: \$543,642.44

## Report Summary

Report Selection Criteria  
Report Type: Condensed  
Transaction Number: Start End

① 416,058.32

16,058.82 Tr - Co  
2800

② 4543,642.44

543,912.44 xfer  
w/s  
276.00

276.00 Union

0.00

B. MURPHY B Murphy  
REVIEWED 12/29/22  
NO COMMENT



**6. ACKNOWLEDGEMENTS – THIS IS THE TIME FOR MEMBERS  
OF THE PUBLIC TO ADDRESS THE BOARD ON ANY NON-  
AGENDA MATTER.**



## 7. CORRESPONDENCE AND RELATED INFORMATION

- a) Article from California Water News Daily – State Water  
Project Initial Allocation





## STATE WATER PROJECT INITIAL ALLOCATIONS SET FOR JUST 5 PERCENT

👤 California Water News Daily 🕒 December 5, 2022

The Department of Water Resources (DWR) on Dec. 1 announced an initial State Water Project (SWP) allocation of 5 percent of requested supplies for 2023. The SWP provides water to 29 public water agencies that serve 27 million Californians.

As the state prepares for a fourth dry year and continued extreme drought conditions in California, DWR will also assess requests for additional water that may be necessary for health and safety including minimum domestic, sanitation, and fire suppression needs.

"This early in California's traditional wet season, water allocations are typically low due to uncertainty in hydrologic forecasting. But the degree to which hotter and drier conditions are reducing runoff into rivers, streams and reservoirs means we have to be prepared for all possible outcomes," said DWR Director Karla Nemeth.

Lake Oroville, the State Water Project's largest reservoir, ended Water Year 2022 about 400,000 acre-feet higher than the previous year, which was the lowest storage level on record. However, Oroville remains just 55 percent of average for this time of year.

DWR is conserving existing storage in Lake Oroville in the event dry conditions continue. The initial 5 percent allocation would be met by flows from winter storms entering the Delta as well as stored water in



San Luis Reservoir. If storage levels in Lake Oroville improve as the wet season progresses, DWR will consider increasing the allocation if warranted. DWR is also working closely with senior water rights holders on the Feather River downstream of Lake Oroville to monitor conditions and assess water supply availability should dry weather persist.

"We are in the dawn of a new era of State Water Project management as a changing climate disrupts the timing of California's hydrology, and hotter and drier conditions absorb more water into the atmosphere and ground. We all need to adapt and redouble our efforts to conserve this precious resource," said Nemeth.

California traditionally receives half its rain and snow by the end of January. Water managers will reassess conditions monthly throughout the winter and spring. Starting in February, the assessments will incorporate snowpack data and runoff forecasts. For the second year in a row, DWR is broadening the deployment of more sophisticated technologies, such as aerial snow surveys, that can collect snow measurements farther upslope of the Sierra Nevada. This will improve forecasts of spring runoff into reservoirs.

Water managers will be monitoring how the wet season develops and whether further actions may be necessary later in the winter. If dry conditions persist, DWR may also pursue submission of a Temporary Urgency Change Petition (TUCP) and re-installation of the West False River Emergency Drought Salinity Barrier in the Sacramento-San Joaquin Delta.

Each year, DWR provides the initial State Water Project allocation by December 1 based on available water storage, projected water supply, and water demands. Allocations are updated monthly as snowpack and runoff information is assessed, with a final allocation typically determined in May or June.

The lowest initial SWP allocation was zero percent on December 1, 2021, with limited water designated only for any unmet human health the safety needs. Last year's final allocation was 5 percent plus unmet health and safety needs. Four of the 29 State Water Contractors ultimately requested and received additional health and safety water supply.



8. MANAGER'S REPORT (Second Meeting each Month)

a) Operations Report

b) Emergency and Incident Report



9. CONSIDER PROFESSIONAL SERVICES AGREEMENT FOR ENGINEERING SERVICES ASSOCIATED WITH THE PURCHASE OF LAND FOR THE FUTURE GOLDEN WEST BOOSTER PUMP SITE FROM THE CITY OF JURUPA VALLEY: **DM 2023-01**



# Rubidoux Community Services District

## Board of Directors

Bernard Murphy, President  
John Skerbelis, Vice-President  
Armando Muniz  
F. Forest Trowbridge  
Hank Trueba Jr.

## General Manager

Brian R. Laddusaw



---

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

## DIRECTORS MEMORANDUM 2023-01

January 5, 2023

**To:** Rubidoux Community Services District  
Board of Directors

**Subject:** Consider Professional Services Agreement for Engineering Services Associated with the Purchase of Land for the Future Goldenwest Booster Pump Site from the City of Jurupa Valley

### **BACKGROUND:**

The Rubidoux Community Services District ("District") was successful in securing a grant in the amount of \$300,000 to procure three generators under the CalOES FY 20/21 Community Power Resiliency ("CPR") Program. Purchase orders for the generators have been issued with expected delivery dates in 2023. Additionally, the Board of Directors recently approved the District's 2022 Water Master Plan ("Water Master Plan"). Within the Water Master Plan, the refurbishment and expansion of the aged booster station on Golden West Avenue, commonly called the "Golden West Booster Station" is identified. Installation of a generator and expansion of the Golden West Booster Station is critical to the District's continued ability to reliably provide water service to the Hunter Pressure Zone and Skyline Pressure Zone.

There is inadequate space at the existing Golden West Booster Station to add a generator. In 2022, staff began negotiations with the City of Jurupa Valley to lease land within the public right-of-way owned by the City of Jurupa Valley ("City") between the roadways of Golden West Avenue and Limonite Avenue. The space sought for acquisition will be sufficient in size for the replacement pump station and generator. To install the generator as expeditiously as possible the District's original plan was to lease the land from the City of Jurupa Valley until purchase terms could be negotiated and finalized.

Webb and Associates ("Webb") is working with the District on the plans and contract documents and has provided the District a legal description and plat map to describe the lease area and the placement of the generators and future booster pumps at the new Golden West Booster Site. Webb and Associates is in process of developing Landscape Plans under a Professional Services Contract issued pursuant to DM 2022-91. Additionally, Webb and Associates prepared the 2022 Water Master Plan as well as the 2022 Wastewater Master Plan.



Recently the District asked for clarification from CalOES on whether the Generators under the grant need to be sited or just purchased. CalOES replied to the District the Generators only need to be purchased with the funds from the Grant but the funds must be expended by March 1, 2023. With this information in hand, it became less urgent to obtain the land via a lease agreement with the City; consequently, the District can now proceed to purchase rather than lease the land. Staff therefore made the decision to proceed with purchasing the land from the City of Jurupa Valley. Purchasing the land requires more due diligence and research than does leasing the land, therefore taking more time to accomplish. Part of the process of purchasing the land requires a Pro Forma Title Report and a Phase 1 Environmental Study.

As Webb has been working on this project and is familiar with it, Staff requested Webb aid the District by providing a Pro Forma Title Search and Phase 1 Environmental Study as well as Engineering Support Services necessary to purchase the property from the City. Staff received a proposal from Webb to prepare the Pro Forma Title Report, Phase 1 Environmental Study and Related Engineering Support Services for the purchase of land in the right-of-way between Golden West Avenue and Limonite Avenue. This proposal is in the amount of \$10,552. Staff believes it is prudent to have a contingency for this work in the amount of \$1,448, bringing the total to \$12,000. Line 76 of the Water Fund Budget in the approved 2022/23 Fiscal Year Budget includes \$100,000 of which approximately \$85,000 has not been encumbered for the CalOES Generator Project and is available for use. Staff proposes using \$12,000 of this appropriation for the preparation of a Pro Forma Title Report, Phase 1 Environmental Study, and Related Engineering Support Services for due diligence associated with the purchase of this land.

### **RECOMMENDATIONS:**

Staff recommends the Board of Directors consider authorizing the General Manager to:

1. Appropriate \$12,000 from Line 76 of the Water Fund Budget for preparation of the landscape plans.
2. Sign a Task Order in the amount of \$10,522 with Webb and Associates to prepare the Pro Forma Title Report, Phase 1 Environmental Study and associated Engineering Support Services.

Respectfully,



BRIAN R. LADDUSAW  
General Manager

Attach:

1. Webb and Associates Proposal Dated December 23, 2022
2. Preliminary Construction Drawings for Proposed Golden West Booster Station Site
3. Goldenwest Booster Station Site Legal Description and Plat
4. Water Master Plan Excerpt showing the Golden West Booster Station Upgrade Water Replacement Project





WO 2021-0166

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

**Palm Desert Office**  
74967 Sheryl Avenue  
Palm Desert, CA 92260  
951.686.1070

**Murrieta Office**  
41870 Kalmia Street #160  
Murrieta, CA 92562  
T: 951.686.1070

December 23, 2022

Sent Via Email to [TBeckwith@rcsd.org](mailto:TBeckwith@rcsd.org)

Mr. Ted Beckwith, P.E.  
Director of Engineering  
**RUBIDOUX COMMUNITY SERVICES DISTRICT**  
3590 Rubidoux Blvd.  
Jurupa Valley, CA 92509

RE: Proposal for Due Diligence Services related to Property Acquisition  
of the Proposed Goldenwest Booster Station site

Dear Mr. Beckwith:

Pursuant to the District's request, we are providing this proposal to provide Due Diligence Services related to the Property Acquisition proposed by RCSD from the City of Jurupa Valley which includes engineering support and, if necessary, a proforma title report and Phase 1 Environmental Assessment.

### **PROJECT UNDERSTANDING**

RCSD is seeking to acquire a site for relocating the Goldenwest Booster station. The site is within the public right-of-way controlled by the City of Jurupa Valley along Goldenwest Avenue. Based on our previous research, the right-of-way was originally conveyed to Riverside County and then transferred to the City of Jurupa Valley upon city formation in such a way that the right-of-way does not have to revert back to the original property owners. The City and RCSD have been in discussions to allow RCSD to acquire the site for the pump station. The initial phase of work on the pump station site will be to grade the site, install the proposed emergency generator and landscape the site. In the future, the existing pump station will be abandoned and a new pump station will be constructed on the site. Webb has already prepared a survey file, a base map and a legal description / plat map under a previous authorization. Webb has also already prepared the plans to install the proposed emergency generator and prepared a conceptual landscaping plan for the site.

This proposal includes a title report, a Phase 1 Environmental Assessment and Engineering Support for the acquisition.

RCSD may choose to eliminate one or more of the tasks as needed.



[www.webbassociates.com](http://www.webbassociates.com)



## **SCOPE OF WORK**

### **Task 1. Title Reports**

#### **Title Reports**

- Utilizing the legal description already prepared, WEBB's survey department will obtain Pro Forma Title report for the proposed site from a Title Company.

### **Task 2. Phase I Environmental Assessments**

WEBB's sub-consultant, Converse Consulting, will prepare a Phase 1 Environmental Assessment based on industry standards for these reports. These will include any recommendations for any additional Phase 2 work which may be warranted. A detailed and budget can be provided for any of the recommended Phase 2 work after the Phase 1 report is prepared.

### **Task 3. Engineering Support and Project Management**

This task provides for the effort provide engineering support as needed for the acquisition process and to manage the project including budget, schedule, staff, as well as regular internal meetings, and invoicing. Our budget includes two coordination meetings.

### **Deliverables**

- Proforma Title Report.
- Phase 1 Environmental Assessment.

### **Assumptions**

This scope of work assumes that:

1. the current legal description and plat map is acceptable for acquisition purposes
2. the City is willing to execute agreements for the acquisition

### **Additional Services**

Services which are not specifically identified herein as services to be performed by WEBB are considered Additional Services for the purposes of this Proposal. The District may request WEBB to perform services which are additional services. WEBB will perform such additional services upon execution of an amendment to the Original Agreement setting forth the scope, schedule and fee for such additional services. WEBB will also provide prior notice to the District, and obtain acceptance from same, before performing work outside the contract work scope and thereby contract budget amount.



## **PROJECT TEAM**

The WEBB primary project team members are as follows:

Project Manager:	Brad Sackett, PE
Land Surveyor:	Michael Johnson, PLS
Environmental:	Converse Consulting

## **PROJECT FEE/FEE SUMMARY**

WEBB is committed to providing the highest quality service to the District and to provide quality engineering services for this project. After preparing a detailed scope of work for this project, we have included all the necessary items required to successfully complete it and believe our team experience will generate an efficient processing of the project deliverables. Based upon the project's scope of work, a summary of our engineering services budget is as follows:

<b><u>TASK</u></b>	<b><u>TOTAL ESTIMATED SERVICES BUDGET</u></b>
I. Title Report .....	\$ 2,449
II. Phase 1 Environmental Assessment .....	\$ 3,445
III. Project Management and Engineering Support.....	\$ 4,658
<b>Total Fee For Services = .....</b>	<b><u>\$ 10,552</u></b>

Unforeseen additional work activities may arise as the project progresses. As such, the District may wish to allocate an additional 10-15 percent of the total services budget for allocation purposes only. A detailed man-hour breakdown of the services budget is included.

We appreciate the opportunity to be of continued service and look forward to hearing from you. If you have any questions or concerns, do not hesitate to contact me at 951-686-1070.

Sincerely,  
**ALBERT A. WEBB ASSOCIATES**



Bradley Sackett, P.E.  
Senior Engineer  
Attachments: Budget/Hours Estimate



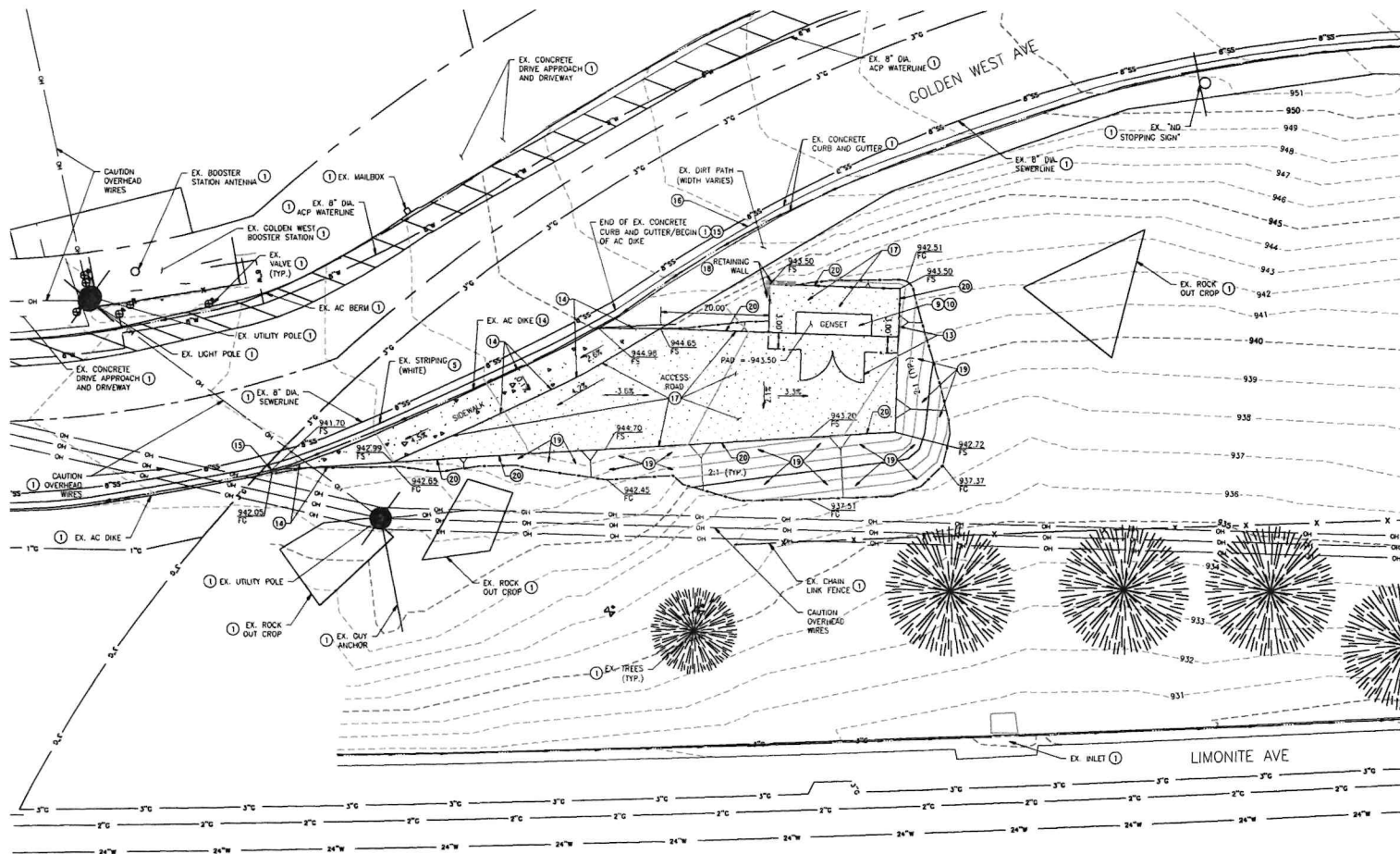


**Goldenwest Site Acquisition Due Diligence Support**  
**Rubidoux Community Services District**

Item	Description	Bradley Sackett Principal II	Michael Johnson Principal I	April Escoto Project Coordinator	Total Hours	Subtotal - Labor	Sub-consultant budget	Expenses	Total/task <sup>1</sup>
	<b>Billout Rate</b>	\$ 302	\$ 287	\$ 135					
	<b>Task 1 - Title Report</b>	1	1	1	3	\$ 724	\$ 1,725	\$ -	\$ 2,449
	1.1 Goldenwest Site	1	1	1	3	\$ 724	\$ 1,725	\$ -	\$ 2,449
	<b>Task 2 - Phase 1 Environmental Assessments</b>	2		2	4	\$ 874	\$ 2,571	\$ -	\$ 3,445
	2.1 Goldenwest Site	2		2	4	\$ 874	\$ 2,571	\$ -	\$ 3,445
	<b>Task 3 - Project Management</b>	14		3	17	\$ 4,633	\$ -	\$ 25	\$ 4,658
	5.1 Engineering Support	8			8	\$ 2,416	\$ -	\$ 25	\$ 2,441
	5.2 Coordination meetings (2)	4		2	6	\$ 1,478	\$ -	\$ -	\$ 1,478
	5.3 Project Management	2		1	3	\$ 739	\$ -	\$ -	\$ 739
	<b>Total</b>	17	1	6	24	\$ 6,231	\$ 4,296	\$ 25	\$ 10,552

1. Rounded to the nearest \$1.





# **PROPOSED STANDBY GENERATOR** 175 KW DIESEL, FUELED STANDBY GENERATOR SUPPLIED BY THE DISTRICT

## **GENERATOR LOCATION NOTES**

1. LOCATION OF STANDBY GENERATOR SHOWN HEREON IS APPROXIMATE.
2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH DISTRICT OPERATIONS STAFF AND PROJECT INSPECTOR TO CONFIRM LOCATION AND PLACEMENT IN FIELD.

## **CONSTRUCTION NOTES**

1. PROTECT IN PLACE EXISTING FACILITIES AND IMPROVEMENTS
2. RESTORE IN KIND
3. CHAIN LINK FENCE WITH SINGLE OR DOUBLE OPENING GATE PER DETAILS 5 AND 6 ON DWG. NO. C4
4. CONCRETE DRIVE APPROACH WITH AC DIKE PER COUNTY OF RIVERSIDE STANDARD NO. 206
5. RESTORE AC DIKES PER COUNTY OF RIVERSIDE STANDARD NO. 212 (SIZED TO MATCH EXISTING)
6. PROVIDE TRANSITION FROM AC DIKE TO EX. CONCRETE CURB AND GUTTER
7. 4\"/>
8. TYPE 2 RETAINING WALL PER DETAIL 1 ON DWG. NO. C3 AND COUNTY OF RIVERSIDE BUILDING DEPARTMENT STANDARD
9. HYDROSEED AND PLANT SLOPE TO PROVIDE EROSION CONTROL. USE TEMPORARY WATER SOURCE TO IRRIGATE UNTIL ESTABLISHED
10. REDWOOD HEADER PER DETAIL 2 ON DWG. NO. C3

## **INTERIM EROSION CONTROL NOTES**

1. ALL GRADING OPERATIONS WILL BE RESTRICTED TO WEEKDAY HOURS BETWEEN 7:00 A.M. AND 5:00 P.M.
2. SANDBAGS, CHECK DAMS SHOULD BE PLACED IMMEDIATELY FOLLOWING ROUGH GRADING.
3. SANDBAGS AND/OR HAY BALES SHALL BE PLACED ACROSS ALL DRAINAGE AREAS CREATED DURING GRADING TO SLOW RUN-OFF WATER AND MINIMIZE EROSION. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF THE EROSION CONTROL MEASURES AS REQUIRED AND ALSO TO PROVIDE ANY ADDITIONAL CONTROL MEASURES (I.E. SANDBAGGING, OVERSEEDING, RETENTION BASINS, ETC.) DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND/OR THE INTRODUCTION OF DIRT, MUD OR DEBRIS ONTO EXISTING PUBLIC STREETS AND OR ONTO ADJACENT PROPERTIES DURING ANY PHASE OF CONSTRUCTION OPERATIONS.

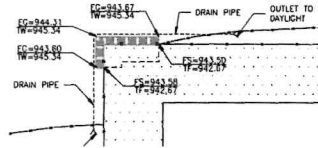
## **GOLDEN WEST BOOSTER STATION SITE PLAN**

SCALE: 1\"/>

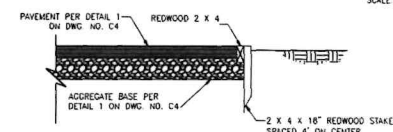
## **APPROXIMATE EARTHWORK QUANTITY ESTIMATE**

CUT - 0.78 CU. YD.  
FILL - 163.62 CU. YD.  
NET - 162.83 CU. YD. (FILL)

THE APPROXIMATE QUANTITIES DO NOT REFLECT ANY SHRINKAGE, SWELL, SUBSIDENCE, OVER EXCAVATION OR REMOVALS OF UNSUITABLE SOILS/ROCK OR ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT AND ARE FOR REFERENCE AND FEE OR BID PURPOSES ONLY. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES. IF IT APPEARS THERE WILL BE AN EXCESS OR SHORTAGE OF MATERIAL, THE CONTRACTOR MAY NOTIFY THE ENGINEER TO DETERMINE IF POSSIBLE GRADE ADJUSTMENTS CAN BE MADE TO ALLEVIATE SAID MATERIAL EXCESS OR SHORTAGE.



**RETAINING WALL DETAIL 1**  
SCALE: 1\"/>



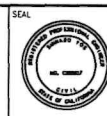
NOTE: ON CURVES USE 4 LAYERED REDWOOD BENDER BOARDS

**REDWOOD HEADER 2**  
NOT TO SCALE



**\* NOTE TO CONTRACTOR**  
THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION

DATE	BY	MARK	REVISIONS	APPR. DATE
DESIGNED BY: S.C.	ENGINEER		DRAWN BY: S.C.	CHECKED BY: S.Y.



PREPARED UNDER THE SUPERVISION OF:  
SINHARO YOS  
R.C.E. NO. C68807



ENGINEERING CONSULTANTS  
3768 McCRAV STREET  
RIVERSIDE, CA. 92506  
PH. (951) 686-1070

SCALE: AS NOTED BENCHMARK: AS NOTED

RUBIDOUX COMMUNITY SERVICES DISTRICT  
JURUPA VALLEY, CALIFORNIA

EMERGENCY STANDBY GENERATORS  
**GOLDEN WEST DIESEL  
FUELED ENGINE GENSET**

FOR: RCSD W.D. 21-0188

SHEET  
**4**  
OF 20 SHEETS  
DWG. NO.  
C3

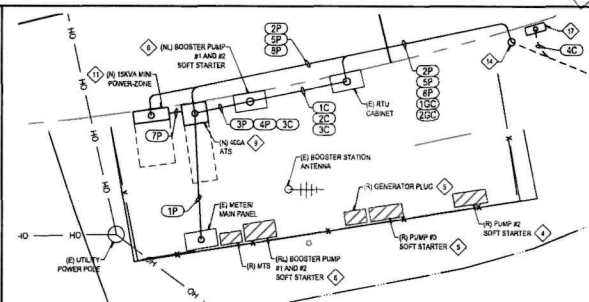
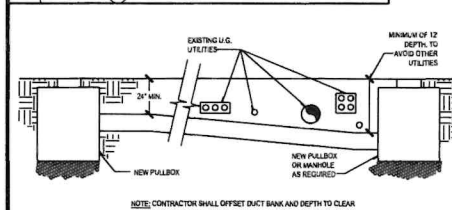
FOR REVIEW ONLY - PROGRESS SET - NOT APPROVED FOR CONSTRUCTION



- ### GENERAL NOTES
- COORDINATE TRENCH ROUTING AND EQUIPMENT LOCATIONS WITH EXISTING CONDITIONS AND NEW WORK.
  - CONTRACTOR SHALL UTILIZE GPR GROUND PENETRATING RADAR TO SURVEY AND TRACE ALL EXISTING UNDERGROUND UTILITY LINES IN AREAS WHERE NEW TRENCHING IS PLANNED. CONTRACTOR TO SUBMIT GPR REPORT TO PROJECT MANAGER FOR REVIEW PRIOR TO TRENCHING.
  - ALL SITE UNDERGROUND CONDUIT TO BE 1" MIN UNLESS OTHERWISE NOTED.
  - CONTRACTOR TO PROVIDE CONDUCTOR LABELS AND SCHEDULE. COORDINATE WITH DISTRICT FOR ALL LABELING STANDARDS.
  - SIGNAL TERMINATIONS AND PROGRAMMING SHALL BE PROVIDED BY OTHERS.

### ELECTRICAL KEYNOTES

SYMBOL	DESCRIPTION
1	PROVIDE NEW 30KW DIESEL GENERATOR (GENERATOR 1) IN WEATHERPROOF ENCLOSURE. MOUNTED ON NEW CONCRETE PAD. REFER TO DETAIL: 1/ES, 1/ES
2	PROVIDE NEW CHAIN LINK FENCE AROUND GENSET. REFER TO DETAIL: 2/ES
3	PROVIDE NEW GROUNDING ROD AND WELL. REFER TO DETAIL: 3/ES
4	REPLACE EXISTING PUMP SOFT STARTER #2 WITH JUNCTION BOX AND RECONNECT THROUGHPUT CONNECTOR.
5	DEMOLISH EXISTING PUMP SOFT STARTER #3 AND GENERATOR PLUG. REMOVE ALL RELATED EXISTING CABLES AND CONDUITS.
6	RELOCATE EXISTING PUMP SOFT STARTER #1 AND #2 TO OPPOSITE BLOCK WALL. PROVIDE MATCHING CONDUITS AND CONDUITING. RECONNECT AS NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM. REFER TO MOUNTING DETAIL: 6/ES
7	PROVIDE NEW 11"X17" UNDERGROUND POWER PULL BOX. REFER TO DETAIL: 7/ES
8	PROVIDE NEW 2"X4 UNDERGROUND POWER PULL BOX. REFER TO DETAIL: 8/ES
9	PROVIDE NEW 400A 3P NEMA 3R ATS MOUNTED ON CMU WALL. REFER TO DETAIL: 9/ES
10	PROVIDE NEW 2"X4 UNDERGROUND SIGNAL PULL BOX. REFER TO DETAIL: 10/ES
11	PROVIDE NEW 150VA MIN POWER-ZONE MOUNTED ON CMU WALL. REFER TO DETAIL: 11/ES
12	PROVIDE NEW POLE AND POLE TOP LIGHT FIXTURE, MOUNTED ON CONCRETE FOOTING. REFER TO DETAIL: 12/ES
13	INTERCEPT EXISTING OVERHEAD UTILITY FEEDERS AND EXTEND NEW FEEDERS TO NEW ATS. REFER TO SINGLE LINE DIAGRAM FOR MORE INFORMATION. PROVIDE 4" RISER DOWN EXISTING POWER POLE AND TRANSITION UNDERGROUND. REFER TO DETAIL: 13/ES
14	PROVIDE NEW CONDUIT RISER UP EXISTING CMU WALL. REFER TO DETAIL: 14/ES
15	PROVIDE NEW UNDERGROUND CONDUIT TRENCH. REFER TO DETAILS: 15/ES, 15/ES
16	PROVIDE NEW 11"X17" UNDERGROUND SIGNAL PULL BOX. REFER TO DETAIL: 16/ES
17	PROVIDE NEW NEMA 3R SIGNAL PULL BOX MOUNTED ON UNBUILT, WITH LOCKABLE DOOR. REFER TO DETAIL: 17/ES



**DUCT BANK ELEVATION DETAIL 3**

**ENLARGED ELECTRICAL SITE PLAN 2**

	<b>* NOTE TO CONTRACTOR</b> THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION					PREPARED UNDER THE SUPERVISION OF: LEONARD P. MAYA DATE _____ R.C.E. NO. E19480		DESIGN WEST ENGINEERING MECHANICAL • ELECTRICAL • ENERGY CONSULTANTS 202 S. Fremont Ave. San Bernardino, CA 92408 Phone: (951) 251-2582 Fax: (951) 251-2582 Email: info@designwesteng.com	RUBIDOUX COMMUNITY SERVICES DISTRICT JURUPA VALLEY, CALIFORNIA <b>EMERGENCY STANDBY GENERATORS</b> <b>ELECTRICAL SITE PLAN - GOLDEN WEST BOOSTER</b> FOR: RCSD W.O. 21-0188	<b>SHEET 12</b> OF 20 SHEETS DWG. NO. E7
	SCALE: AS NOTED BENCHMARK: AS NOTED									
	DESIGNED BY: S.C. DRAWN BY: S.C. CHECKED BY: S.V.									
	DATE BY MARK ENGINEER REVISIONS APPR. DATE									

FOR REVIEW ONLY - PROGRESS SET - NOT APPROVED FOR CONSTRUCTION



**EXHIBIT "A"**  
**PUMP STATION**  
**LEGAL DESCRIPTION**

THAT PORTION OF PARCEL 44 AS SHOWN BY MAP ON FILE IN BOOK 25 , PAGES 66 AND 67 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 20, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST NORTHERLY CORNER OF SAID PARCEL 44, SAID POINT BEING ON THE CENTERLINE OF GOLDEN WEST AVENUE (60.00 FEET FULL-WIDTH) AS SHOWN ON SAID RECORD OF SURVEY, AND THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET, THE RADIAL LINE TO SAID POINT BEARS NORTH 26°57'39" WEST;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°40'00", AN ARC DISTANCE OF 40.14 FEET TO A POINT THEREON, THE RADIAL LINE TO SAID POINT BEARS NORTH 34°37'39" WEST;

**THENCE** LEAVING SAID CENTERLINE AND ALONG SAID RADIAL LINE, SOUTH 34°37'39" EAST, A DISTANCE 27.35 FEET FOR THE **TRUE POINT OF BEGINNING**, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 275.00 FEET, THE RADIAL LINE TO SAID POINT BEARS NORTH 36°43'08" WEST;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°21'13", AN ARC DISTANCE OF 169.68 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 433.00 FEET, THE RADIAL LINE TO SAID POINT BEARS NORTH 72°04'21" WEST;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°55'07", AN ARC DISTANCE OF 67.40 FEET;

**THENCE** SOUTH 39°08'54" EAST, A DISTANCE OF 5.97 FEET;

**THENCE** NORTH 50°51'06" EAST, A DISTANCE OF 214.78 FEET;




**EXHIBIT "A"**  
**PUMP STATION**  
**LEGAL DESCRIPTION**

**THENCE NORTH 35°16'53" WEST, A DISTANCE OF 82.17 FEET TO THE TRUE POINT OF BEGINNING.**

CONTAINING 0.28 ACRES (12,142 SQUARE FEET), MORE OR LESS.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.  
PREPARED UNDER MY SUPERVISION

  
\_\_\_\_\_  
Michael E. Johnson, L.S. 7673

08/22/22  
\_\_\_\_\_  
Date

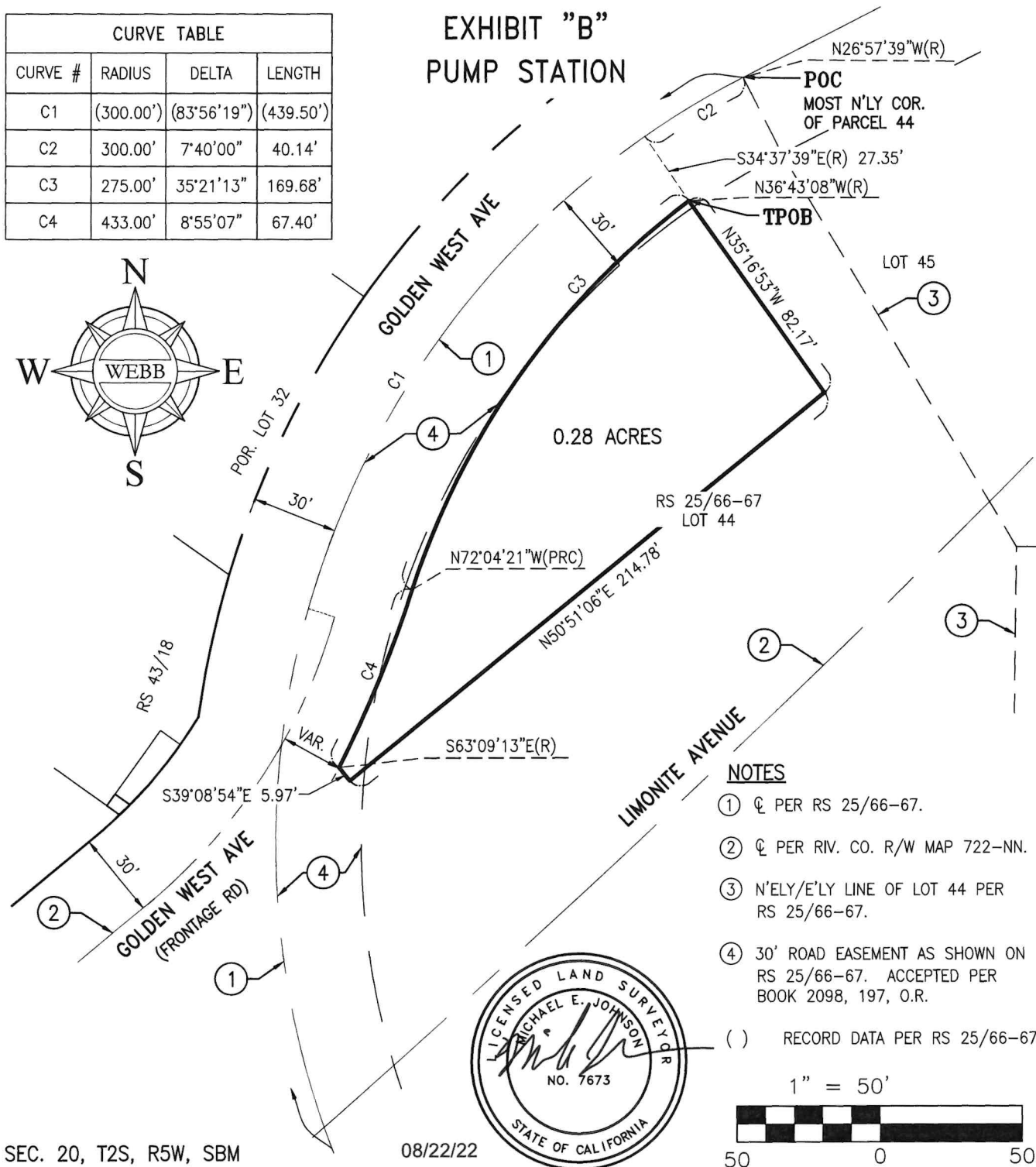
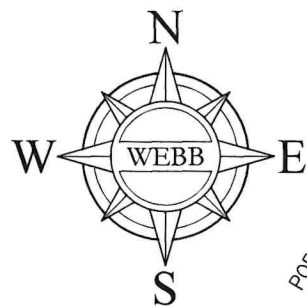
Prepared By: JCR  
Checked By: MEJ





CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	(300.00')	(83°56'19")	(439.50')
C2	300.00'	7°40'00"	40.14'
C3	275.00'	35°21'13"	169.68'
C4	433.00'	8°55'07"	67.40'

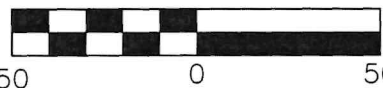
## EXHIBIT "B" PUMP STATION



### NOTES

- ①  $\varnothing$  PER RS 25/66-67.
- ②  $\varnothing$  PER RIV. CO. R/W MAP 722-NN.
- ③ N'E/LY/E'L'Y LINE OF LOT 44 PER RS 25/66-67.
- ④ 30' ROAD EASEMENT AS SHOWN ON RS 25/66-67. ACCEPTED PER BOOK 2098, 197, O.R.
- ( ) RECORD DATA PER RS 25/66-67.

1" = 50'



SEC. 20, T2S, R5W, SBM

08/22/22

**ALBERT A.**  
**WEBB**  
**ASSOCIATES**

COUNTY OF RIVERSIDE

H:\2021\21-0166\Drawings\Mapping\Legals & Plats\21-0166\_Pump Station\_PLAT.dwg 8/19/2022 9:03 AM

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.  
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 1

W.O.  
21-0166

SCALE: 1"=50'

DRWN BY JCR  
CHKD BY MEJ

DATE 08/15/22  
DATE 08/22/22

SUBJECT: PUMP STATION



## Parcel Map Check Report

Client:

Prepared by:

JCR

AA WEBB

Date: 8/17/2022 6:02:37 PM

Parcel Name: Site 1 - Boundary : 1

Description: **21-0166 PUMP STATION**

Process segment order counterclockwise: True

Enable mapcheck across chord: False

North: 2,304,823.9637'

East: 6,203,887.7207'

Segment# 1: Curve

Length: 169.68'

Radius: 275.00'

Delta: 35°21'13"

Tangent: 87.64'

Chord: 167.01'

Course: S35°36'16"W

Course In: S36°43'08"E

Course Out: N72°04'21"W

RP North: 2,304,603.5296'

East: 6,204,052.1403'

End North: 2,304,688.1783'

East: 6,203,790.4925'

Segment# 2: Curve

Length: 67.40'

Radius: 433.00'

Delta: 8°55'07"

Tangent: 33.77'

Chord: 67.33'

Course: S22°23'13"W

Course In: N72°04'21"W

Course Out: S63°09'13"E

RP North: 2,304,821.4614'

East: 6,203,378.5160'

End North: 2,304,625.9186'

East: 6,203,764.8475'

Segment# 3: Line

Course: S39°08'54"E

Length: 5.97'

North: 2,304,621.2888'

East: 6,203,768.6165'

Segment# 4: Line

Course: N50°51'06"E

Length: 214.78'

North: 2,304,756.8859'

East: 6,203,935.1814'

Segment# 5: Line

Course: N35°16'53"W

Length: 82.17'

North: 2,304,823.9634'

East: 6,203,887.7207'

Perimeter: 540.01'

Area: 12,141.84Sq.Ft.

Error Closure: 0.0004

Course: S10°03'12"W

Error North : -0.00038

East: -0.00007

Precision 1: 1,350,000.00



# Project Title: **Goldenwest Booster Station**

## Facility Type

Booster Station

## Impacted Zone(s)

1268 PZ

## Improvement Phase

Near-Term

## **2021 Cost Estimate**

\$2,650,000

## **Project Location:**

1,200 ft NE of Goldenwest Ave and Avenue Juan Bautista intersection

## **Purpose:**

Pump 800 gpm to the Hunter Zone

## **Project Type:**

Replacement of Existing Facilities

## **Required When:**

Near-Term to address existing deficiencies in pump station

## Project Description:

This project will replace the existing Goldenwest BPS to provide 800 gpm (firm capacity) of water from Atkinson Zone (1066) to the Hunter Zone (1238) to help meet ultimate demands.

## Project Details

- Total flow rate of 1,600 gpm
- 1 operating pump and 1 standby
- 60 HP per pump

## Project Map





10. ACCEPTANCE FOR RECORDATION OF EASEMENTS FOR AGUA MANSA  
COMMERCE PARK: **DM 2023-02**



# Rubidoux Community Services District

## Board of Directors

Bernard Murphy, President  
John Skerbelis, Vice-President  
Armando Muniz  
F. Forest Trowbridge  
Hank Trueba Jr.



## General Manager

Brian R. Laddusaw

---

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

## DIRECTORS MEMORANDUM 2023-02

January 5, 2023

**To:** Rubidoux Community Services District  
Board of Directors

**Subject:** Acceptance for Recordation of Easements for Agua Mansa Commerce Park

### **BACKGROUND:**

Some time ago, the Rubidoux Community Services District ("District") annexed into its boundary an area of land near El Rivino Rd. and the Riverside Cement Company, a development called Aqua Mansa Commerce Park, under Parcel Map 37528. The development consisted of several large industrial warehouse buildings, associated streets, parking lots and utilities. The Agua Mansa Commerce Park Phase I, II and III, LLC ("Developer") designed and subsequently built, under District inspection and oversight utilizing Krieger and Stewart Engineers, both new sewer and water pipelines which will soon be dedicated to the District via a Grant Deed and Bill of Sale. Additionally, there are several easements necessary for the District to access waste discharge monitoring manholes, blow off devices and fire hydrants that are on Developer owned property.

Furthermore, the sewer and water pipelines serving this Development cross property owned by CalPortland Company. An additional easement from CalPortland in favor of the District is required for the District to have future access to the pipelines for operations and maintenance. This is a singular access easement for both sewer and water pipelines.

The District has worked with the Developer's engineer with the aid of Krieger and Stewart to identify and create these necessary access easements in favor of the District from both the Developer and CalPortland. The easements, which consist of both Metes and Bounds Legal Descriptions and Plat Maps, conform to the requirements of the District and are attached to this board letter for consideration. Krieger and Stewart provided a letter indicating these easements are correct and meet the requirements of the District in regard to easements.

Finally, The District needs to Sign a Certificate of Acceptance and record the Easements with the County. A copy of the Certificate of Acceptance for easements granted to the District from each entity is attached to this board letter.



The District has not established a set precedent when it comes to accepting and recording easements. Staff consulted with District Counsel John Harper in regard to the acceptance of easements and was advised easements can be accepted by Board Action on an agenda item without the necessity of a separate Resolution. Therefore, no Resolution has been prepared.

**RECOMMENDATION:**

Staff recommends the Board of Directors consider authorizing the General Manager to:

1. Accept the Easements for the District's Use.
2. Have the Board President sign the Certificate of Acceptance of the Easements and authorize the General Manager to sign attesting to the Certificate of Acceptance.
3. Authorize District Staff to record the Easements with the County of Riverside Recorder's Office.

Respectfully,



BRIAN R. LADDUSAW  
General Manager

Attach:

1. Krieger and Stewart Recommendation Letter
2. Easements
3. Certificates of Acceptance
4. Approved Plans with Easement Locations Identified





December 27, 2022

587-10.68.3

587-10.71.3

Ted Beckwith  
Rubidoux Community Services District  
3590 Rubidoux Boulevard  
Jurupa Valley, CA 92509

Via Email to tbeckwith@rcsd.org

Subject: Agua Mansa Commerce Park, Parcel Map No. 37528  
Water and Sewer Pipeline Easements

Dear Mr. Beckwith:


Attached are scanned copies of the easement documents reviewed by Krieger & Stewart for acceptance by the District for water and sewer pipelines and appurtenances in parcels owned by CT Investors for Agua Mansa Commerce Park. Based on our review, we recommend that the District accept the easements.


Also attached for clarification is a copy of Phase II water improvement plans highlighted and marked to show the water and sewer easements to the District from CT Investors. The areas in yellow are the lettered lots dedicated in the Parcel Map for streets and public utility purposes. The red, green, and blue areas are easements dedicated for water facilities outside of the lettered lots. The magenta areas (three total) are easements dedicated for sewer facilities outside of the lettered lots. The gray area on Sheet 7 is the existing UPRR right-of-way and UPRR easement covered by the agreement between UPRR and the District; however, this is shown for reference only and not included within the attached easement documents.

Please note that District facilities in the Cal Portland owned property (westerly of these improvements) are not included in the attached as they are part of a separate Grant of Easement packet pending submittal by the developer.

Sincerely,

KRIEGER & STEWART, INCORPORATED

  
Jaclyn B. Makarzec

  
Jim R. Beale

JBm/blt  
587-10P68P3-TB-EasementLtr1

Attachments: AMCP PM 37528 Water and Sewer Easements Reviewed by K&S  
AMCP PM 37528 Plans showing Water and Sewer Easements

cc: Yvonne Reyes, RCSD (via Email)



Recording Requested by:  
RUBIDOUX COMMUNITY SERVICES DISTRICT

When Recorded Mail to:

RUBIDOUX COMMUNITY SERVICES DISTRICT  
P. O. BOX 3098  
RIVERSIDE, CA 92519

Exempt from recording fee pursuant to Government Code Section 6103

---

**RUBIDOUX COMMUNITY SERVICES DISTRICT  
GRANT OF EASEMENT**

Agua Mansa Commerce Phase III, LLC  
c/o PGIM Real Estate  
101 California Street, 40<sup>th</sup> Floor  
San Francisco, CA 94114  
Attn: PRISA II Asset Manager

APN 175-170-046, 175-200-008  
175-200-009

**AGUA MANSA COMMERCE PHASE III, LLC**, a Delaware limited liability company, owner of record of the herein described parcel of land,, hereinafter called **GRANTOR**, do/does hereby grant and convey to **RUBIDOUX COMMUNITY SERVICES DISTRICT**, its heirs, successors, and assigns, hereinafter called **GRANTEE**, a permanent easement and right-of-way to construct, reconstruct, alter, replace, use, operate, inspect, maintain, repair, and remove sanitary sewer pipelines and appurtenances together with any easement roads and electrical and communication conduits and appurtenances, together with the right of ingress and egress, across, along, over, upon, under, through, throughout the entire easement and right-of-way in connection with the exercise of any of the foregoing rights and within that certain real property in the County of Riverside, State of California, described as follows:

SEE ATTACHED EXHIBIT "A" & "B"

**GRANTOR** and his successors and assigns, shall not increase or decrease, or permit to be increased or decreased, the now existing ground elevations of said easement and right-of-way without the prior written consent of **GRANTEE**.

**GRANTEE** covenants to maintain the perpetual easement and right-of-way in good repair so that no unreasonable damage will result to the adjacent land of the **GRANTOR**, its heirs, successors, and assigns, from its use. **GRANTEE** shall have the right to construct and utilize an access road within said easement, and to use gates in all fences which now cross said easement; and reserves the right to clear all brush, plants, shrubs, trees, trash, and other obstructions from the perpetual easement and right-of-way. No additional fences or gates can be constructed across said easement unless approved in writing by **GRANTEE**. **GRANTEE** shall also have the right to mark the location of this easement in a manner



which will not interfere with Grantor's reasonable and lawful use of said easement. GRANTOR, its heirs, successors, and assigns, covenants that GRANTOR will not erect, place, or maintain, or allow to be erected, placed, or maintained, within the boundaries of said permanent easement and right-of-way, any structure, without first securing permission of the GRANTEE, and that GRANTOR will not plant or maintain or permit to be planted or maintained, any plants, shrubs, or tree that may interfere with the full and complete use of the perpetual easement and right-of-way by the GRANTEE. GRANTOR agrees that GRANTEE, its heirs, successors, and assigns, and its agents or employees, may trim or remove any plants, shrubs, or trees that encroach on the permanent easement and right-of-way.

Any use hereinabove permitted to be made of the surface of said land by GRANTOR, its heirs, successors, and assigns, shall be exercised so as not to impair, endanger, or interfere with the present or prospective exercise of any of the rights herein granted.

It is further understood and agreed that no other easement or easements shall be granted across, along, over, under, through, or within this perpetual easement or right-of-way by GRANTOR, its heirs, successors, and assigns without the previous written consent of GRANTEE.

The terms and covenants of this perpetual easement and right-of-way shall bind and inure to the benefit of the heirs, successors, executors, administrators, and assigns of GRANTOR and the heirs, successors, and assigns of GRANTEE.



IN WITNESS WHEREOF, this instrument is executed on this, the 16<sup>th</sup> day of December, 2022.


**GRANTOR:**

**AGUA MANSA COMMERCE PHASE III,  
LLC, a Delaware limited liability company**

By: Agua Mansa Commerce Holdings, LLC,  
a Delaware limited liability company,  
its sole member

By: PR II Agua Mansa Commerce, LLC,  
a Delaware limited liability company,  
its Managing Member

By: PRISA II LHC, LLC,  
a Delaware limited liability company,  
its sole member

By:   
Name: PEDRO SANCHEZ  
Its: Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF \_\_\_\_\_ )  
 ) ss. See Enclosed Notary  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 2022 before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

\_\_\_\_\_. Notary  
Public

My Commission Expires:  
\_\_\_\_\_



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE § 1189

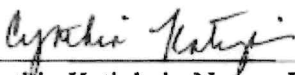
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA                    }  
  } ss.  
COUNTY OF SAN FRANCISCO        }

On December 16, 2022 before me, Cynthia Katigbak, Notary Public, personally appeared Pedro Sanchez, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Cynthia Katigbak, Notary Public

(seal)



Acknowledgment is attached to: RCSD water and sewer easements\_AMCP Phase 3 Sewer



**Exhibit A**



# EXHIBIT "A"

SHEET 1 OF 2

## SEWER EASEMENT

THOSE PORTIONS OF PARCEL 4 OF PARCEL MAP NO. 37528, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 254, PAGES 7 THROUGH 25, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### STRIP NO. 1: (15.00 FEET WIDE)

BEING A STRIP OF LAND, 15.00 FEET IN WIDTH, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT "O" OF SAID PARCEL MAP NO. 37528, SAID POINT BEING ON THE WESTERLY LINE OF SAID PARCEL 4 AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 45.00 FEET, A RADIAL TO WHICH BEARS SOUTH 11°20'38" EAST;

THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID NON-TANGENT CURVE AND WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 90°10'37", AN ARC LENGTH OF 70.82 FEET;

THENCE CONTINUING NORTHERLY ALONG SAID WESTERLY LINE, NORTH 11°10'01" WEST 2.03 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 78°49'59" EAST 7.00 FEET;

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END WESTERLY AT SAID WESTERLY LINE.

STRIP NO. 1 CONTAINING: 104 SQUARE FEET OR 0.002 ACRES MORE OR LESS.

### STRIP NO. 2: (15.00 FEET WIDE)

BEING A STRIP OF LAND, 15.00 FEET IN WIDTH, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL 4 DISTANT THEREON SOUTH 11°10'01" EAST 114.29 FEET FROM THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 11°10'01" WEST 281.10 FEET" ON SAID PARCEL MAP NO. 37528;

THENCE NORTH 78°46'20" EAST 11.74 FEET.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END EASTERLY AT SAID WESTERLY LINE.

STRIP NO. 2 CONTAINING: 176 SQUARE FEET OR 0.004 ACRES MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY, IF ANY.

### SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

*Naveen K. Gali*

11/02/22

NAVEEN K. GALI  
P.L.S. NO. 9123  
REG. EXP. SEPT. 30, 2024



Last Update: 11/02/22  
O:\3807\ESMTS\WATER - SS\_ONISTE\3807\_WATER-SS\_NEW.dwg

**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH (714) 521-4811 FAX (714) 521-4173



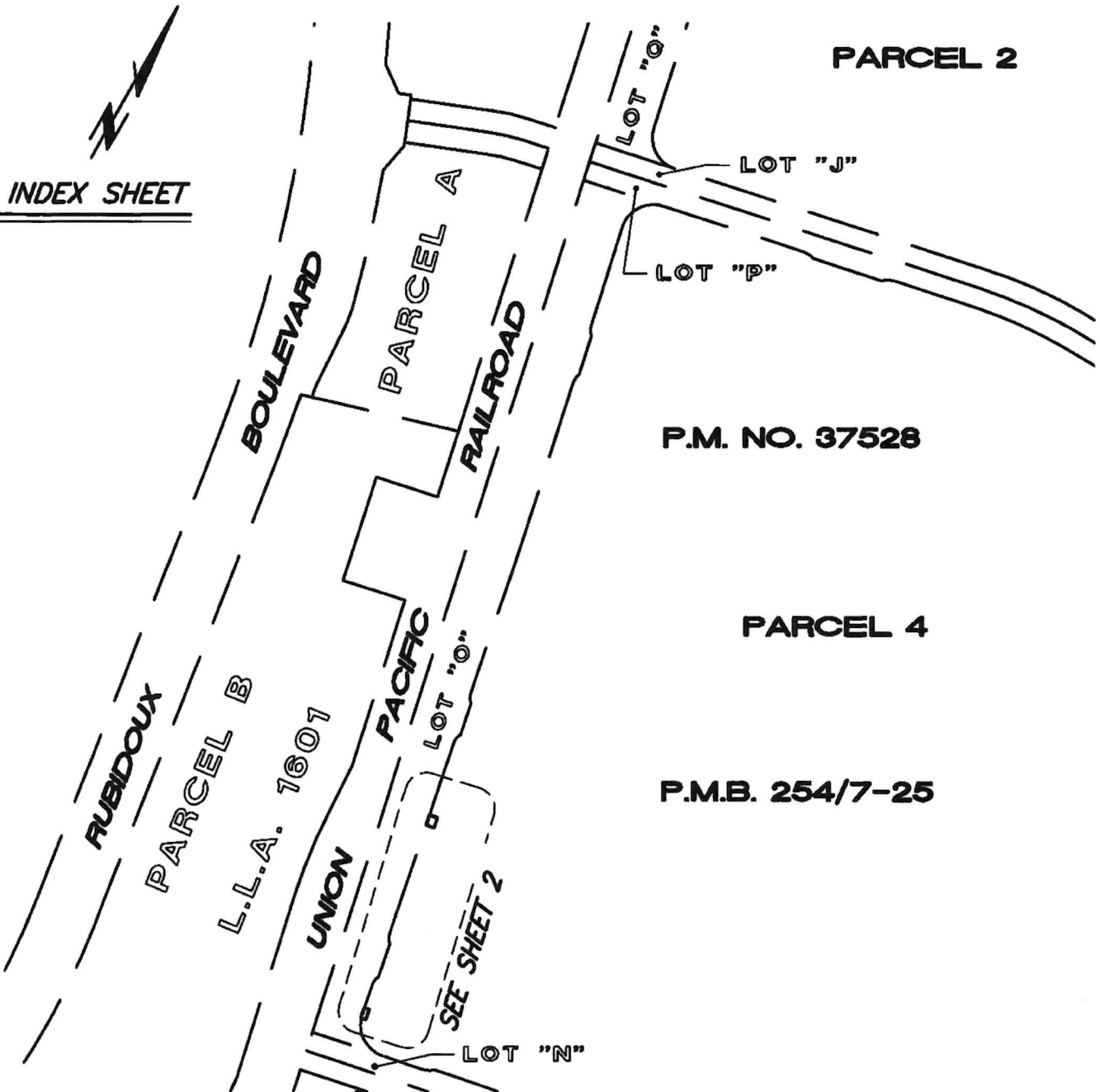
**Exhibit B**



SCALE: 1" = 200'

**EXHIBIT "B"**  
SEWER EASEMENT

SHEET 1 OF 2



**LEGEND:**

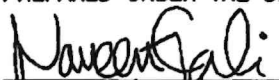
 INDICATES SEWER AND WATER EASEMENT

Last Update: 11/02/22  
O:\3807\ESMTS\WATER - SS\_ONISTE\3807\_WATER-SS\_NEW.dwg

**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH (714) 521-4811 FAX (714) 521-4173

**SURVEYOR:**

PREPARED UNDER THE DIRECTION OF:

  
NAVEEN K. GALI  
P.L.S. NO. 9123  
REG. EXP. SEPT. 30, 2024

11/02/22  
DATE



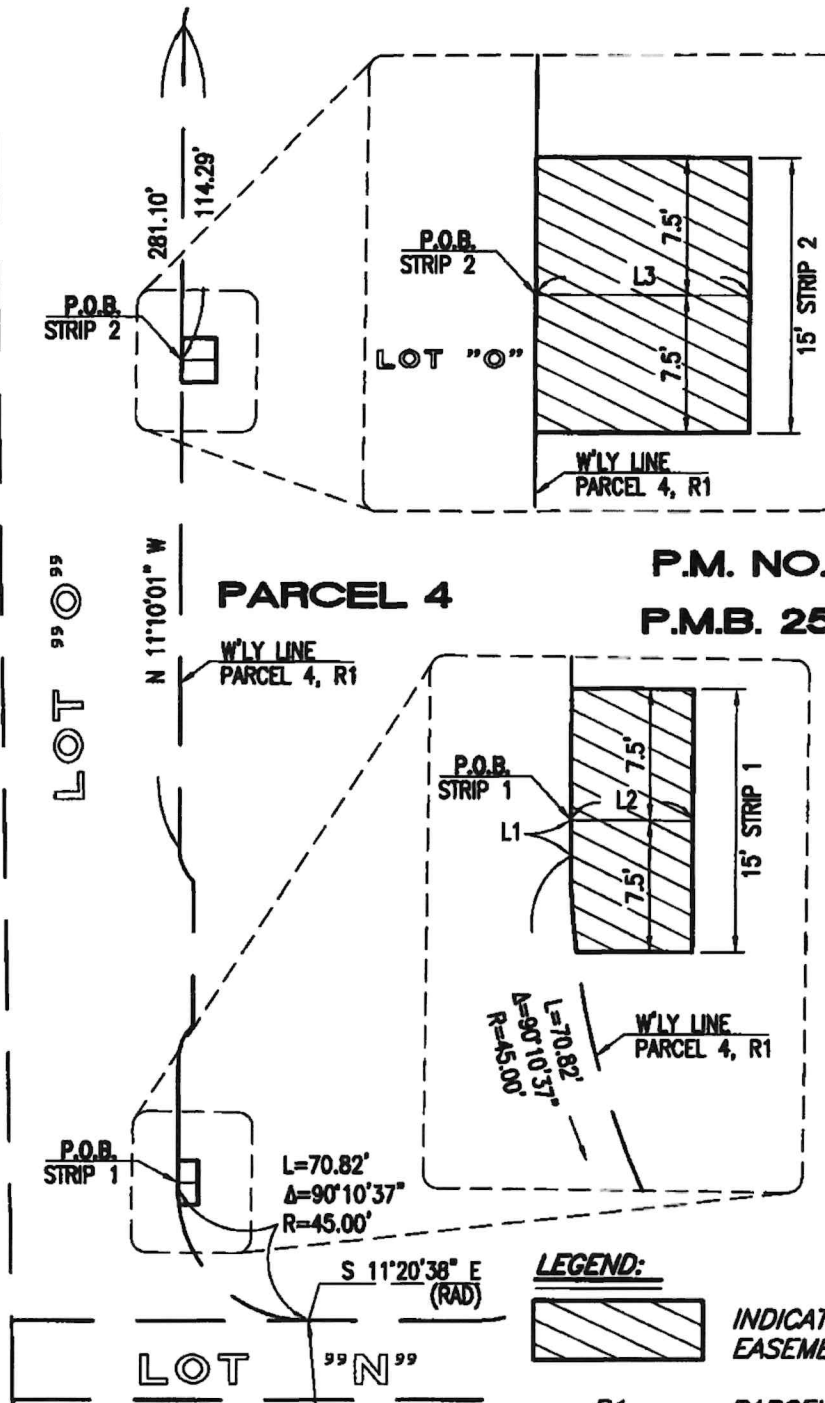


SCALE: 1" = 60'

# **EXHIBIT "B"** SEWER EASEMENT

SHEET 2 OF 2

UNION PACIFIC RAILROAD



P.M. NO. 37528

P.M.B. 254/7-25

## **LEGEND:**



INDICATES SEWER EASEMENT

R1

PARCEL MAP NO. 37528  
P.M.B. 254/7-25

P.O.B.

POINT OF BEGINNING

P.O.C.

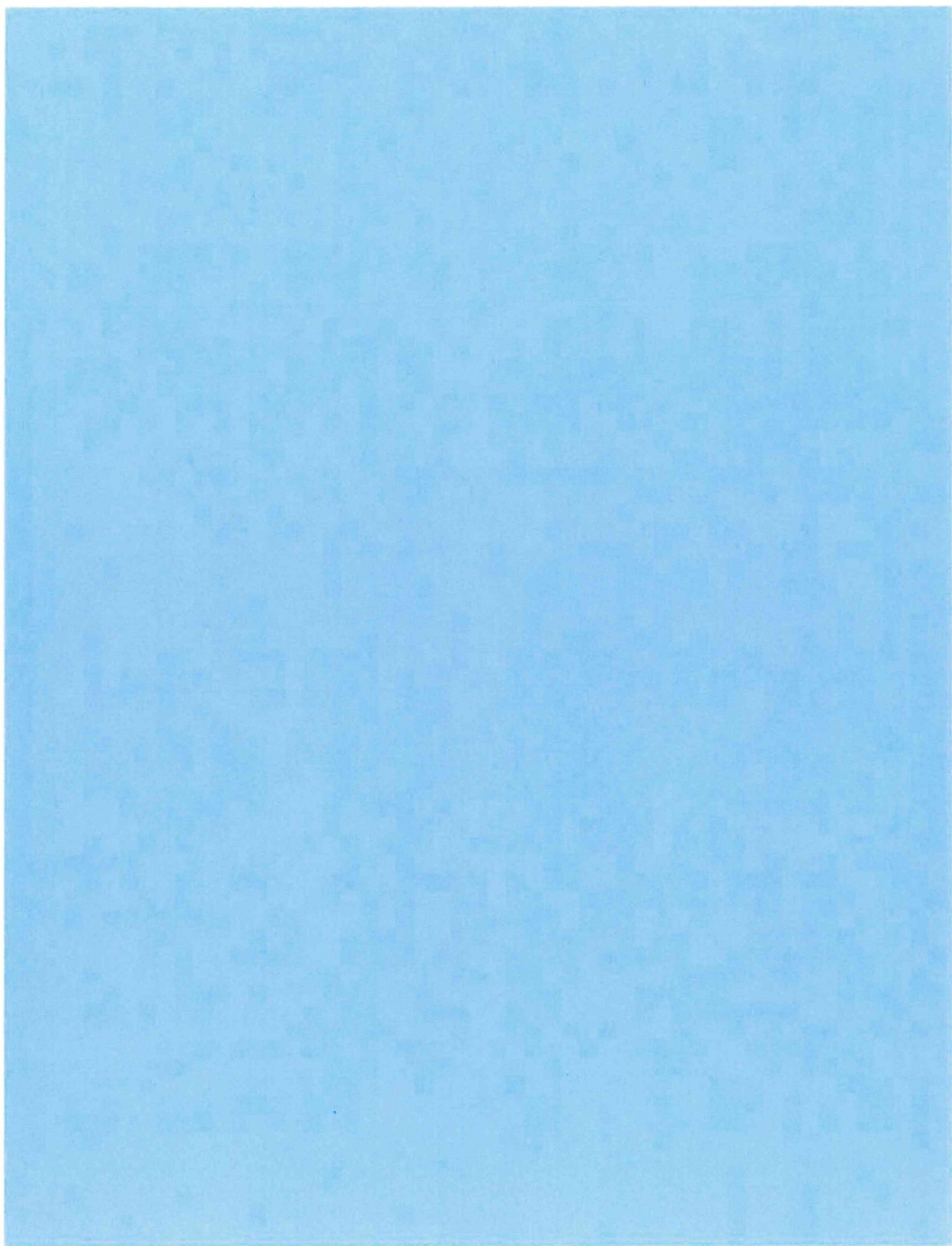
POINT OF COMMENCEMENT

STRIP NO. 1 CONTAINS: 104 SQ. FT.  
± 0.002 ACRES

STRIP NO. 2 CONTAINS: 176 SQ. FT.  
± 0.004 ACRES

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 11°10'01" W	2.03'
L2	N 78°49'59" E	7.00'
L3	N 78°46'20" E	11.74'







Recording Requested by:  
RUBIDOUX COMMUNITY SERVICES DISTRICT

When Recorded Mail to:

RUBIDOUX COMMUNITY SERVICES DISTRICT  
P. O. BOX 3098  
RIVERSIDE, CA 92519

Exempt from recording fee pursuant to Government Code Section 6103

---

**RUBIDOUX COMMUNITY SERVICES DISTRICT  
GRANT OF EASEMENT**

Agua Mansa Commerce Phase III, LLC  
c/o PGIM Real Estate  
101 California Street, 40<sup>th</sup> Floor  
San Francisco, CA 94114  
Attn: PRISA II Asset Manager

APN 175-170-046, 175-200-008  
175-200-009

**AGUA MANSA COMMERCE PHASE III, LLC**, a Delaware limited liability company, owner of record of the herein described parcel of land,, hereinafter called GRANTOR, do/does hereby grant and convey to **RUBIDOUX COMMUNITY SERVICES DISTRICT**, its heirs, successors, and assigns, hereinafter called GRANTEE, a permanent easement and right-of-way to construct, reconstruct, alter, replace, use, operate, inspect, maintain, repair, and remove Potable Water Transmission and Distribution pipelines and appurtenances together with any easement roads and electrical and communication conduits and appurtenances, together with the right of ingress and egress, across, along, over, upon, under, through, throughout the entire easement and right-of-way in connection with the exercise of any of the foregoing rights and within that certain real property in the County of Riverside, State of California, described as follows:

SEE ATTACHED EXHIBIT "A" & "B"

GRANTOR and his successors and assigns, shall not increase or decrease, or permit to be increased or decreased, the now existing ground elevations of said easement and right-of-way without the prior written consent of GRANTEE.

GRANTEE covenants to maintain the perpetual easement and right-of-way in good repair so that no unreasonable damage will result to the adjacent land of the GRANTOR, its heirs, successors, and assigns, from its use. GRANTEE shall have the right to construct and utilize an access road within said easement, and to use gates in all fences which now cross said easement; and reserves the right to clear all brush, plants, shrubs, trees, trash, and other obstructions from the perpetual easement and right-of-way. No additional fences or gates can be constructed across said easement unless approved in writing by GRANTEE. GRANTEE shall also have the right to mark the location of this easement in a manner



which will not interfere with Grantor's reasonable and lawful use of said easement. GRANTOR, its heirs, successors, and assigns, covenants that GRANTOR will not erect, place, or maintain, or allow to be erected, placed, or maintained, within the boundaries of said permanent easement and right-of-way, any structure, without first securing permission of the GRANTEE, and that GRANTOR will not plant or maintain or permit to be planted or maintained, any plants, shrubs, or tree that may interfere with the full and complete use of the perpetual easement and right-of-way by the GRANTEE. GRANTOR agrees that GRANTEE, its heirs, successors, and assigns, and its agents or employees, may trim or remove any plants, shrubs, or trees that encroach on the permanent easement and right-of-way.

Any use hereinabove permitted to be made of the surface of said land by GRANTOR, its heirs, successors, and assigns, shall be exercised so as not to impair, endanger, or interfere with the present or prospective exercise of any of the rights herein granted.

It is further understood and agreed that no other easement or easements shall be granted across, along, over, under, through, or within this perpetual easement or right-of-way by GRANTOR, its heirs, successors, and assigns without the previous written consent of GRANTEE.

The terms and covenants of this perpetual easement and right-of-way shall bind and inure to the benefit of the heirs, successors, executors, administrators, and assigns of GRANTOR and the heirs, successors, and assigns of GRANTEE.



IN WITNESS WHEREOF, this instrument is executed on this, the 16<sup>th</sup> day of December, 2022.


**GRANTOR:**

**AGUA MANSA COMMERCE PHASE III, LLC,**  
a Delaware limited liability company

By: Agua Mansa Commerce Holdings, LLC,  
a Delaware limited liability company,  
its sole member

By: PR II Agua Mansa Commerce, LLC,  
a Delaware limited liability company,  
its Managing Member

By: PRISA II LHC, LLC,  
a Delaware limited liability company,  
its sole member

By:   
Name: PEDRO SANCHEZ  
Its: Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

) ss.

Lee Encland Notary

On \_\_\_\_\_, 2022 before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Public

\_\_\_\_\_, Notary

My Commission Expires:

\_\_\_\_\_



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA                    }  
  } ss.  
COUNTY OF SAN FRANCISCO        }

On December 16, 2022 before me, Cynthia Katigbak, Notary Public, personally appeared Pedro Sanchez, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Cynthia Katigbak  
Cynthia Katigbak, Notary Public

(seal)



Acknowledgment is attached to: RCSD water and sewer easements, AMCP Phase 3 Water



Exhibit A



**EXHIBIT "A"**  
WATER EASEMENT

SHEET 1 OF 9

THOSE PORTIONS OF PARCELS 3 THROUGH 8, INCLUSIVE, OF PARCEL MAP NO. 37528, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 254, PAGES 7 THROUGH 25, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITH SECTIONS 2 AND 3, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**STRIP NO. 1:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT "V" OF SAID PARCEL MAP NO. 37528;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LOT "V", NORTH 68°02'20" EAST 45.99 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 21°57'40" WEST 22.50 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END SOUTHERLY AT SAID NORTHWESTERLY LINE OF SAID LOT "V".

CONTAINING 225 SQUARE FEET OR 0.005 ACRES MORE OR LESS.

**STRIP NO. 2:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHERLY TERMINUS OF ABOVE DESCRIBED STRIP NO. 1;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LOT "V", NORTH 68°02'20" EAST 13.75 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 21°57'40" WEST 6.50 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END SOUTHERLY AT SAID NORTHWESTERLY LINE OF SAID LOT "V".

CONTAINING 65 SQUARE FEET OR 0.001 ACRES MORE OR LESS.

Last Update: 9/26/22  
O:\3807\ESMTS\WATER\3807\_WATER-2 (LOTS 3-8).dwg

**TEI** Thienes Engineering, Inc.  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173



**EXHIBIT "A"**  
WATER EASEMENT

SHEET 2 OF 9

**STRIP NO. 3:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHERLY TERMINUS OF ABOVE DESCRIBED STRIP NO. 2;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LOT "V" THE FOLLOWING TWO (2) COURSES:

1. NORTH 68°02'20" EAST 54.45 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET;
2. EASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 9°44'04", AN ARC LENGTH OF 50.97 FEET;

THENCE NORTH 77°46'23" EAST 29.08 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 12°13'37" WEST 22.50 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END SOUTHERLY AT SAID NORTHWESTERLY LINE OF SAID LOT "V".

CONTAINING 225 SQUARE FEET OR 0.005 ACRES MORE OR LESS.

**STRIP NO. 4:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHERLY TERMINUS OF ABOVE DESCRIBED STRIP NO. 3;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LOT "V", NORTH 77°46'23" EAST 10.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 12°13'37" WEST 6.50 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END SOUTHERLY AT SAID NORTHWESTERLY LINE OF SAID LOT "V".

CONTAINING 65 SQUARE FEET OR 0.001 ACRES MORE OR LESS.



**EXHIBIT "A"**  
WATER EASEMENT

SHEET 3 OF 9

**STRIP NO. 5:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT "W" OF SAID PARCEL MAP NO. 37528;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT "W", NORTH 68°02'20" EAST 1.16 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 19°55'02" EAST 7.70 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END NORTHERLY AT SAID SOUTHEASTERLY LINE OF SAID LOT "W".

CONTAINING 77 SQUARE FEET OR 0.002 ACRES MORE OR LESS.

**STRIP NO. 6:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT "P" OF SAID PARCEL MAP NO. 37528;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT "P", NORTH 77°46'23" EAST 313.82 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 12°13'44" EAST 4.51 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END NORTHERLY AT SAID NORTHWESTERLY LINE OF SAID PARCEL 4.

CONTAINING 45 SQUARE FEET OR 0.001 ACRES MORE OR LESS.

**STRIP NO. 7:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT "P" OF SAID PARCEL MAP NO. 37528;



**EXHIBIT "A"**  
WATER EASEMENT

SHEET 4 OF 9

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT "P", NORTH 77°46'23" EAST 474.99 FEET;

THENCE SOUTH 12°13'44" EAST 27.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT "P", SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 12°13'44" EAST 19.37 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END NORTHERLY AT SAID SOUTHEASTERLY LINE OF SAID LOT "P".

CONTAINING 194 SQUARE FEET OR 0.004 ACRES MORE OR LESS.

**STRIP NO. 8:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT "K" OF SAID PARCEL MAP NO. 37528;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT "K", SOUTH 0°35'47" WEST 81.50 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING A POINT OF CUSP WITH A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 54.50 FEET, THE RADIAL AT THE BEGINNING OF SAID CURVE BEARS SOUTH 89°24'13" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 42.80 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 45°35'47" WEST 8.50 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END NORTHEASTERLY ALONG SAID CURVE, ON THE NORTHEASTERLY LINE OF SAID PARCEL 3.

CONTAINING 85 SQUARE FEET OR 0.002 ACRES MORE OR LESS.

**STRIP NO. 9:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:



**EXHIBIT "A"**  
WATER EASEMENT

SHEET 5 OF 9

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 3, BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN CURVE IN THE NORTHEASTERLY LINE OF SAID PARCEL 3, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 54.50 FEET, THE RADIAL AT THE BEGINNING OF SAID NON-TANGENT CURVE BEARS SOUTH 89°24'13" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 85.61 FEET;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 3, NORTH 89°24'13" WEST 700.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0°35'47" WEST 6.29 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END NORTHERLY AT SAID NORTHERLY LINE OF SAID PARCEL 3.

CONTAINING 63 QUARE FEET OR 0.001 ACRES MORE OR LESS.

**STRIP NO. 10:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT "S" OF SAID PARCEL MAP NO. 37528, BEING THE EASTERLY TERMINUS OF THAT CERTAIN CURVE IN THE NORTHWESTERLY LINE OF SAID PARCEL 5, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 44.50 FEET, THE RADIAL AT THE BEGINNING OF SAID CURVE BEARS NORTH 11°20'38" WEST, SAID POINT HEREINAFTER REFERRED TO AS POINT "C";

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°25'21", AN ARC LENGTH OF 22.85 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 56°20'38" EAST 8.09 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END NORTHWESTERLY ALONG SAID CURVE, ON THE NORTHWESTERLY LINE OF SAID PARCEL 5.

CONTAINING 80 SQUARE FEET OR 0.002 ACRES MORE OR LESS.

**STRIP NO. 11:** (19.00 FEET WIDE)

BEING A STRIP OF LAND, 19.00 FEET IN WIDTH, LYING 9.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:



**EXHIBIT "A"**  
WATER EASEMENT

SHEET 6 OF 9

**COMMENCING AT AFOREMENTIONED POINT "C";**

**THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°52'59", AN ARC LENGTH OF 70.59 FEET;**

**THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL 5, THE FOLLOWING FIVE (5) COURSES:**

- 1. SOUTH 12°13'37" EAST 79.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET;**
- 2. SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 48°11'23", AN ARC LENGTH OF 12.62 FEET;**
- 3. SOUTH 12°13'37" EAST 44.67 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET, THE RADIAL TO THE BEGINNING OF SAID CURVE BEARS NORTH 54°02'14" WEST;**
- 4. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°11'23", AN ARC LENGTH OF 12.62 FEET;**
- 5. SOUTH 12°13'37" EAST 181.59 FEET;**

**THENCE SOUTH 13°43'44" EAST 19.76 FEET TO THE POINT OF BEGINNING;**

**THENCE NORTH 77°36'46" EAST 7.95 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.**

**THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END WESTERLY AT SAID WESTERLY LINE OF SAID PARCEL 5.**

**CONTAINING 151 SQUARE FEET OR 0.003 ACRES MORE OR LESS.**

**STRIP NO. 12: (10.00 FEET WIDE)**

**BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:**

**COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT "N" OF SAID PARCEL MAP NO. 37528;**

**THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT "N", NORTH 78°39'22" EAST 302.04 FEET;**

**THENCE NORTH 11°20'38" WEST 27.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT "N", SAID POINT ALSO BEING THE POINT OF BEGINNING, HEREINAFTER REFERRED TO AS POINT "B";**

**THENCE NORTH 11°20'38" WEST 8.50 FEET;**



**EXHIBIT "A"**  
WATER EASEMENT

SHEET 7 OF 9

THENCE SOUTH 78°39'22" WEST 13.50 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END SOUTHERLY AT SAID NORTHWESTERLY LINE OF SAID LOT "N".

CONTAINING 220 SQUARE FEET OR 0.005 ACRES MORE OR LESS.

**STRIP NO. 13:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT AFOREMENTIONED POINT "B";

THENCE NORTH 78°39'22" EAST 396.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 327.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°21'08", AN ARC LENGTH OF 36.25 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 4°59'31" WEST 9.58 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END SOUTHERLY ALONG SAID CURVE, ON THE NORTHERLY LINE OF SAID LOT "N".

CONTAINING 96 SQUARE FEET OR 0.002 ACRES MORE OR LESS.

**STRIP NO. 14:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHERLY TERMINUS OF ABOVE DESCRIBED STRIP NO. 13, BEING A POINT ON SAID TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 327.00 FEET;

THENCE EASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 3°34'33", AN ARC LENGTH OF 20.41 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0°35'47" EAST 9.58 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.



**EXHIBIT "A"**  
WATER EASEMENT

SHEET 8 OF 9

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END SOUTHERLY ALONG SAID CURVE, ON THE NORTHERLY LINE OF SAID LOT "N".

CONTAINING 96 SQUARE FEET OR 0.002 ACRES MORE OR LESS.

**STRIP NO. 15:** (20.00 FEET WIDE)

BEING A STRIP OF LAND, 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT AFOREMENTIONED POINT "C";

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT "R" OF SAID PARCEL MAP NO. 37528, NORTH 78°39'22" EAST 595.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 273.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°56'25", AN ARC LENGTH OF 56.89 FEET;

THENCE SOUTH 89°24'13" EAST 4.23 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0°35'47" WEST 10.50 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END NORTHERLY AT THE SOUTHERLY LINE OF SAID LOT "R".

CONTAINING 210 SQUARE FEET OR 0.005 ACRES MORE OR LESS.

**STRIP NO. 16:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT "M" OF SAID PARCEL MAP NO. 37528;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT "M", NORTH 89°24'13" WEST 443.28 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0°35'47" EAST 9.38 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END SOUTHERLY AT THE NORTHERLY LINE OF SAID LOT "M".

CONTAINING 94 SQUARE FEET OR 0.002 ACRES MORE OR LESS.



**EXHIBIT "A"**  
WATER EASEMENT

SHEET 9 OF 9

**STRIP NO. 17:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT "T" OF SAID PARCEL MAP NO. 37528;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT "T", NORTH 89°24'13" WEST 23.99 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 45°35'47" WEST 25.29 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END NORTHEASTERLY AT THE SOUTHERLY LINE OF SAID LOT "T".

CONTAINING 253 SQUARE FEET OR 0.006 ACRES MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY, IF ANY.

**SURVEYOR:**

PREPARED UNDER THE DIRECTION OF:

*Naveen K. Gali*

9/26/22

NAVEEN K. GALI

DATE

P.L.S. NO. 9123

REG. EXP. SEPT. 30, 2024

**TEI** Thienes Engineering, Inc.  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH. (714) 521-4811 FAX (714) 521-4173





**Exhibit B**

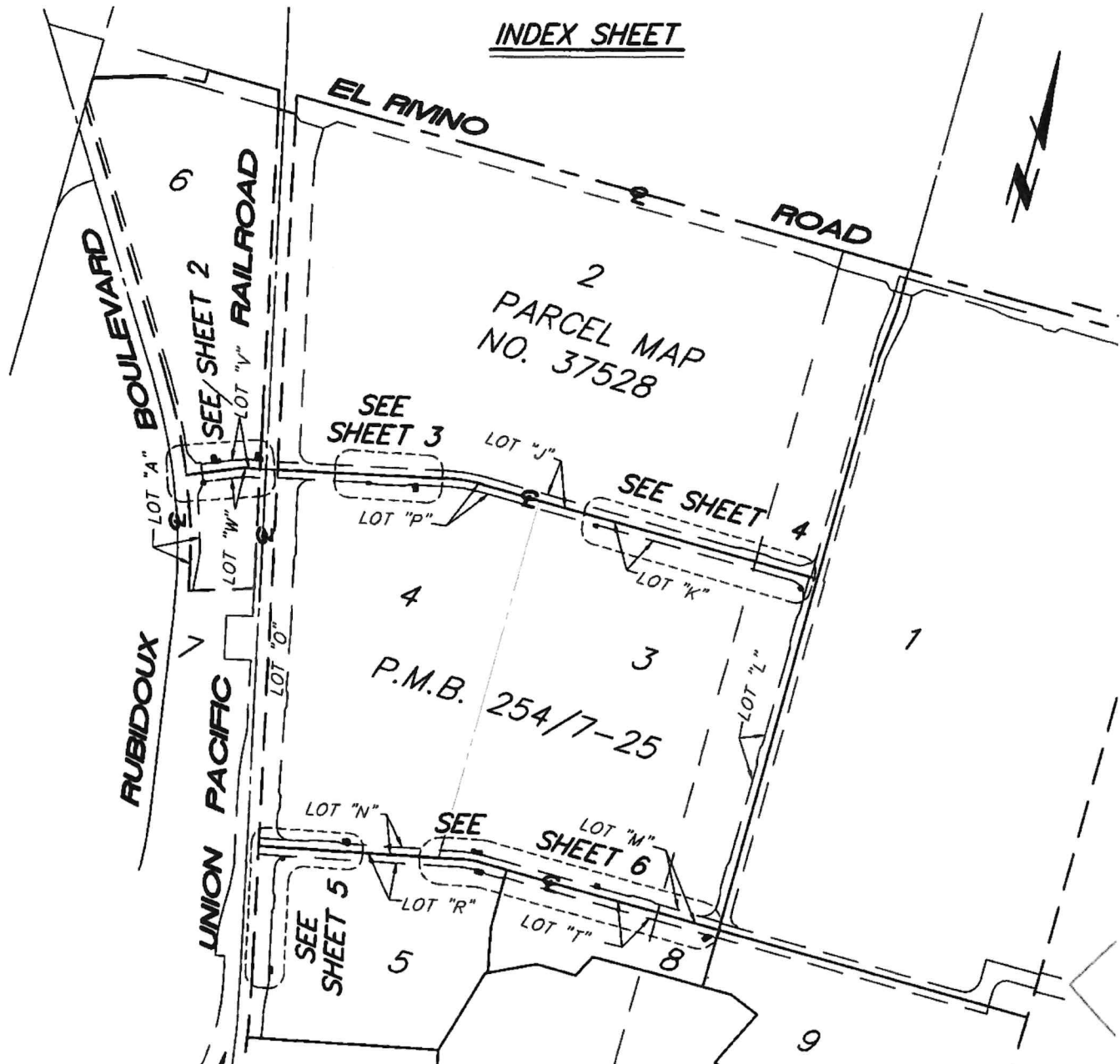


SCALE: 1" = 500'

**EXHIBIT "B"**  
WATER EASEMENT

SHEET 1 OF 6

INDEX SHEET



LEGEND:

— INDICATES WATER EASEMENT

SURVEYOR:

Last Update: 9/26/22  
O:\3807\ESMTS\WATER\3807\_WATER-2 (LOTS 3-8) dwg

**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH. (714) 521-4811 FAX (714) 521-4173

PREPARED UNDER THE DIRECTION OF:

*Naveen K. Gali*

NAVEEN K. GALI  
P.L.S. NO. 9123  
REG. EXP. SEPT. 30, 2024

9/26/22  
DATE





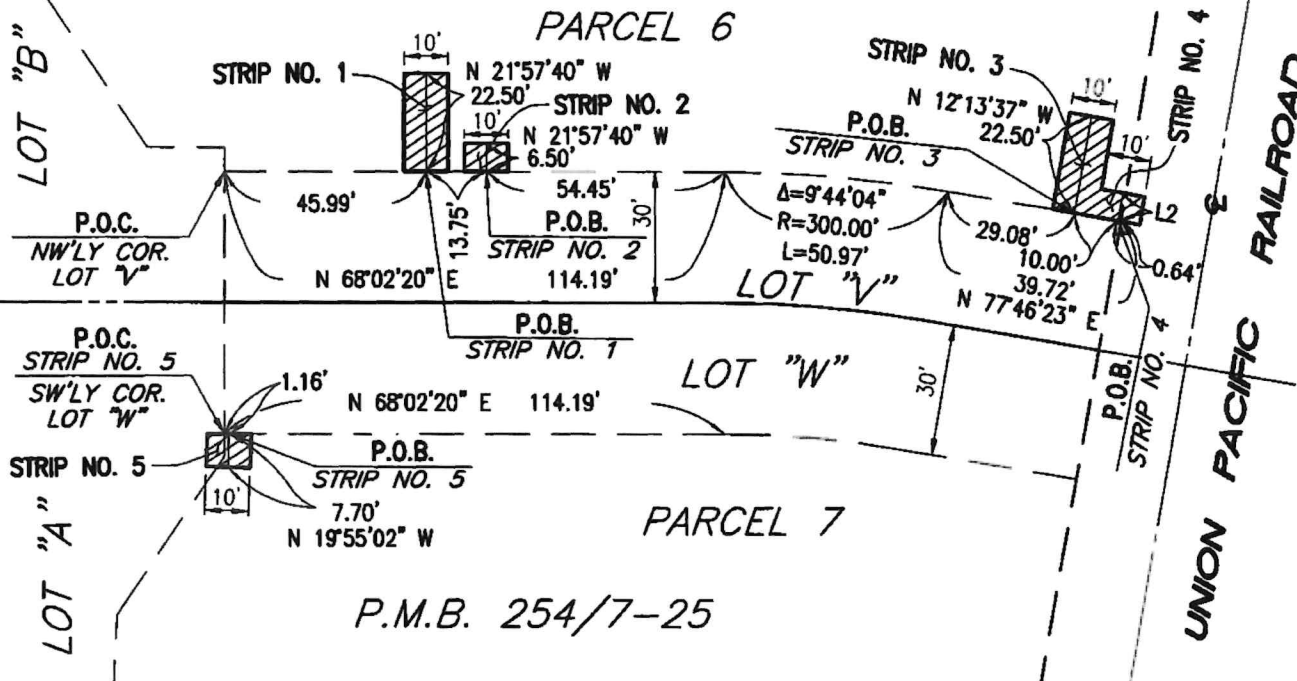
SCALE: 1" = 40'

**EXHIBIT "B"**  
**WATER EASEMENT**

**SHEET 2 OF 6**

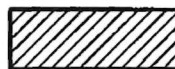
PARCEL MAP NO. 37528

PARCEL 6



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 12°13'37" E	6.50'

**LEGEND:**



INDICATES WATER EASEMENT

STRIP NO. 1 CONTAINS: 225 SQ. FT. OR  $\pm$  0.005 ACRES

STRIP NO. 2 CONTAINS: 65 SQ. FT. OR  $\pm$  0.001 ACRES

STRIP NO. 3 CONTAINS: 225 SQ. FT. OR  $\pm$  0.005 ACRES

STRIP NO. 4 CONTAINS: 65 SQ. FT. OR  $\pm$  0.001 ACRES

STRIP NO. 5 CONTAINS: 77 SQ. FT. OR  $\pm$  0.002 ACRES



**Thienes Engineering, Inc.**

**CIVIL ENGINEERING • LAND SURVEYING**  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173







# EXHIBIT "B"

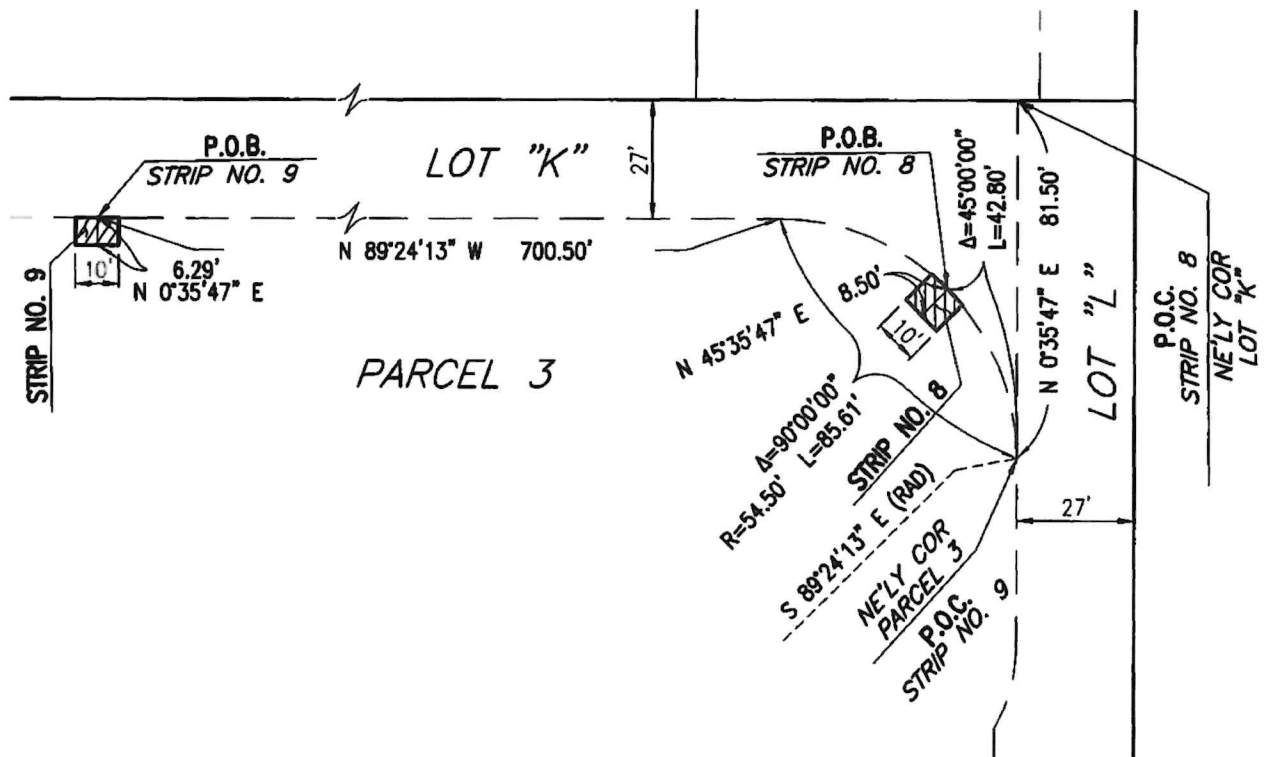
WATER EASEMENT



PARCEL MAP NO. 37528

P.M.B. 254/7-25

PARCEL 2

**LEGEND:**

INDICATES WATER EASEMENT

STRIP NO. 8 CONTAINS: 85 SQ. FT. OR ± 0.002 ACRES

STRIP NO. 9 CONTAINS: 63 SQ. FT. OR ± 0.001 ACRES



**SHEET 5 OF 6**



STRIP NO. 10 CONTAINS: 80 SQ. FT.  
OR  $\pm$  0.002 ACRES

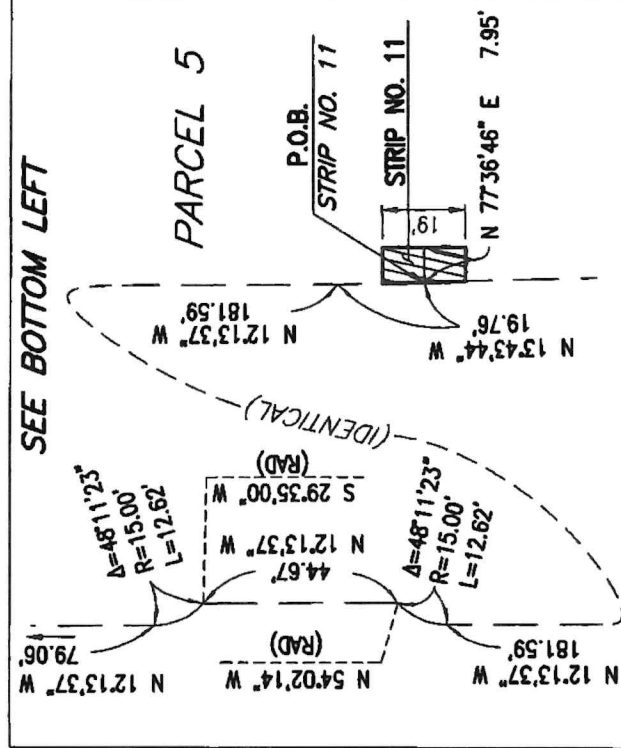
STRIP NO. 11 CONTAINS: 151 SQ. FT.  
OR  $\pm$  0.003 ACRES

STRIP NO. 12 CONTAINS: 220 SQ. FT.  
OR  $\pm$  0.005 ACRES

**LEGEND:**



**INDICATES WATER EASEMENT**



**SEE BOTTOM LEFT**

PARCEL 5

**P.O.B.**  
**PIP NO. 11**

STRIP NO. 11

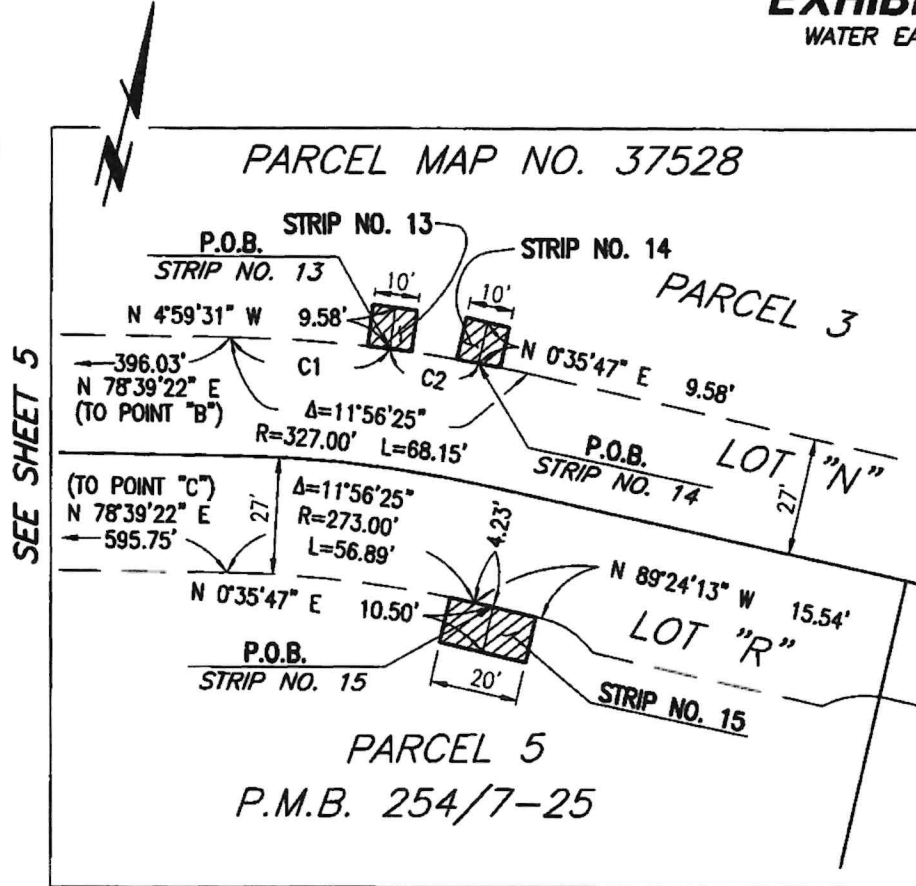
N 77°36'46" E 7.95'



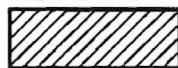
SCALE: 1" = 40'

# **EXHIBIT "B"** WATER EASEMENT

SHEET 6 OF 6



## **LEGEND:**

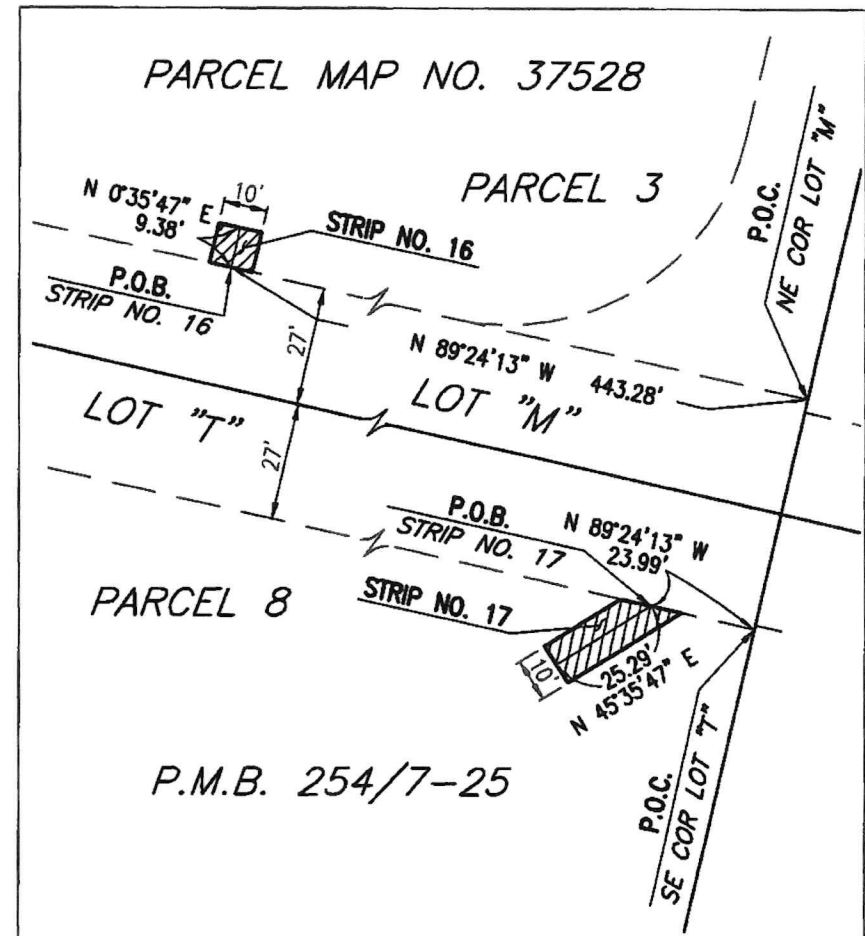


INDICATES WATER EASEMENT

STRIP NO. 13 CONTAINS: 96 SQ. FT.  
OR ± 0.002 ACRES  
STRIP NO. 14 CONTAINS: 96 SQ. FT.  
OR ± 0.002 ACRES

STRIP NO. 15 CONTAINS: 210 SQ. FT.  
OR ± 0.005 ACRES  
STRIP NO. 16 CONTAINS: 94 SQ. FT.  
OR ± 0.002 ACRES  
STRIP NO. 17 CONTAINS: 253 SQ. FT.  
OR ± 0.006 ACRES

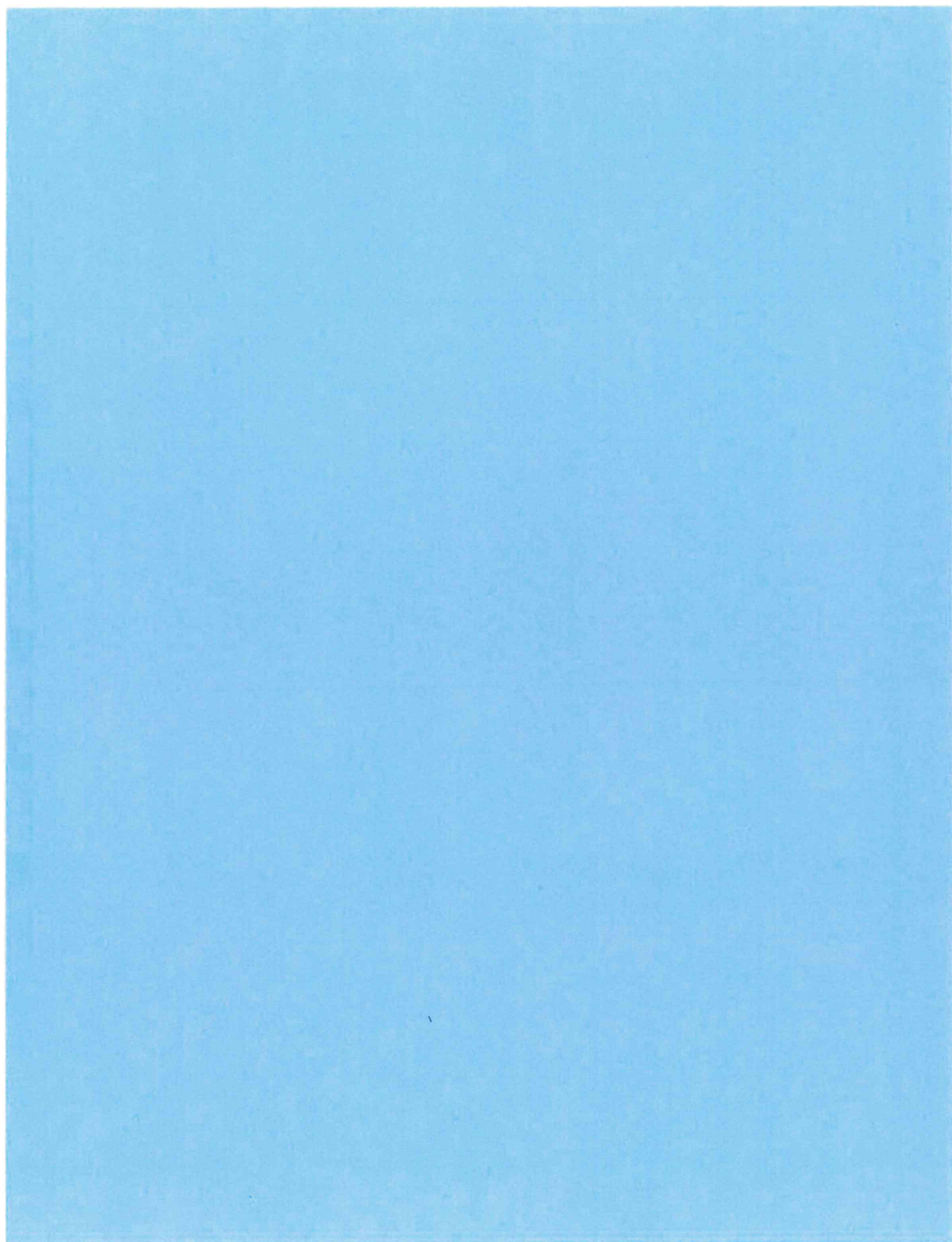
**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH. (714) 521-4811 FAX (714) 521-4173



## **CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH
C1	6°21'08"	327.00'	36.25'
C2	3°34'33"	327.00'	20.41'







Recording Requested by:  
RUBIDOUX COMMUNITY SERVICES DISTRICT

When Recorded Mail to:

RUBIDOUX COMMUNITY SERVICES DISTRICT  
P. O. BOX 3098  
RIVERSIDE, CA 92519

Exempt from recording fee pursuant to Government Code Section 6103

---

**RUBIDOUX COMMUNITY SERVICES DISTRICT  
GRANT OF EASEMENT**

Agua Mansa Commerce Phase I, LLC  
c/o PGIM Real Estate  
101 California Street, 40<sup>th</sup> Floor  
San Francisco, CA 94114  
Attn: PRISA II Asset Manager

APN 175-170-046 and 175-200-008

**AGUA MANSA COMMERCE PHASE I, LLC**, a Delaware limited liability company, owner of record of the herein described parcel of land,, hereinafter called **GRANTOR**, do/does hereby grant and convey to **RUBIDOUX COMMUNITY SERVICES DISTRICT**, its heirs, successors, and assigns, hereinafter called **GRANTEE**, a permanent easement and right-of-way to construct, reconstruct, alter, replace, use, operate, inspect, maintain, repair, and remove Potable Water Transmission and Distribution pipelines and appurtenances together with any easement roads and electrical and communication conduits and appurtenances, together with the right of ingress and egress, across, along, over, upon, under, through, throughout the entire easement and right-of-way in connection with the exercise of any of the foregoing rights and within that certain real property in the County of Riverside, State of California, described as follows:

**SEE ATTACHED EXHIBIT "A" & "B"**

**GRANTOR** and his successors and assigns, shall not increase or decrease, or permit to be increased or decreased, the now existing ground elevations of said easement and right-of-way without the prior written consent of **GRANTEE**.

**GRANTEE** covenants to maintain the perpetual easement and right-of-way in good repair so that no unreasonable damage will result to the adjacent land of the **GRANTOR**, its heirs, successors, and assigns, from its use. **GRANTEE** shall have the right to construct and utilize an access road within said easement, and to use gates in all fences which now cross said easement; and reserves the right to clear all brush, plants, shrubs, trees, trash, and other obstructions from the perpetual easement and right-of-way. No additional fences or gates can be constructed across said easement unless approved in writing by **GRANTEE**. **GRANTEE** shall also have the right to mark the location of this easement in a manner



which will not interfere with Grantor's reasonable and lawful use of said easement. GRANTOR, its heirs, successors, and assigns, covenants that GRANTOR will not erect, place, or maintain, or allow to be erected, placed, or maintained, within the boundaries of said permanent easement and right-of-way, any structure, without first securing permission of the GRANTEE, and that GRANTOR will not plant or maintain or permit to be planted or maintained, any plants, shrubs, or tree that may interfere with the full and complete use of the perpetual easement and right-of-way by the GRANTEE. GRANTOR agrees that GRANTEE, its heirs, successors, and assigns, and its agents or employees, may trim or remove any plants, shrubs, or trees that encroach on the permanent easement and right-of-way.

Any use hereinabove permitted to be made of the surface of said land by GRANTOR, its heirs, successors, and assigns, shall be exercised so as not to impair, endanger, or interfere with the present or prospective exercise of any of the rights herein granted.

It is further understood and agreed that no other easement or easements shall be granted across, along, over, under, through, or within this perpetual easement or right-of-way by GRANTOR, its heirs, successors, and assigns without the previous written consent of GRANTEE.

The terms and covenants of this perpetual easement and right-of-way shall bind and inure to the benefit of the heirs, successors, executors, administrators, and assigns of GRANTOR and the heirs, successors, and assigns of GRANTEE.



IN WITNESS WHEREOF, this instrument is executed on this, the 16<sup>th</sup> day of December, 2022.

**GRANTOR:**

**AGUA MANSA COMMERCE PHASE I, LLC,**  
a Delaware limited liability company

By: Agua Mansa Commerce Holdings, LLC,  
a Delaware limited liability company,  
its sole member

By: PR II Agua Mansa Commerce, LLC,  
a Delaware limited liability company,  
its Managing Member

By: PRISA II LHC, LLC,  
a Delaware limited liability company,  
its sole member

By:

Name:

Its: Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

*See Enclosed Notary*

On \_\_\_\_\_, 2022 before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Public

Notary

My Commission Expires:

\_\_\_\_\_



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA                    }  
  } ss.  
COUNTY OF SAN FRANCISCO        }

On December 16, 2022 before me, Cynthia Katigbak, Notary Public, personally appeared Pedro Sanchez, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Cynthia Katigbak  
Cynthia Katigbak, Notary Public

(seal)



Acknowledgment is attached to: RCSD water and sewer easements\_AMCP Phase 1 Water



Exhibit A



**EXHIBIT "A"**  
WATER EASEMENT

SHEET 1 OF 3

THOSE PORTIONS OF PARCEL 2 OF PARCEL MAP NO. 37528, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 254, PAGES 7 THROUGH 25, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITH SECTIONS 2 AND 3, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**STRIP NO. 1:** (20.00 FEET WIDE)

BEING A STRIP OF LAND, 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT "J" OF SAID PARCEL MAP NO. 37528;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT "J", NORTH 77°46'23" EAST 342.58 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 12°13'44" WEST 9.99 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END SOUTHERLY AT SAID SOUTHEASTERLY LINE OF SAID PARCEL 2.

CONTAINING: 200 SQUARE FEET OR 0.005 ACRES MORE OR LESS.

**STRIP NO. 2:** (20.00 FEET WIDE)

BEING A STRIP OF LAND, 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT "J" OF SAID PARCEL MAP NO. 37528, HEREINAFTER REFERRED TO AS POINT "A";

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT "J", NORTH 89°24'13" WEST 78.95 FEET;

THENCE NORTH 0°35'47" EAST 27.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0°35'47" EAST 7.00 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END SOUTHERLY AT SAID SOUTHERLY LINE OF SAID PARCEL 2.

CONTAINING: 140 SQUARE FEET OR 0.003 ACRES MORE OR LESS.



**EXHIBIT "A"**  
WATER EASEMENT

SHEET 2 OF 3

**STRIP NO. 3:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT AFOREMENTIONED POINT "A";

THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT "I" OF SAID PARCEL MAP NO. 37528, NORTH 0°35'47" EAST 447.92 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°13'05" WEST 4.96 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END EASTERLY AT SAID EASTERLY LINE OF SAID PARCEL 2.

CONTAINING: 65 SQUARE FEET OR 0.001 ACRES MORE OR LESS.

**STRIP NO. 4:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT "Q" OF SAID PARCEL MAP NO. 37528;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT "Q", SOUTH 0°35'47" WEST 114.31 FEET;

THENCE SOUTH 12°13'39" EAST 94.13 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 77°46'21" EAST 5.75 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END WESTERLY AT SAID EASTERLY LINE OF SAID LOT "Q".

CONTAINING: 58 SQUARE FEET OR 0.001 ACRES MORE OR LESS.

**STRIP NO. 5:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE WESTERLY TERMINUS OF ABOVE DESCRIBED STRIP NO. 4;

THENCE SOUTH 12°13'39" EAST 604.02 FEET TO THE POINT OF BEGINNING;



**EXHIBIT "A"**  
WATER EASEMENT

SHEET 3 OF 3

THENCE NORTH 77°46'21" EAST 5.75 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END WESTERLY AT SAID EASTERLY LINE OF SAID LOT "Q".

CONTAINING: 58 SQUARE FEET OR 0.001 ACRES MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY, IF ANY.

**SURVEYOR:**

PREPARED UNDER THE DIRECTION OF:

*Naveen K. Gali*

9/6/22

NAVEEN K. GALI  
P.L.S. NO. 9123

DATE

REG. EXP. SEPT. 30, 2024

**TEI** Thienes Engineering, Inc.  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173





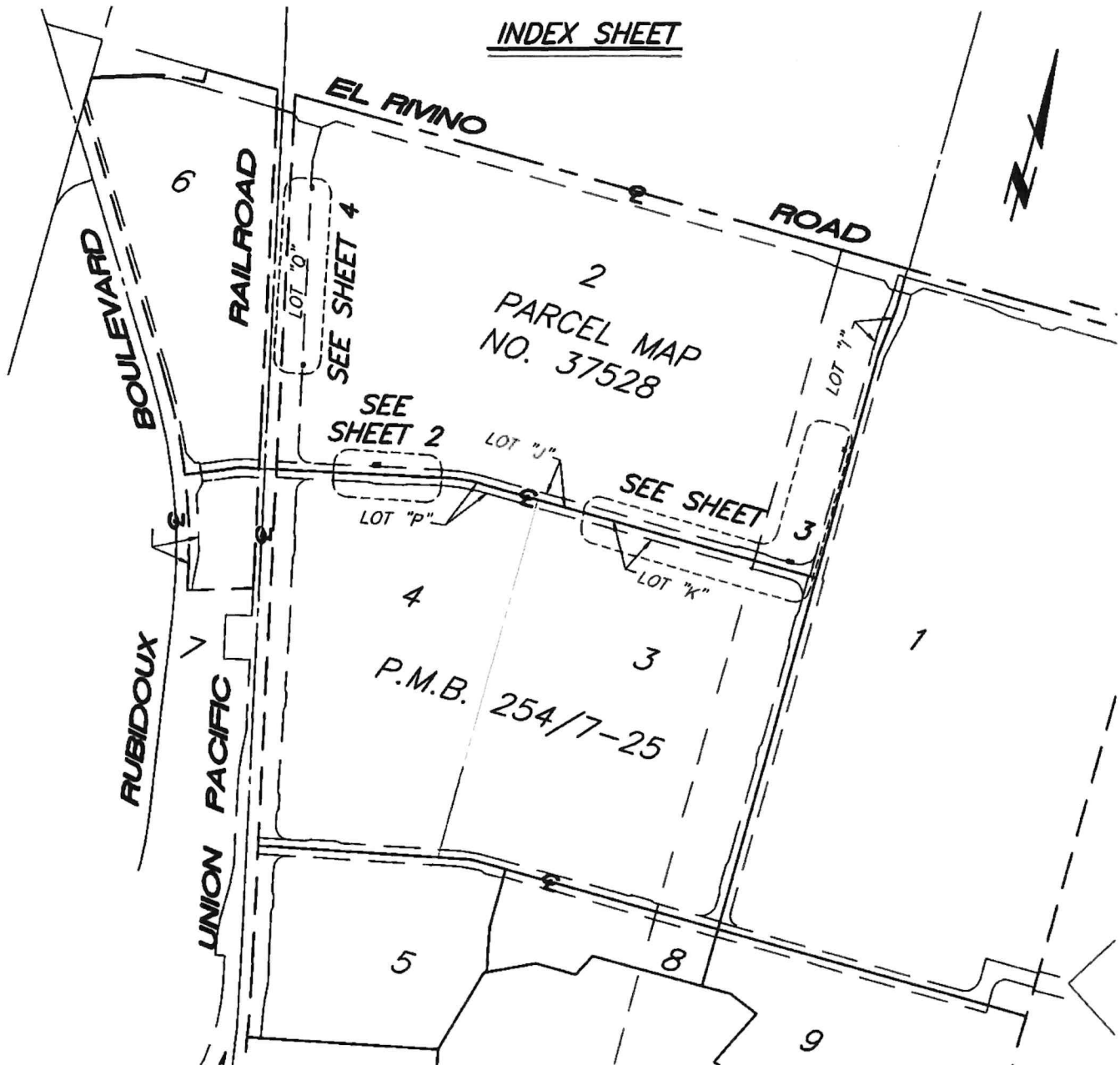
**Exhibit B**



SCALE: 1" = 500'

**EXHIBIT "B"**  
WATER EASEMENT

SHEET 1 OF 4



LEGEND:

———— INDICATES WATER EASEMENT

SURVEYOR:

Last Update: 9/6/22  
O:\3807\ESMTS\WATER\3807\_WATER-2 (LOT 2 ONLY) dwg

PREPARED UNDER THE DIRECTION OF:

**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH. (714) 521-4811 FAX (714) 521-4173

*Naveen K. Gali* 9/6/22  
NAVEEN K. GALI DATE  
P.L.S. NO. 9123  
REG. EXP. SEPT. 30, 2024

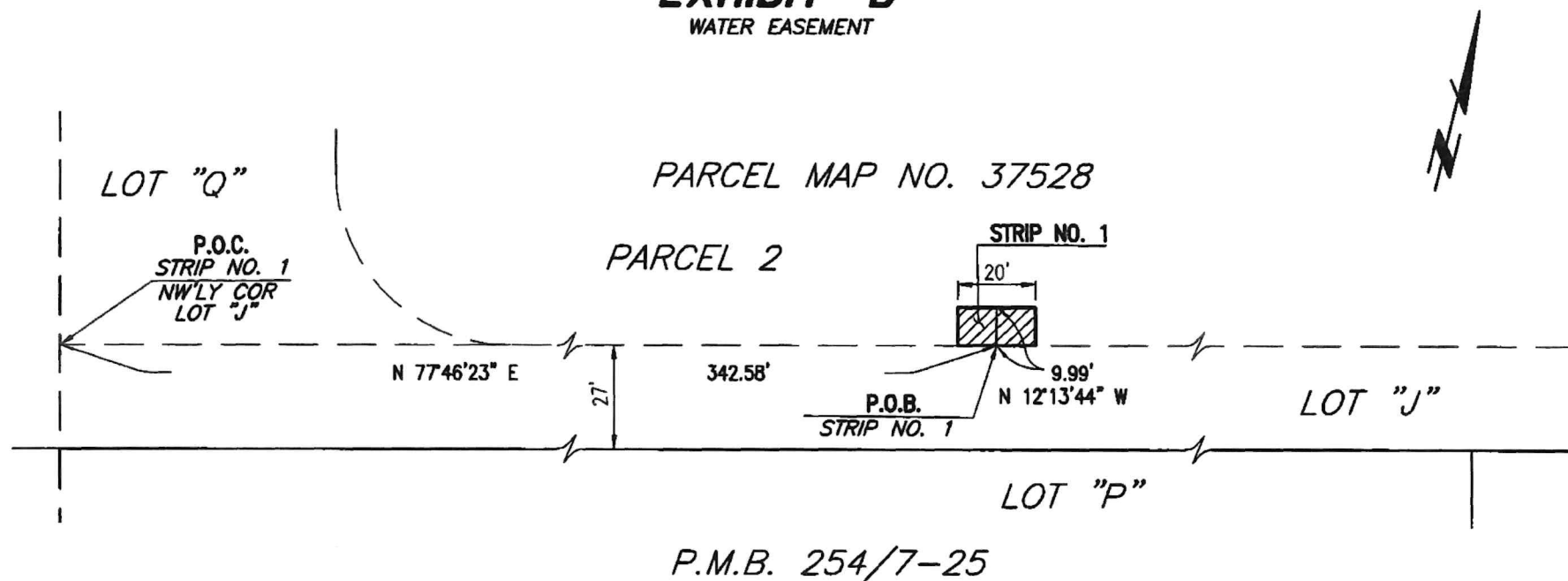




SCALE: 1" = 40'

**EXHIBIT "B"**  
WATER EASEMENT

SHEET 2 OF 4



LEGEND:



INDICATES WATER EASEMENT

STRIP NO. 1 CONTAINS: 200 SQ. FT. OR  $\pm$  0.005 ACRES

**TEI** Thienes Engineering, Inc.  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173



# EXHIBIT "B"

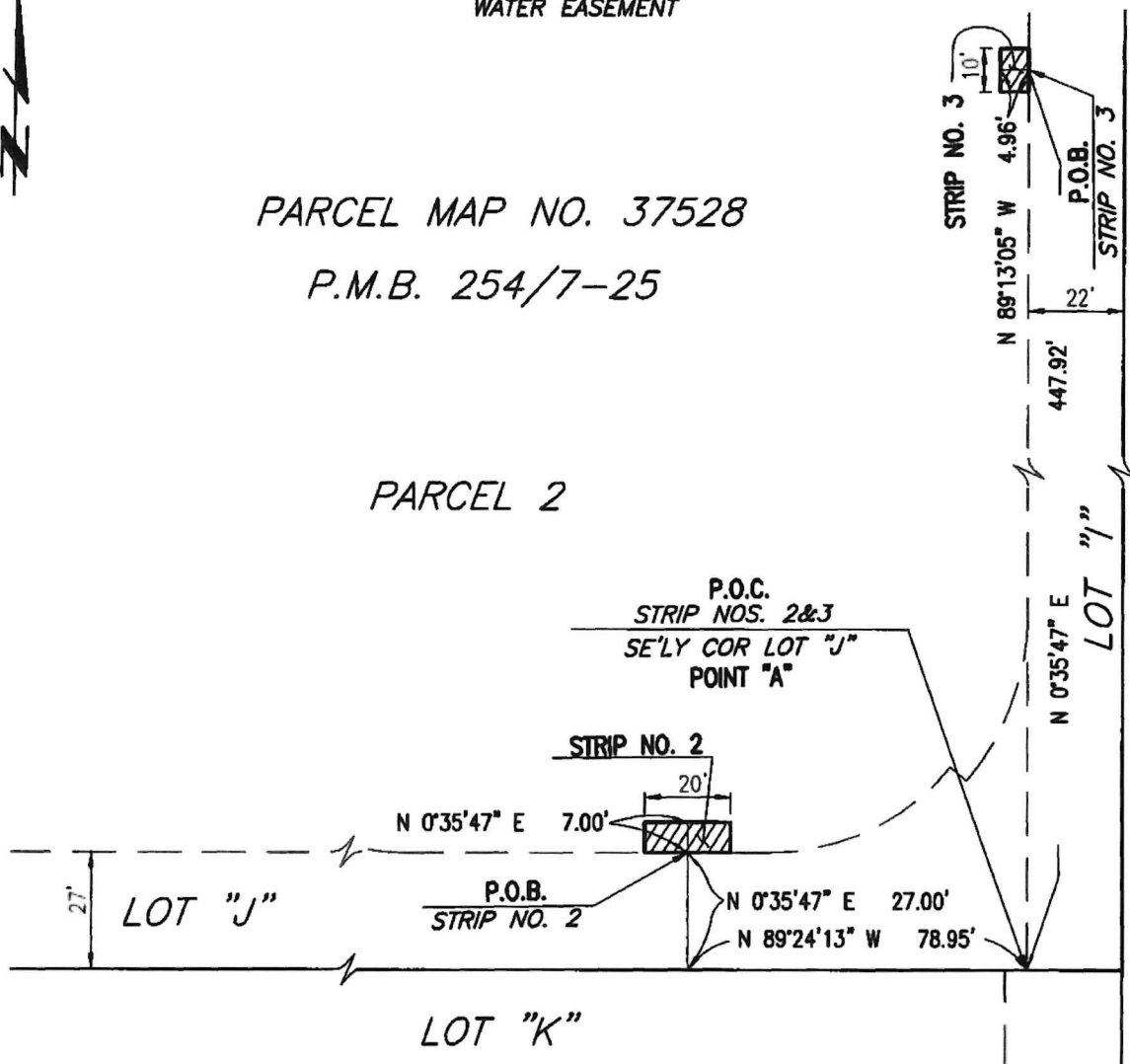
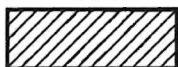
WATER EASEMENT



PARCEL MAP NO. 37528

P.M.B. 254/7-25

PARCEL 2

**LEGEND:**

INDICATES WATER EASEMENT

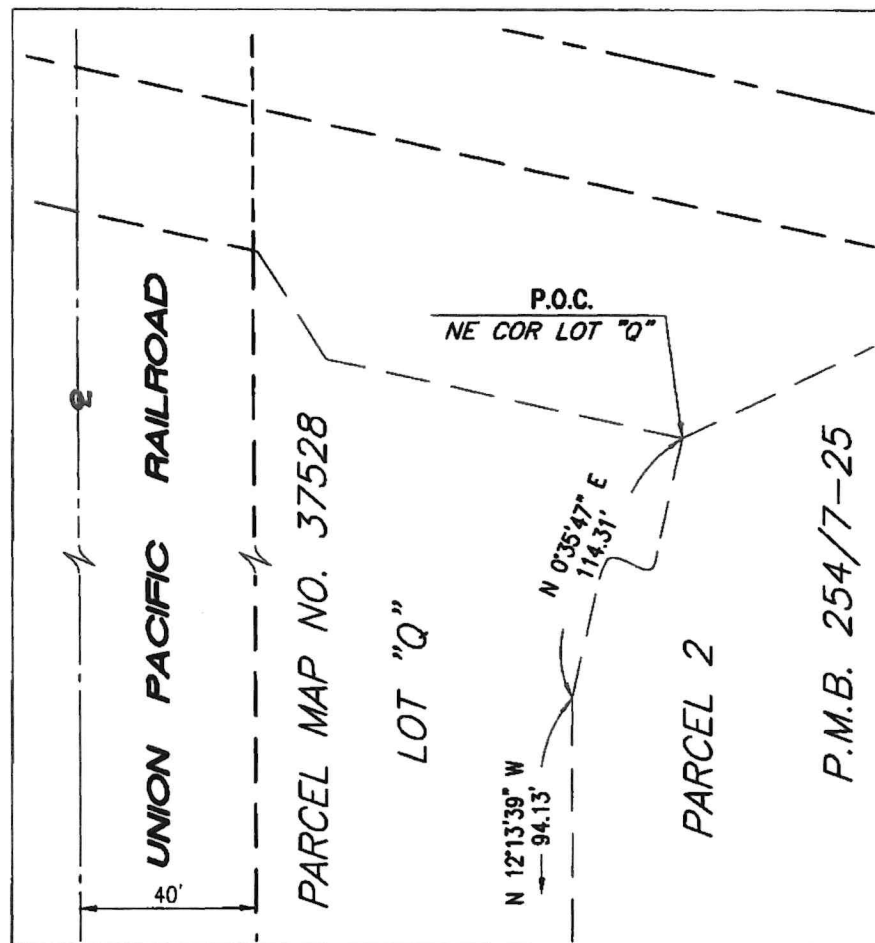
STRIP NO. 2 CONTAINS: 140 SQ. FT. OR  $\pm$  0.003 ACRESSTRIP NO. 3 CONTAINS: 65 SQ. FT. OR  $\pm$  0.001 ACRES



SCALE: 1" = 40'

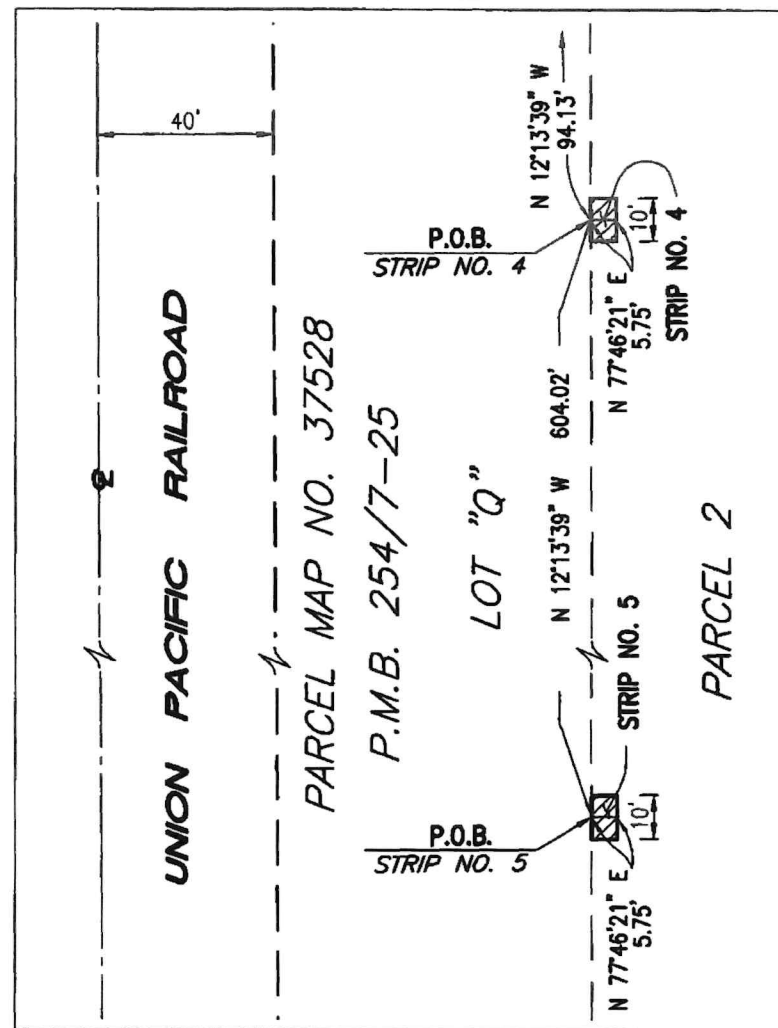
# **EXHIBIT "B"** WATER EASEMENT

SHEET 4 OF 4

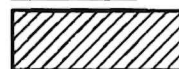


SEE TOP RIGHT

SEE BOTTOM LEFT



## **LEGEND:**



INDICATES WATER EASEMENT

STRIP NO. 4 CONTAINS: 58 SQ. FT. OR ± 0.001 ACRES

STRIP NO. 5 CONTAINS: 58 SQ. FT. OR ± 0.001 ACRES

**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH. (714) 521-4811 FAX (714) 521-4173



the 1990s, the number of people in the UK who are aged 65 and over has increased by 1.5 million (1990–2000) and is projected to increase by a further 1.5 million by 2020 (Office for National Statistics 2001). The number of people aged 65 and over is projected to increase from 10.5 million in 1990 to 12.5 million in 2020, with the number of people aged 75 and over increasing from 4.5 million to 6.5 million in the same period.

There is a growing awareness of the need to address the health care needs of the ageing population. The Department of Health (2000) has identified the need to develop a new approach to health care for the ageing population, one that is based on the principles of prevention, promotion, and primary care. The Department of Health (2000) has also identified the need to develop a new approach to health care for the ageing population, one that is based on the principles of prevention, promotion, and primary care.

The Department of Health (2000) has identified the need to develop a new approach to health care for the ageing population, one that is based on the principles of prevention, promotion, and primary care. The Department of Health (2000) has also identified the need to develop a new approach to health care for the ageing population, one that is based on the principles of prevention, promotion, and primary care.

The Department of Health (2000) has identified the need to develop a new approach to health care for the ageing population, one that is based on the principles of prevention, promotion, and primary care. The Department of Health (2000) has also identified the need to develop a new approach to health care for the ageing population, one that is based on the principles of prevention, promotion, and primary care.

The Department of Health (2000) has identified the need to develop a new approach to health care for the ageing population, one that is based on the principles of prevention, promotion, and primary care. The Department of Health (2000) has also identified the need to develop a new approach to health care for the ageing population, one that is based on the principles of prevention, promotion, and primary care.

The Department of Health (2000) has identified the need to develop a new approach to health care for the ageing population, one that is based on the principles of prevention, promotion, and primary care. The Department of Health (2000) has also identified the need to develop a new approach to health care for the ageing population, one that is based on the principles of prevention, promotion, and primary care.

The Department of Health (2000) has identified the need to develop a new approach to health care for the ageing population, one that is based on the principles of prevention, promotion, and primary care. The Department of Health (2000) has also identified the need to develop a new approach to health care for the ageing population, one that is based on the principles of prevention, promotion, and primary care.

The Department of Health (2000) has identified the need to develop a new approach to health care for the ageing population, one that is based on the principles of prevention, promotion, and primary care. The Department of Health (2000) has also identified the need to develop a new approach to health care for the ageing population, one that is based on the principles of prevention, promotion, and primary care.



Recording Requested by:  
RUBIDOUX COMMUNITY SERVICES DISTRICT

When Recorded Mail to:

RUBIDOUX COMMUNITY SERVICES DISTRICT  
P. O. BOX 3098  
RIVERSIDE, CA 92519

Exempt from recording fee pursuant to Government Code Section 6103

---

**RUBIDOUX COMMUNITY SERVICES DISTRICT  
GRANT OF EASEMENT**

Agua Mansa Commerce Phase I, LLC  
c/o PGIM Real Estate  
101 California Street, 40<sup>th</sup> Floor  
San Francisco, CA 94114  
Attn: PRISA II Asset Manager

APN 175-170-046 and 175-200-008

**AGUA MANSA COMMERCE PHASE I, LLC**, a Delaware limited liability company, owner of record of the herein described parcel of land,, hereinafter called **GRANTOR**, do/does hereby grant and convey to **RUBIDOUX COMMUNITY SERVICES DISTRICT**, its heirs, successors, and assigns, hereinafter called **GRANTEE**, a permanent easement and right-of-way to construct, reconstruct, alter, replace, use, operate, inspect, maintain, repair, and remove sanitary sewer pipelines and appurtenances together with any easement roads and electrical and communication conduits and appurtenances, together with the right of ingress and egress, across, along, over, upon, under, through, throughout the entire easement and right-of-way in connection with the exercise of any of the foregoing rights and within that certain real property in the County of Riverside, State of California, described as follows:

SEE ATTACHED EXHIBIT "A" & "B"

**GRANTOR** and his successors and assigns, shall not increase or decrease, or permit to be increased or decreased, the now existing ground elevations of said easement and right-of-way without the prior written consent of **GRANTEE**.

**GRANTEE** covenants to maintain the perpetual easement and right-of-way in good repair so that no unreasonable damage will result to the adjacent land of the **GRANTOR**, its heirs, successors, and assigns, from its use. **GRANTEE** shall have the right to construct and utilize an access road within said easement, and to use gates in all fences which now cross said easement; and reserves the right to clear all brush, plants, shrubs, trees, trash, and other obstructions from the perpetual easement and right-of-way. No additional fences or gates can be constructed across said easement unless approved in writing by **GRANTEE**. **GRANTEE** shall also have the right to mark the location of this easement in a manner



which will not interfere with Grantor's reasonable and lawful use of said easement. GRANTOR, its heirs, successors, and assigns, covenants that GRANTOR will not erect, place, or maintain, or allow to be erected, placed, or maintained, within the boundaries of said permanent easement and right-of-way, any structure, without first securing permission of the GRANTEE, and that GRANTOR will not plant or maintain or permit to be planted or maintained, any plants, shrubs, or tree that may interfere with the full and complete use of the perpetual easement and right-of-way by the GRANTEE. GRANTOR agrees that GRANTEE, its heirs, successors, and assigns, and its agents or employees, may trim or remove any plants, shrubs, or trees that encroach on the permanent easement and right-of-way.

Any use hereinabove permitted to be made of the surface of said land by GRANTOR, its heirs, successors, and assigns, shall be exercised so as not to impair, endanger, or interfere with the present or prospective exercise of any of the rights herein granted.

It is further understood and agreed that no other easement or easements shall be granted across, along, over, under, through, or within this perpetual easement or right-of-way by GRANTOR, its heirs, successors, and assigns without the previous written consent of GRANTEE.

The terms and covenants of this perpetual easement and right-of-way shall bind and inure to the benefit of the heirs, successors, executors, administrators, and assigns of GRANTOR and the heirs, successors, and assigns of GRANTEE.



IN WITNESS WHEREOF, this instrument is executed on this, the 16<sup>th</sup> day of December, 2022.

**GRANTOR:**

**AGUA MANSA COMMERCE PHASE I, LLC,**  
a Delaware limited liability company

By: Agua Mansa Commerce Holdings, LLC,  
a Delaware limited liability company,  
its sole member

By: PR II Agua Mansa Commerce, LLC,  
a Delaware limited liability company,  
its Managing Member

By: PRISA II LHC, LLC,  
a Delaware limited liability company,  
its sole member

By:

Name: PEDRO SANCHEZ

Its: Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF \_\_\_\_\_ )

) ss.

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 2022 before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Public

My Commission Expires:

\_\_\_\_\_

*Lee Enclark Notary*

\_\_\_\_\_, Notary



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA                    }  
  } ss.  
COUNTY OF SAN FRANCISCO        }

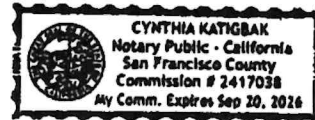
On December 16, 2022 before me, Cynthia Katigbak, Notary Public, personally appeared Pedro Sanchez, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Cynthia Katigbak  
Cynthia Katigbak, Notary Public

(seal)



Acknowledgment is attached to: RCSD water and sewer easements AMCP Phase 1 Sewer



Exhibit A



**EXHIBIT "A"**  
**SEWER EASEMENT**

SHEET 1 OF 1

THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 37528, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 254, PAGES 7 THROUGH 25, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND, 15.00 FEET IN WIDTH, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL 2, DISTANT THEREON NORTH 12°13'39" WEST 180.46 FEET MEASURED ALONG SAID WESTERLY LINE FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 12°13'39" WEST 986.55 FEET" ON SAID PARCEL MAP NO. 37528;

THENCE NORTH 77°46'21" EAST 19.53 FEET.

CONTAINING: 293 SQUARE FEET OR 0.007 ACRES MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY, IF ANY.

Last Update: 11/02/22  
O:\3807\ESMTS\WATER - SS\_ONISTE\3807\_WATER-SS\_NEW.dwg

**TEI** Thienes Engineering, Inc.  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH. (714) 521-4811 FAX (714) 521-4173

**SURVEYOR:**

PREPARED UNDER THE DIRECTION OF:

*Naveen K. Gali*

NAVEEN K. GALI  
P.L.S. NO. 9123  
REG. EXP. SEPT. 30, 2024

11/02/22  
DATE





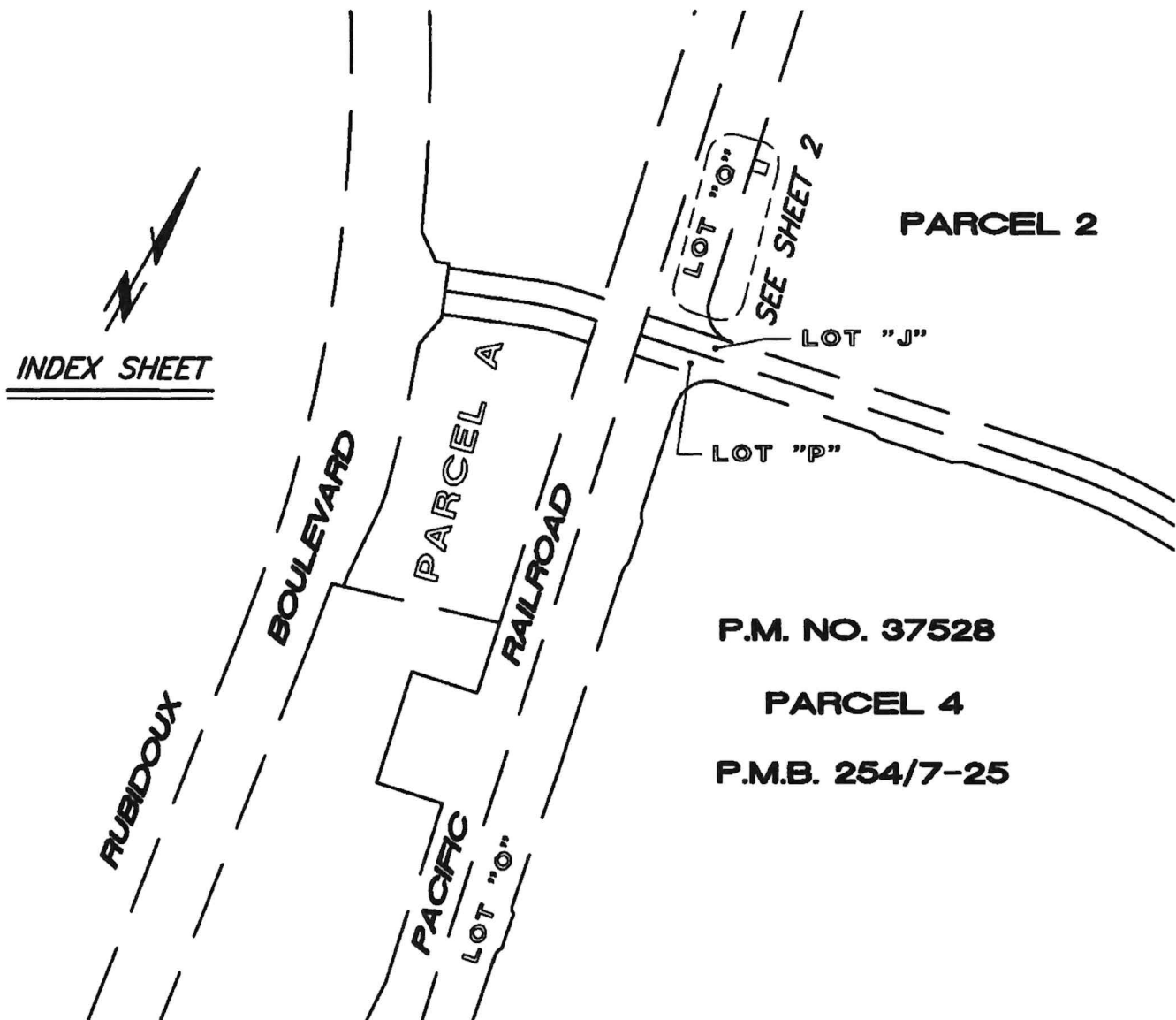
**Exhibit B**



SCALE: 1" = 200'

**EXHIBIT "B"**  
SEWER EASEMENT

SHEET 1 OF 2



INDEX SHEET

PARCEL 2

P.M. NO. 37528

PARCEL 4

P.M.B. 254/7-25

LEGEND:

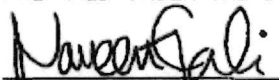
 INDICATES SEWER AND WATER EASEMENT

Last Update: 11/02/22  
O:\3807\ESMTS\WATER - SS\_ONISTE\3807\_WATER-SS\_NEW.dwg

**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

  
NAVEEN K. GALI 10/19/22  
P.L.S. NO. 9123 DATE  
REG. EXP. SEPT. 30, 2024





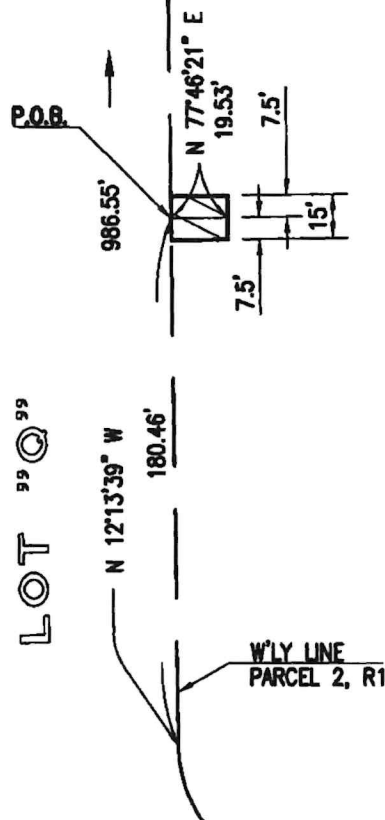
SCALE: 1" = 60'

**EXHIBIT "B"**  
SEWER EASEMENT

SHEET 2 OF 2



UNION PACIFIC RAILROAD

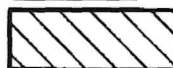


**PARCEL 2**

**P.M. NO. 37528**

**P.M.B. 254/7-25**

**LEGEND:**



INDICATES SEWER  
EASEMENT

R1 PARCEL MAP NO. 37528  
P.M.B. 254/7-25

P.O.B. POINT OF BEGINNING

CONTAINS: 293 SQ. FT.  
± 0.007 ACRES

Last Update: 11/02/22  
O:\3807\ESMTS\WATER - SS\_ONISTE\3807\_WATER-SS\_NEW.dwg

**TEI** Thienes Engineering, Inc.  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH. (714) 521-4811 FAX (714) 521-4173



the 1990s, the number of people in the world who are under 15 years of age has increased by 1.5 billion, from 1.1 billion in 1980 to 2.6 billion in 1999 (United Nations 2000). The number of people aged 15 years and over has increased by 1.5 billion, from 1.1 billion in 1980 to 2.6 billion in 1999.

There is a growing concern that the world's population is growing too fast, and that the world's resources will be exhausted. The United Nations (2000) predicts that the world's population will reach 6.3 billion by 2050, and that the world's resources will be exhausted by 2050. The United Nations (2000) also predicts that the world's population will be 7.5 billion by 2050, and that the world's resources will be exhausted by 2050.

The United Nations (2000) also predicts that the world's population will be 8.5 billion by 2050, and that the world's resources will be exhausted by 2050. The United Nations (2000) also predicts that the world's population will be 9.5 billion by 2050, and that the world's resources will be exhausted by 2050. The United Nations (2000) also predicts that the world's population will be 10.5 billion by 2050, and that the world's resources will be exhausted by 2050.

The United Nations (2000) also predicts that the world's population will be 11.5 billion by 2050, and that the world's resources will be exhausted by 2050. The United Nations (2000) also predicts that the world's population will be 12.5 billion by 2050, and that the world's resources will be exhausted by 2050. The United Nations (2000) also predicts that the world's population will be 13.5 billion by 2050, and that the world's resources will be exhausted by 2050.

The United Nations (2000) also predicts that the world's population will be 14.5 billion by 2050, and that the world's resources will be exhausted by 2050. The United Nations (2000) also predicts that the world's population will be 15.5 billion by 2050, and that the world's resources will be exhausted by 2050. The United Nations (2000) also predicts that the world's population will be 16.5 billion by 2050, and that the world's resources will be exhausted by 2050.

The United Nations (2000) also predicts that the world's population will be 17.5 billion by 2050, and that the world's resources will be exhausted by 2050. The United Nations (2000) also predicts that the world's population will be 18.5 billion by 2050, and that the world's resources will be exhausted by 2050. The United Nations (2000) also predicts that the world's population will be 19.5 billion by 2050, and that the world's resources will be exhausted by 2050.

The United Nations (2000) also predicts that the world's population will be 20.5 billion by 2050, and that the world's resources will be exhausted by 2050. The United Nations (2000) also predicts that the world's population will be 21.5 billion by 2050, and that the world's resources will be exhausted by 2050. The United Nations (2000) also predicts that the world's population will be 22.5 billion by 2050, and that the world's resources will be exhausted by 2050.

The United Nations (2000) also predicts that the world's population will be 23.5 billion by 2050, and that the world's resources will be exhausted by 2050. The United Nations (2000) also predicts that the world's population will be 24.5 billion by 2050, and that the world's resources will be exhausted by 2050. The United Nations (2000) also predicts that the world's population will be 25.5 billion by 2050, and that the world's resources will be exhausted by 2050.

The United Nations (2000) also predicts that the world's population will be 26.5 billion by 2050, and that the world's resources will be exhausted by 2050. The United Nations (2000) also predicts that the world's population will be 27.5 billion by 2050, and that the world's resources will be exhausted by 2050. The United Nations (2000) also predicts that the world's population will be 28.5 billion by 2050, and that the world's resources will be exhausted by 2050.



Recording Requested by:  
RUBIDOUX COMMUNITY SERVICES DISTRICT

When Recorded Mail to:

RUBIDOUX COMMUNITY SERVICES DISTRICT  
P. O. BOX 3098  
RIVERSIDE, CA 92519

Exempt from recording fee pursuant to Government Code Section 6103

---

RUBIDOUX COMMUNITY SERVICES DISTRICT  
GRANT OF EASEMENT

Agua Mansa Commerce Phase II, LLC  
c/o PGIM Real Estate  
101 California Street, 40<sup>th</sup> Floor  
San Francisco, CA 94114  
Attn: PRISA II Asset Manager

APN 175-200-008 and 175-200-009

**AGUA MANSA COMMERCE PHASE II, LLC**, a Delaware limited liability company, owner of record of the herein described parcel of land,, hereinafter called **GRANTOR**, do/does hereby grant and convey to **RUBIDOUX COMMUNITY SERVICES DISTRICT**, its heirs, successors, and assigns, hereinafter called **GRANTEE**, a permanent easement and right-of-way to construct, reconstruct, alter, replace, use, operate, inspect, maintain, repair, and remove Potable Water Transmission and Distribution pipelines and appurtenances together with any easement roads and electrical and communication conduits and appurtenances, together with the right of ingress and egress, across, along, over, upon, under, through, throughout the entire easement and right-of-way in connection with the exercise of any of the foregoing rights and within that certain real property in the County of Riverside, State of California, described as follows:

SEE ATTACHED EXHIBIT "A" & "B"

**GRANTOR** and his successors and assigns, shall not increase or decrease, or permit to be increased or decreased, the now existing ground elevations of said easement and right-of-way without the prior written consent of **GRANTEE**.

**GRANTEE** covenants to maintain the perpetual easement and right-of-way in good repair so that no unreasonable damage will result to the adjacent land of the **GRANTOR**, its heirs, successors, and assigns, from its use. **GRANTEE** shall have the right to construct and utilize an access road within said easement, and to use gates in all fences which now cross said easement; and reserves the right to clear all brush, plants, shrubs, trees, trash, and other obstructions from the perpetual easement and right-of-way. No additional fences or gates can be constructed across said easement unless approved in writing by **GRANTEE**. **GRANTEE** shall also have the right to mark the location of this easement in a manner



which will not interfere with Grantor's reasonable and lawful use of said easement. GRANTOR, its heirs, successors, and assigns, covenants that GRANTOR will not erect, place, or maintain, or allow to be erected, placed, or maintained, within the boundaries of said permanent easement and right-of-way, any structure, without first securing permission of the GRANTEE, and that GRANTOR will not plant or maintain or permit to be planted or maintained, any plants, shrubs, or tree that may interfere with the full and complete use of the perpetual easement and right-of-way by the GRANTEE. GRANTOR agrees that GRANTEE, its heirs, successors, and assigns, and its agents or employees, may trim or remove any plants, shrubs, or trees that encroach on the permanent easement and right-of-way.

Any use hereinabove permitted to be made of the surface of said land by GRANTOR, its heirs, successors, and assigns, shall be exercised so as not to impair, endanger, or interfere with the present or prospective exercise of any of the rights herein granted.

It is further understood and agreed that no other easement or easements shall be granted across, along, over, under, through, or within this perpetual easement or right-of-way by GRANTOR, its heirs, successors, and assigns without the previous written consent of GRANTEE.

The terms and covenants of this perpetual easement and right-of-way shall bind and inure to the benefit of the heirs, successors, executors, administrators, and assigns of GRANTOR and the heirs, successors, and assigns of GRANTEE.



IN WITNESS WHEREOF, this instrument is executed on this, the 16<sup>th</sup> day of December, 2022.

**GRANTOR:**

**AGUA MANSA COMMERCE PHASE II, LLC,**  
a Delaware limited liability company

By: Agua Mansa Commerce Holdings, LLC,  
a Delaware limited liability company,  
its sole member

By: PR II Agua Mansa Commerce, LLC,  
a Delaware limited liability company,  
its Managing Member

By: PRISA II LHC, LLC,  
a Delaware limited liability company,  
its sole member

By: 

Name: PEDRO SANCHEZ

Its: Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF \_\_\_\_\_ )

) ss.

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 2022 before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Public

\_\_\_\_\_, Notary

My Commission Expires:

\_\_\_\_\_



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA                }  
  } ss.  
COUNTY OF SAN FRANCISCO    }

On December 16, 2022 before me, Cynthia Katigbak, Notary Public, personally appeared Pedro Sanchez, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Cynthia Katigbak  
Cynthia Katigbak, Notary Public

(seal)



Acknowledgment is attached to: RCSD water and sewer easements\_AMCP Phase 2 Water



**Exhibit A**



**EXHIBIT "A"**  
WATER EASEMENT

SHEET 1 OF 5

THOSE PORTIONS OF PARCELS 1 AND 9 OF PARCEL MAP NO. 37528, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 254, PAGES 7 THROUGH 25, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITH SECTIONS 2 AND 3, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**STRIP NO. 1:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT "U" OF SAID PARCEL MAP NO. 37528;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT "U", SOUTH 89°24'13" EAST 22.51 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0°35'47" WEST 25.00 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END NORTHERLY AT THE SOUTHERLY LINE OF SAID LOT "U".

CONTAINING: 250 SQUARE FEET OR 0.006 ACRES MORE OR LESS.

**STRIP NO. 2:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHERLY TERMINUS OF ABOVE DESCRIBED STRIP NO. 1;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT "U", SOUTH 89°24'13" EAST 163.58 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0°35'47" WEST 6.50 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END NORTHERLY AT THE SOUTHERLY LINE OF SAID LOT "U".

CONTAINING: 65 SQUARE FEET OR 0.001 ACRES MORE OR LESS.

Last Update: 9/6/22

O:\3807\ESMTS\WATER\3807\_WATER-2 (LOTS 1 & 9).dwg

**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173



**EXHIBIT "A"**  
WATER EASEMENT

SHEET 2 OF 5

**STRIP NO. 3:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHERLY TERMINUS OF ABOVE DESCRIBED STRIP NO. 2;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT "U", SOUTH 89°24'13" EAST 400.91 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0°35'47" WEST 7.00 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END NORTHERLY AT THE SOUTHERLY LINE OF SAID LOT "U".

CONTAINING: 70 SQUARE FEET OR 0.002 ACRES MORE OR LESS.

**STRIP NO. 4:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHERLY TERMINUS OF ABOVE DESCRIBED STRIP NO. 3;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT "U", SOUTH 89°24'13" EAST 259.09 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0°35'47" WEST 6.50 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END NORTHERLY AT THE SOUTHERLY LINE OF SAID LOT "U".

CONTAINING: 65 SQUARE FEET OR 0.001 ACRES MORE OR LESS.

**STRIP NO. 5:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT "H" OF SAID PARCEL MAP NO. 37528;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT "H", SOUTH 89°24'13" EAST 516.09 FEET TO THE POINT OF BEGINNING;



**EXHIBIT "A"**  
WATER EASEMENT

SHEET 3 OF 5

THENCE NORTH 0°35'47" EAST 6.50 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END SOUTHERLY AT THE NORTHERLY LINE OF SAID LOT "H".

CONTAINING: 65 SQUARE FEET OR 0.001 ACRES MORE OR LESS.

**STRIP NO. 6:** (19.00 FEET WIDE)

BEING A STRIP OF LAND, 19.00 FEET IN WIDTH, LYING 9.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT "H" OF SAID PARCEL MAP NO. 37528;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT "G" OF SAID PARCEL MAP NO. 37528, NORTH 0°35'47" EAST 58.45 FEET;

THENCE SOUTH 89°24'13" EAST 27.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT "G", SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°24'13" EAST 3.00 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END WESTERLY AT SAID EASTERLY LINE OF SAID LOT "G".

CONTAINING: 55 SQUARE FEET OR 0.001 ACRES MORE OR LESS.

**STRIP NO. 7:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT "G" OF SAID PARCEL MAP NO. 37528;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT "G", SOUTH 0°37'30" WEST 80.64 FEET;

THENCE SOUTH 11°58'39" WEST 146.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 40.00 FEET;

THENCE SOUTHERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 11°22'52", AN ARC LENGTH OF 7.95 FEET;



**EXHIBIT "A"**  
WATER EASEMENT

SHEET 4 OF 5

THENCE SOUTH 0°35'47" WEST 8.08 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°24'13" EAST 6.50 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END WESTERLY AT SAID EASTERLY LINE OF SAID LOT "G".

CONTAINING: 65 SQUARE FEET OR 0.001 ACRES MORE OR LESS.

**STRIP NO. 8:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE WESTERLY TERMINUS OF ABOVE DESCRIBED STRIP NO. 7;

THENCE SOUTH 0°35'47" WEST 660.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°24'13" EAST 6.50 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END WESTERLY AT SAID EASTERLY LINE OF SAID LOT "G".

CONTAINING: 65 SQUARE FEET OR 0.001 ACRES MORE OR LESS.

**STRIP NO. 9:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE WESTERLY TERMINUS OF ABOVE DESCRIBED STRIP NO. 8;

THENCE SOUTH 0°35'47" WEST 91.42 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°24'13" EAST 60.00 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END WESTERLY AT SAID EASTERLY LINE OF SAID LOT "G".

CONTAINING: 600 SQUARE FEET OR 0.014 ACRES MORE OR LESS.



**EXHIBIT "A"**  
WATER EASEMENT

SHEET 5 OF 5

**STRIP NO. 10:** (10.00 FEET WIDE)

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE WESTERLY TERMINUS OF ABOVE DESCRIBED STRIP NO. 9;

THENCE SOUTH 0°35'47" WEST 26.50 FEET;

THENCE SOUTH 89°24'13" EAST 5.00 FEET;

THENCE SOUTH 0°35'47" WEST 51.24 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°24'13" EAST 8.00 FEET;

THENCE SOUTH 0°07'30" EAST 13.50 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END WESTERLY AT SAID EASTERLY LINE OF SAID LOT "G".

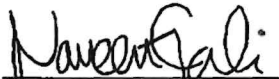
CONTAINING: 215 SQUARE FEET OR 0.005 ACRES MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY, IF ANY.

**SURVEYOR:**

PREPARED UNDER THE DIRECTION OF:

  
NAVEEN K. GALI  
P.L.S. NO. 9123  
REG. EXP. SEPT. 30, 2024

9/6/22  
DATE

 **Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173

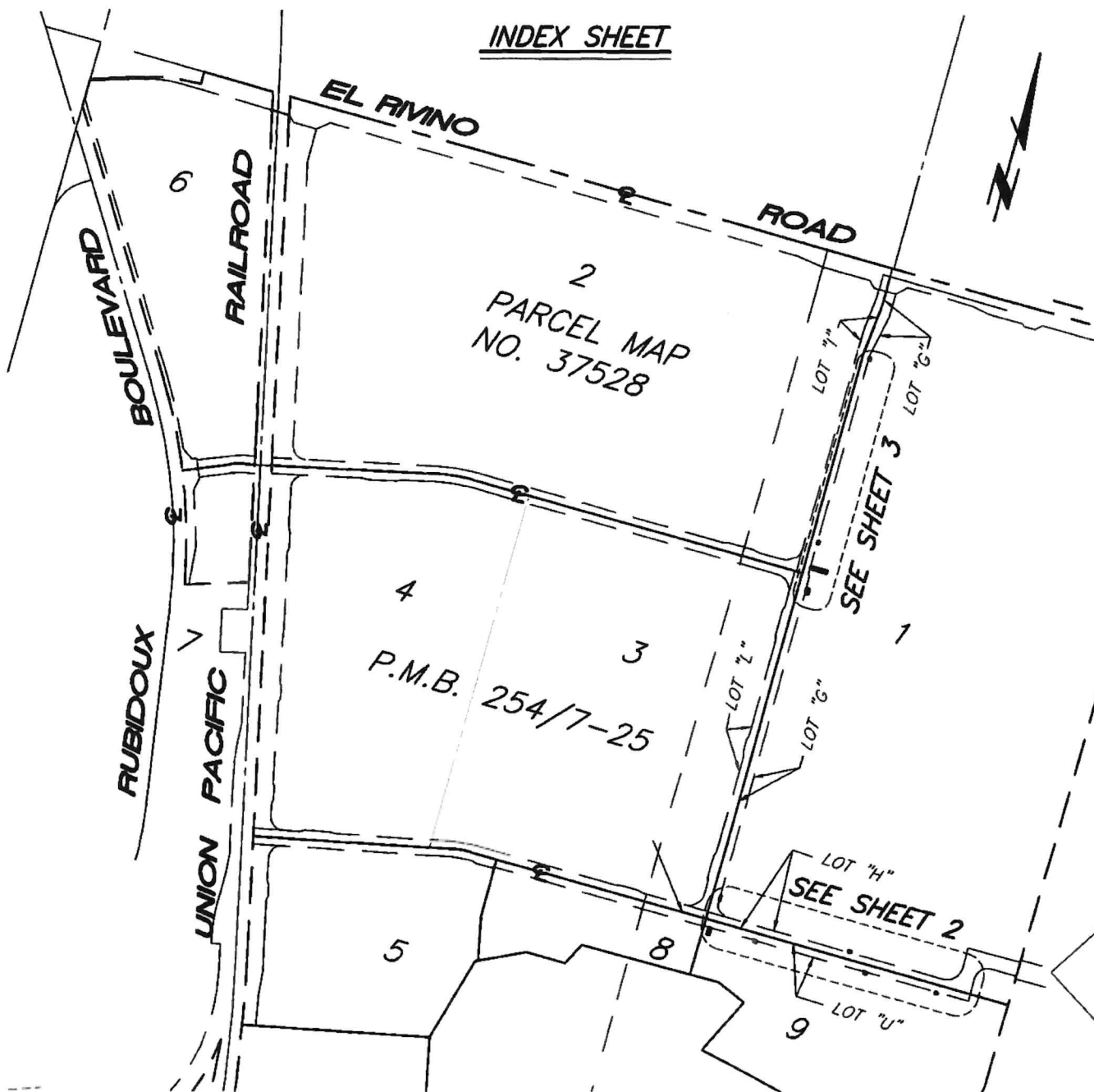




SCALE: 1" = 500'

**EXHIBIT "B"**  
WATER EASEMENT

SHEET 1 OF 3



LEGEND:

— INDICATES WATER EASEMENT

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

*Naveen K. Gali* 9/6/22  
NAVEEN K. GALI DATE  
P.L.S. NO. 9123  
REG. EXP. SEPT. 30, 2024



Last Update: 9/6/22

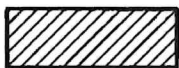
O:\3807\ESMTS\WATER\3807\_WATER-2 (LOTS 1 & 9) dwg

**TEI** Thienes Engineering, Inc.  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH. (714) 521-4811 FAX (714) 521-4173

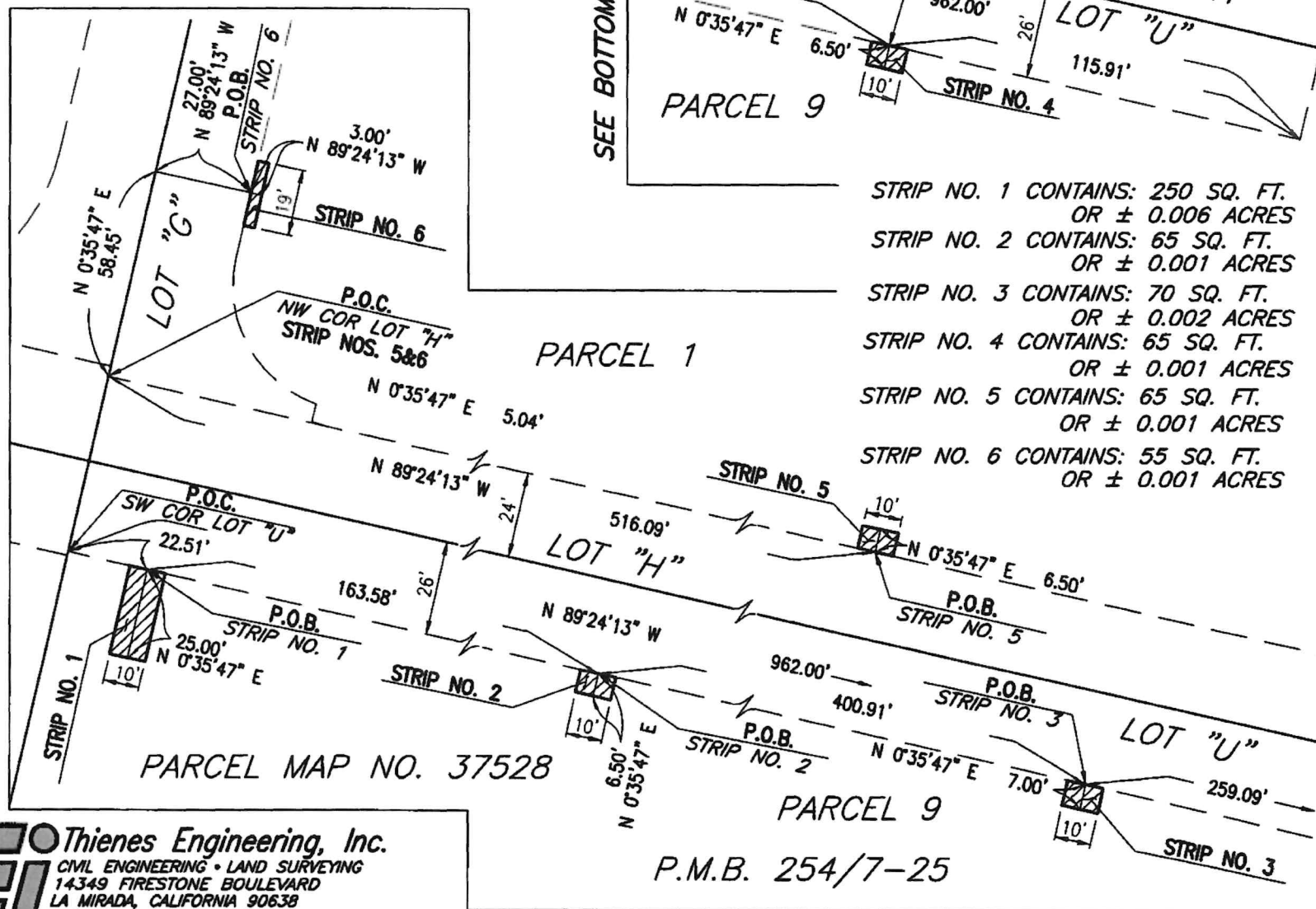


**WATER EASEMENT**

**LEGEND:**



INDICATES WATER EASEMENT



**SEE BOTTOM RIGHT**

SEE TOP LEFT



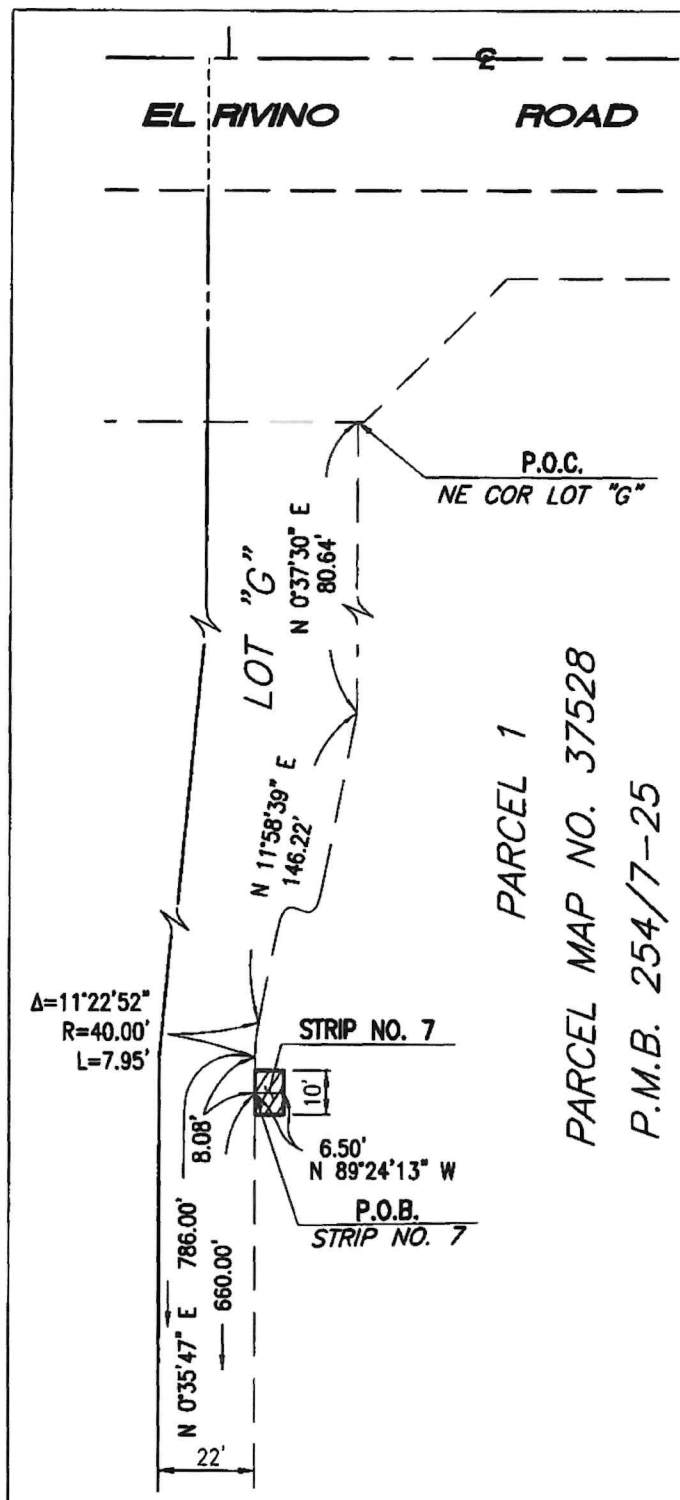
**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173

P.M.B. 254/7-25

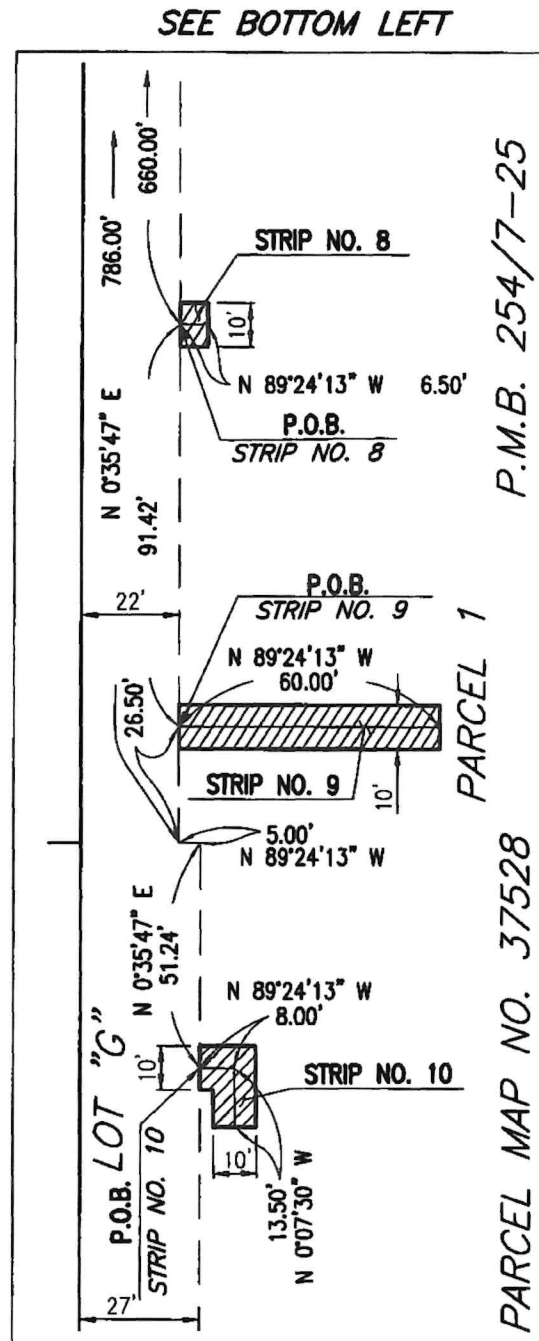
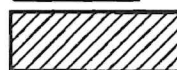


# EXHIBIT "B"

WATER EASEMENT



SEE TOP RIGHT

**LEGEND:**

INDICATES WATER EASEMENT

STRIP NO. 7 CONTAINS: 65 SQ. FT.  
OR ± 0.001 ACRESSTRIP NO. 8 CONTAINS: 65 SQ. FT.  
OR ± 0.001 ACRESSTRIP NO. 9 CONTAINS: 600 SQ. FT.  
OR ± 0.014 ACRESSTRIP NO. 10 CONTAINS: 215 SQ. FT.  
OR ± 0.005 ACRES



RUBIDOUX COMMUNITY SERVICES DISTRICT

LEGEND

PROPOSED WATERLINE  
EXISTING WATERLINE  
AIR VALVE ASSEY PER RCSD  
3RD TIME WASTEWATER  
PLUMBED GATE VALVE, AIR  
PER RCSD 3RD TIME WASTEWATER

PARCEL MAP No. 37528  
WATER IMPROVEMENT PLAN  
PHASE II

**REQUIRED PROJECT FIRE FLOW:**  
BASED ON APPENDIX B OF THE 2019 CALIFORNIA FIRE CODE,  
IS 8000 GPM FOR A 1 HOUR DURATION AT 20 PSI. THEREFORE  
COUNTY FIRE DEPARTMENT ALONG A 100' CIRCUMFERENCE  
FIRE FLOW FOR THE SPRINKLER. THEREFORE, THE REQUIRED FIRE  
FLOW FOR THIS PROJECT IS 4000 GPM FOR A 1 HOUR DURATION.

- LEGEND

POSITIVE MATRILINE	—
EXTINGUISH MATRILINE	—
AN WHEAT AUST. PER ACID 250	—
250S W120	—
FLUORET. VULC. ACID	—
PER ACID 330 DMS W120	—
RESILIER	—
FINK ADVANT. AUST. PER ACID 250	—
250S W120 PER ACID 330	—
THICKS PROTECTION PER ACID 250	—
250S W120	—
SEALANT INSTALLATION PER ACID 250	—
DMS W120	—
WATER QUALITY SAMPLE EXTEN	—
PER ACID 250S W120	—
TEL	—
NOT ELON	—
BLIND FLANGE	—
CROSS	—
BACONITE PRIMER	—
FLANGED BUTTERFLY VALVE	—
ADVANT. ACID 250 DMS W120	—
WATER LOSS DUE TO LIGHT	—
SEQUEST. LOSS PER 100 LBS	—
(TAN. LBS. PER 100 LBS. OF WATER)	—
PHOSPHOR. ACCESS TANK	—
PER ACID 250S W120	—
PHOSPHOR. VANCE PER ACID 250	—
250S W120	—
PROP. LUB. OIL 100 PSI	—

**ABBREVIATIONS:**

[illegible]

**BENCH MARK :**

**RIVERSIDE BENCHMARK NO. "N.L.-3-64 RESET 1970"**  
STANDARD BRASS DISC, STAMPED "NIV. CO. SUR. N.L.-3-64  
RESET 1970". AT THE "X" INTERSECTION OF MARPLE STREET &  
AGUA MANA ROAD 170' EAST OF MARPLE STREET INTERSECTION  
ALONG THE CENTERLINE OF AGUA MANA ROAD 25 FEET WEST OF  
THE CENTERLINE OF AGUA MANA ROAD 17 FEET EAST OF A 6  
FOOT CHAIN LINK FENCE, SURROUNDING E. LEADER  
CONSTRUCTION COMPANY 7 FEET EAST OF A 24 INCH DRAIN. SET  
ON TOP OF A 12" X 12" X 1" CONCRETE REBAR WALL.  
**ELEVATION = 864.49' (NGVD 28' / 1971 ADL)**

## CITY OF JUPITA VALLEY

ENGINEERING DEPARTMENT  
APPROVED BY:  
**Octavio  
Duran Jr**

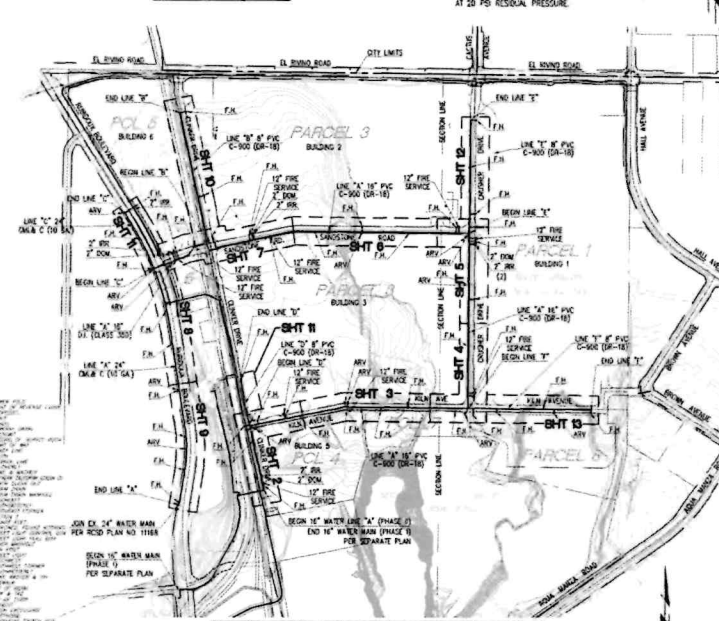
Digitally signed by  
Octavio Duran Jr  
Date: 2022.06.06  
08:38:38 -0700

Digitally signed by  
Octavio Duran Jr  
Date: 2022.06.06  
08:38:38 -0700

[illegible]

28. INSTALL 8" PVC C-900 (30-18) WATER MAIN PER RCD STD. SPECIFICATIONS, WITH HUBST JOINTS LOCATED PER RCD STD. SPEC. (SEE C40, TRANCH AND C40, TRANCH).
29. INSTALL 18"x18"x8" CLASS 350 DUCTILE IRON TEE.
30. CONTRACTOR TO ASSEO PLACING PIPE JOINTS IN THIS SPAN.
31. INSTALL 8"x8" CLASS 350 DUCTILE IRON 45° ELBOW.
32. INSTALL 18"x18"x8" CLASS 350 DUCTILE IRON TEE.
33. INSTALL 18"x8" CLASS 350 DUCTILE IRON REDUCER.
34. INSTALL THURST BOLT RESTRAINT PER RCD STD. SPEC (SEE C40).
35. INSTALL 8" D.I. RIBED FLANGE.
36. INSTALL 16" D.I. HIGH DEFLECTION COUPLING.
37. PROVIDE JOINT RESTRAINT PER DETAILS ON SHEET 14.
38. PROVIDE 16" GULCHATION CHAMFER FROM DIP TO STEEL.

2.804	
11	
SEE PAGE	2
	3
	3
67	
4	
2	
SEE PAGE	1



**REQUIRED PROJECT FIRE FLOW:**  
BASED ON APPENDIX B OF THE 2019 CALIFORNIA FIRE CODE,  
IS 8500 GPM FOR A 4 HOUR DURATION AT 20 PSI. RIVERSIDE  
COUNTY FIRE DEPARTMENT ALLOWING A 50% CREDIT ON FIRE  
FLOW FOR FIRE SPRINKLERS. THEREFORE, THE REQUIRED FIRE  
FLOW FOR THIS PROJECT IS 4000 GPM FOR A 4 HOUR DURA  
AT 20 PSI RESIDUAL PRESSURE.



VICINITY MAP

N.T.S.

**WATER CONSTRUCTION NOTES:**

NOTE: CONTRACTOR TO VERIFY ALL EXISTING UTILITY INVERT AND LOCATIONS. ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES.

QTY:

- [illegible]

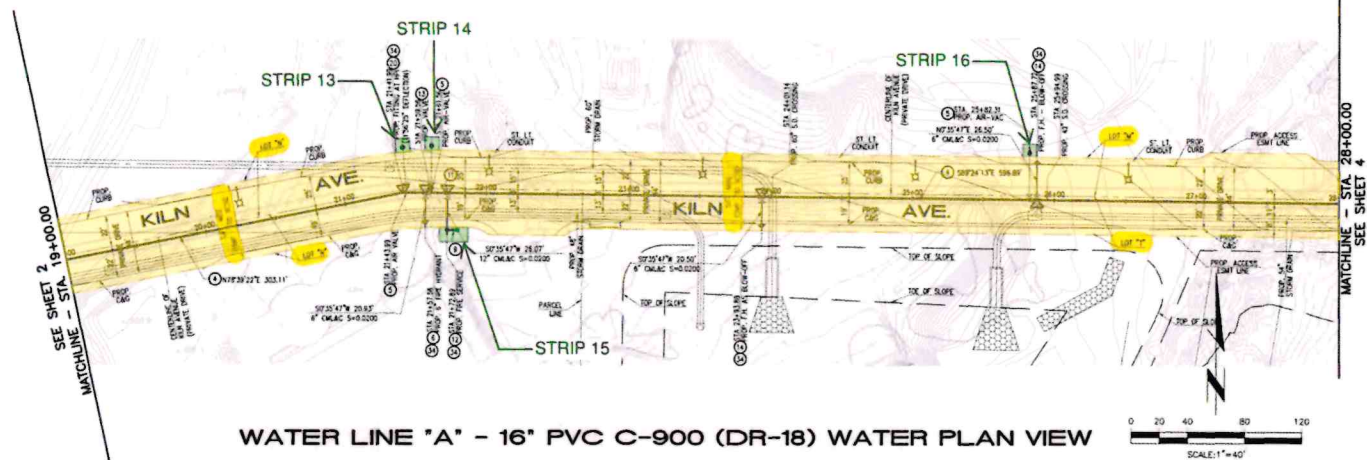
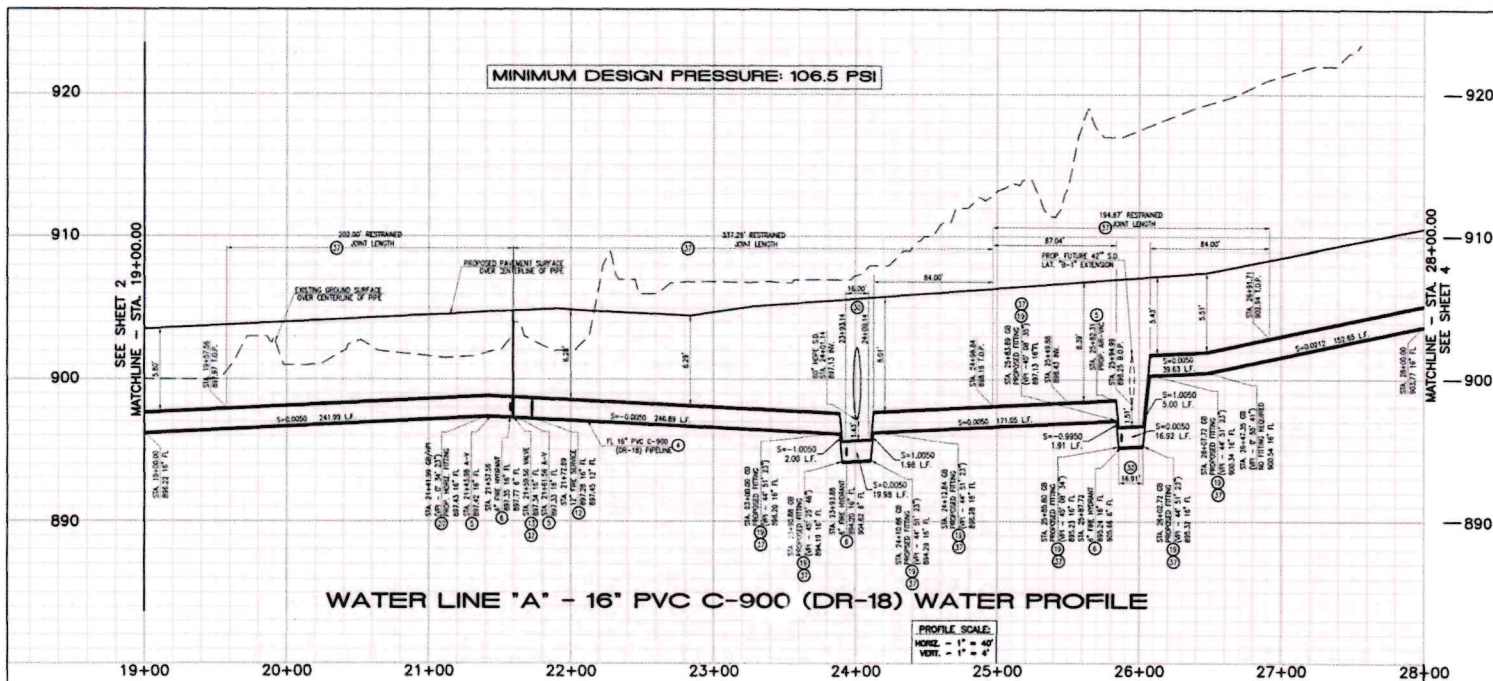
R.C.S.D. PLAN N	SHEET
	1
	OF 10 SHEETS

Leaf Age: 5/18/72









#### WATER CONSTRUCTION NOTES:

- NOTE: CONTRACTOR TO VERIFY ALL EXISTING UTILITY DEPTH AND LOCATION. ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES.
- INSTALL 16" PVC C-900 (DR-18) WATER MAIN PER RCSD STANDARDS, WITH THRUST BLOCK RESTRAINT PER RCSD STD. ENG. C40. TRENCH AND BACKFILL PER RCSD STD. ENG. C20.
  - INSTALL 2" AIR VALVE ASSEMBLY PER RCSD STD. ENG. W1070
  - INSTALL 6" COMMERCIAL FIRE HYDRANT PER RCSD STD. ENG. W1060
  - INSTALL 12" DOUBLE DETECTOR CHECK ASSEMBLY PER RCSD STD. ENG. W1140 MODIFIED WITH 12" PIPING, FITTINGS AND APPURTEANCES.
  - INSTALL 18"x18"x12" (CLASS 350 DUCTILE IRON) FULLY FLANGED TEE.
  - INSTALL 12" FIRE SERVICE
  - INSTALL 16" BUTTERFLY VALVE PER RCSD STD. ENG. W1030
  - INSTALL 6" COMMERCIAL FIRE HYDRANT PER RCSD STD. ENG. W1060. (AS A LOW-POINT SYSTEM BELOW-GT).
  - INSTALL 16" (CLASS 350 D.I.) 45° ELBOW FITTING PER RCSD STANDARDS.
  - INSTALL 16" (CLASS 350 D.I.) 11.25° ELBOW FITTING PER RCSD STANDARDS.
  - CONTRACTOR TO AVOID PLACING PIPE JOINTS IN THIS SPAN
  - INSTALL THRUST BLOCK RESTRAINT PER RCSD STD. ENG. C40.
  - PROVIDE JOINT RESTRAINT PER DETAILS ON SHEET 14.

48 hours BEFORE excavation  
(800) 227-2600  
CALL Underground Service Alert!

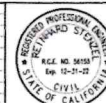
I CERTIFY THAT THE DESIGN OF THE WATER SYSTEM FOR P.A. NO. 37528 IS IN GENERAL ACCORDANCE WITH THE WATER SYSTEM MASTER PLAN OF THE RUBIDOUX COMMUNITY SERVICES DISTRICT, AND THAT THE WATER SERVICE, STORAGE AND DISTRIBUTION SYSTEM WILL BE ADEQUATE TO SUPPLY WATER SERVICE TO SAID PARCELS AND THAT THIS CERTIFICATION DOES NOT GUARANTEE THAT IT WILL SUPPLY WATER TO SAID PARCELS AT ANY SPECIFIC QUANTITIES, FLOWS, OR PRESSURES FOR FIRE PROTECTION OR ANY OTHER PURPOSE.

DATE: 10/12/22  
DIRECTOR OF ENGINEERING: RCE 48758

APPROVED BY THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR CONSTRUCTION:

DATE: 10/12/22  
DIRECTOR OF ENGINEERING: RCE 48758

VOID AFTER ONE YEAR FROM THIS DATE



**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FORESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH: 714-831-4111 FAX: 714-831-4112

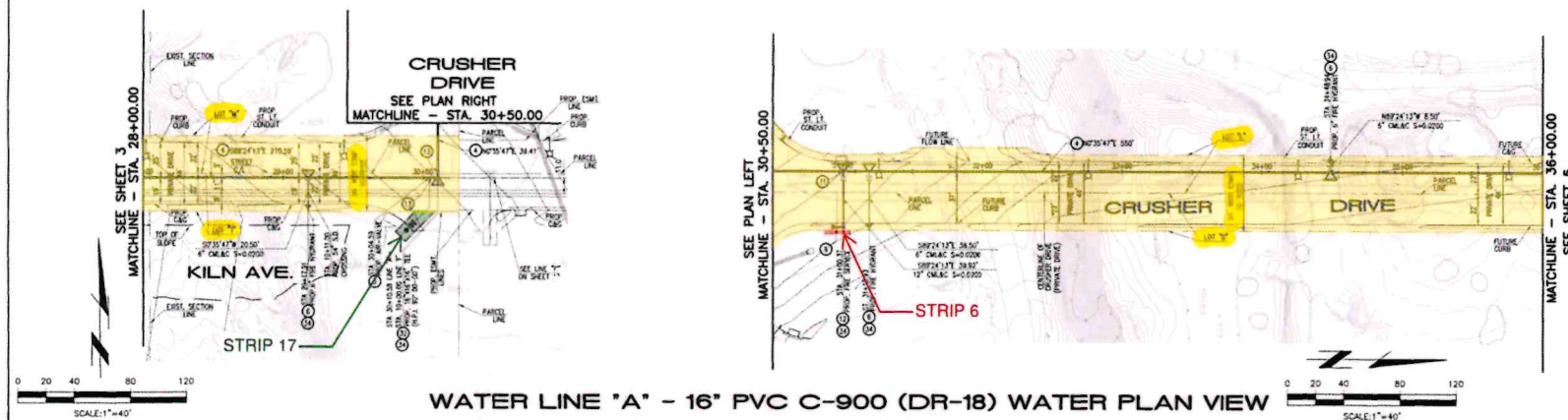
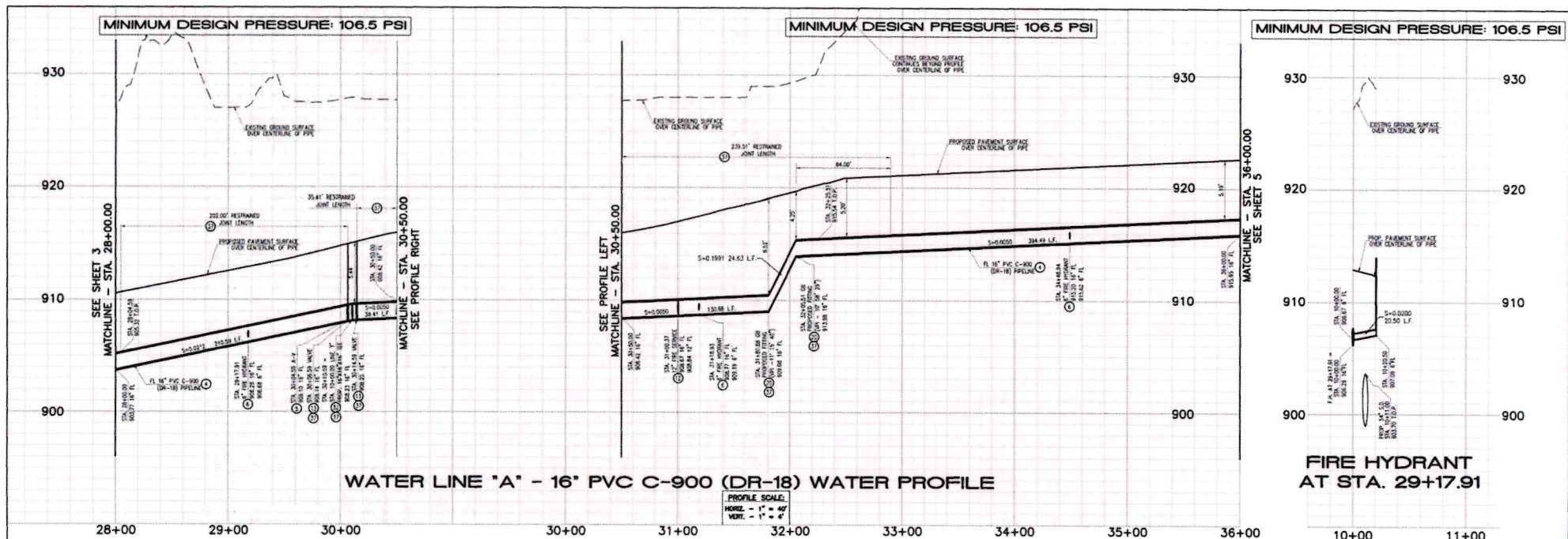
APPROVED BY: [Signature]  
REGISTERED ENGINEER No. 56155 DATE: 10/12/22

SCALE: 1" = 40'  
FIELD BOOK: \_\_\_\_\_  
DESIGN: M.R.  
DRAWN: D.T.  
CHECKED: R.S.

RUBIDOUX COMMUNITY SERVICES DISTRICT  
WATER IMPROVEMENT PLAN FOR  
PARCEL MAP NO. 37528  
LINE "A" PLAN & PROFILE  
STA. 19+00.00 TO STA. 28+00.00

SHEET  
**3**  
OF 18 SHEETS  
R.C.S.D. PLAN No.





#### WATER CONSTRUCTION NOTES:

NOTE: CONTRACTOR TO VERIFY ALL EXISTING UTILITY INVERT AND LOCATIONS. ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES.

1. INSTALL 16" PVC C-900 (DR-18) WATER MAIN PER RCSD STANDARDS, WITH THRUST BLOCK RESTRAINT PER RCSD STD. DWG. C40, TRENCH AND BACKFILL PER RCSD STD. DWG. C30.
2. INSTALL 2" AIR VALVE ASSEMBLY PER RCSD STD. DWG. W1070.
3. INSTALL 6" COMMERCIAL FIRE HYDRANT PER RCSD STD. DWG. W1060.
4. INSTALL 12" DOUBLE DETECTOR CHECK ASSEMBLY PER RCSD STD. DWG. W1140, MODIFIED WITH 12" FLANGE FITTINGS AND APPURTEANCES.
5. INSTALL 16"x16"x12" (CLASS 350 DUCTILE IRON) FULLY FLANGED TEE.
6. INSTALL 12" FIRE SERVICE.
7. INSTALL 16" BUTTERFLY VALVE PER RCSD STD. DWG. W1030.
8. INSTALL 16" (CLASS 350 D.I.) 11.25" ELBOW FITTING PER RCSD STANDARDS.
9. INSTALL 16"x16"x16" (CLASS 350 DUCTILE IRON) TEE.
10. INSTALL THRUST BLOCK RESTRAINT PER RCSD STD. DWG. C40.
11. PROVIDE JOINT RESTRAINT PER DETAILS ON SHEET 14.

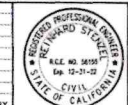


48 hours BEFORE excavation  
(800) 227-2600  
CALL Underground Service Alert

I CERTIFY THAT THE DESIGN OF THE WATER SYSTEM FOR P.M. NO. 37528 IS IN GENERAL ACCORDANCE WITH THE WATER SYSTEM MASTER PLAN OF THE RUBIDOUX COMMUNITY SERVICES DISTRICT, AND THAT THE WATER SERVICE, TRENCH AND DISTRIBUTION SYSTEM WILL BE ADEQUATE TO SUPPLY WATER SERVICE TO SAID PARCELS OF SAID PARCEL MAP. THIS CERTIFICATION DOES NOT GUARANTEE THAT IT WILL SUPPLY WATER TO SAID PARCELS AT ANY SPECIFIC QUANTITIES, PLACES OR PRESSURES FOR FIRE PROTECTION OR ANY OTHER PURPOSE.

APPROVED BY THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR CONSTRUCTION:  
DATE: 10/20/20  
DIRECTOR OF ENGINEERING: RCE 40758  
VOO AFTER ONE YEAR FROM THIS DATE

DATE: 10/20/20  
BY: [Signature]  
REVISIONS: [Table with 3 columns: DATE, BY, REVISIONS]



Thienes Engineering, Inc.  
CIVIL ENGINEERING • LAND SURVEYING  
14340 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 92653  
PH: (562) 951-1111 FAX: (562) 951-1111  
APPROVED BY: [Signature]  
REGISTERED ENGINEER No. 36155 DATE: 10/20/20

SCALE: 1"=40'  
FIELD BOOK: [Table with 2 columns: DESIGN, DRAWN]  
DESIGN: M.R.  
DRAWN: D.T.  
CHECKED: R.S.

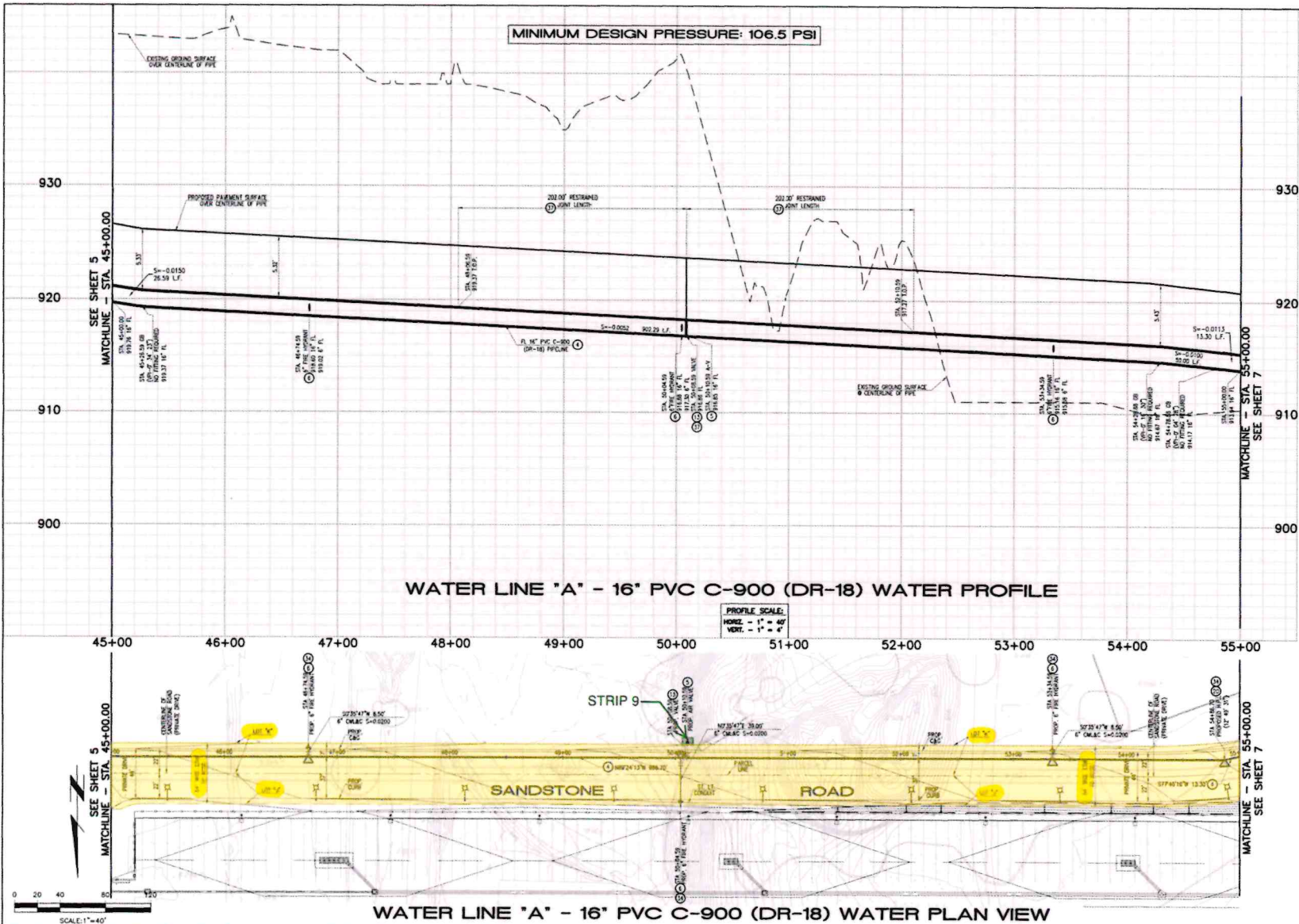
RUBIDOUX COMMUNITY SERVICES DISTRICT  
WATER IMPROVEMENT PLAN FOR  
PARCEL MAP NO. 37528  
LINE "A" PLAN & PROFILE  
STA. 28+00.00 TO STA. 36+00.00

SHEET  
4  
OF 10 SHEETS  
R.C.S.D. PLAN No.









48 hours BEFORE excavation  
 (800) 227-2600  
 CALL Underground Service Alert

I CERTIFY THAT THE DESIGN OF THE WATER SYSTEM FOR P.M. NO. 37528 IS IN GENERAL ACCORDANCE WITH THE WATER SYSTEM MASTER PLAN OF THE RUBIDOUX COMMUNITY SERVICES DISTRICT, AND THAT THE WATER SERVICE, STORAGE AND DISTRIBUTION SYSTEM WILL BE ADEQUATE TO SUPPLY WATER SERVICE TO SAID PARCELS OF SAID PARCEL AND THE CERTIFICATION DOES NOT GUARANTEE THAT IT WILL SUPPLY WATER TO SAID PARCELS AT ANY SPECIFIC QUANTITIES, FLOWS, OR PRESSURES FOR FIRE PROTECTION OR ANY OTHER PURPOSE.

DATE: 5/2/22  
 DIRECTOR OF ENGINEERING, RCE 48758

APPROVED BY THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR CONSTRUCTION:

DATE: 5/2/22  
 DIRECTOR OF ENGINEERING, RCE 48758

VOID AFTER ONE YEAR FROM THIS DATE

REGISTERED PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING - LAND SURVEYING  
 RCE 48758  
 DATE: 5/2/22

**Thienes Engineering, Inc.**  
 CIVIL ENGINEERING - LAND SURVEYING  
 14349 FIRESTONE BOULEVARD  
 LA MIRADA, CALIFORNIA 92653  
 PH: (951) 441-1000 FAX: (951) 441-1001

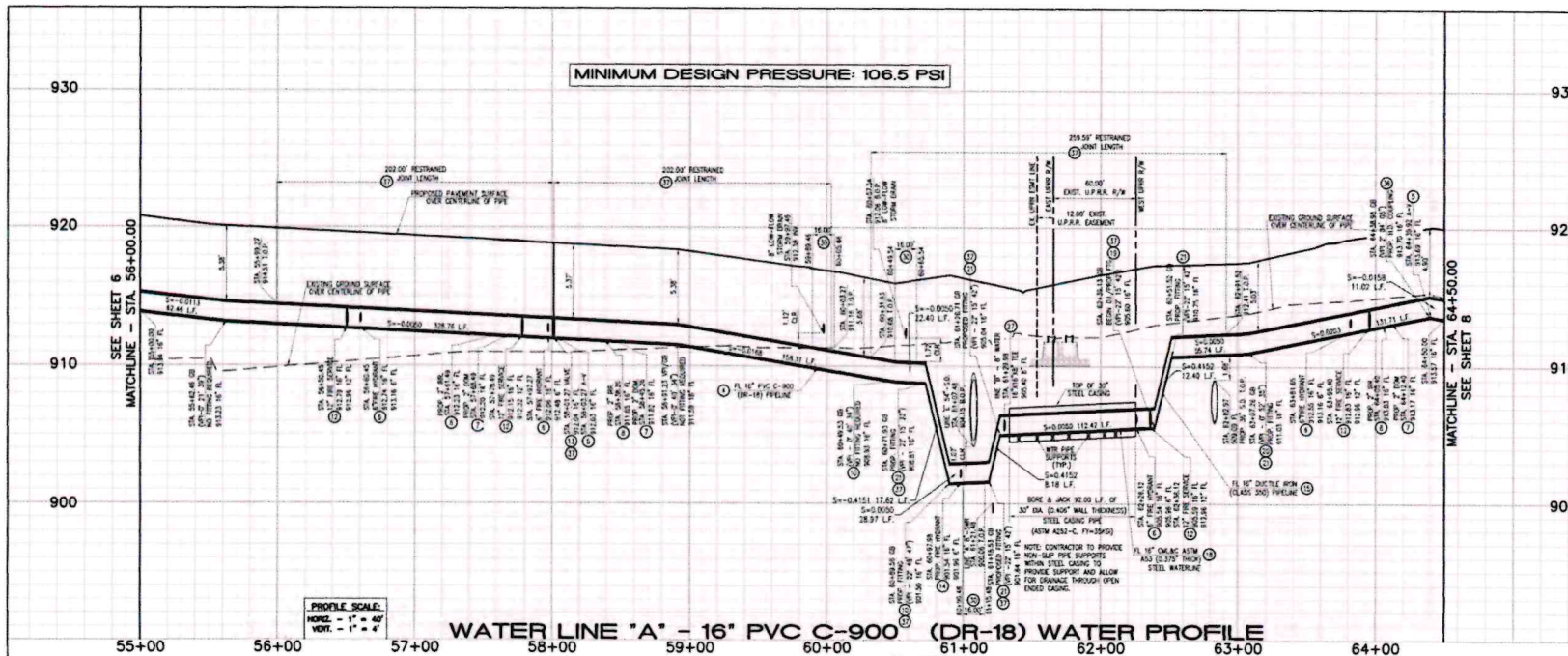
APPROVED BY: [Signature]  
 REGISTERED ENGINEER No. 26155 DATE: 5/2/22

SCALE: 1" = 40'  
 FIELD BOOK  
 DESIGN: M.R.  
 DRAWN: D.T.  
 CHECKED: R.S.

**RUBIDOUX COMMUNITY SERVICES DISTRICT**  
**WATER IMPROVEMENT PLAN FOR**  
**PARCEL MAP NO. 37528**  
**LINE "A" PLAN & PROFILE**  
**STA. 45+00.00 TO STA. 55+00.00**

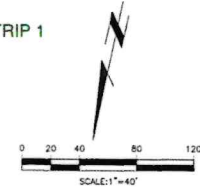
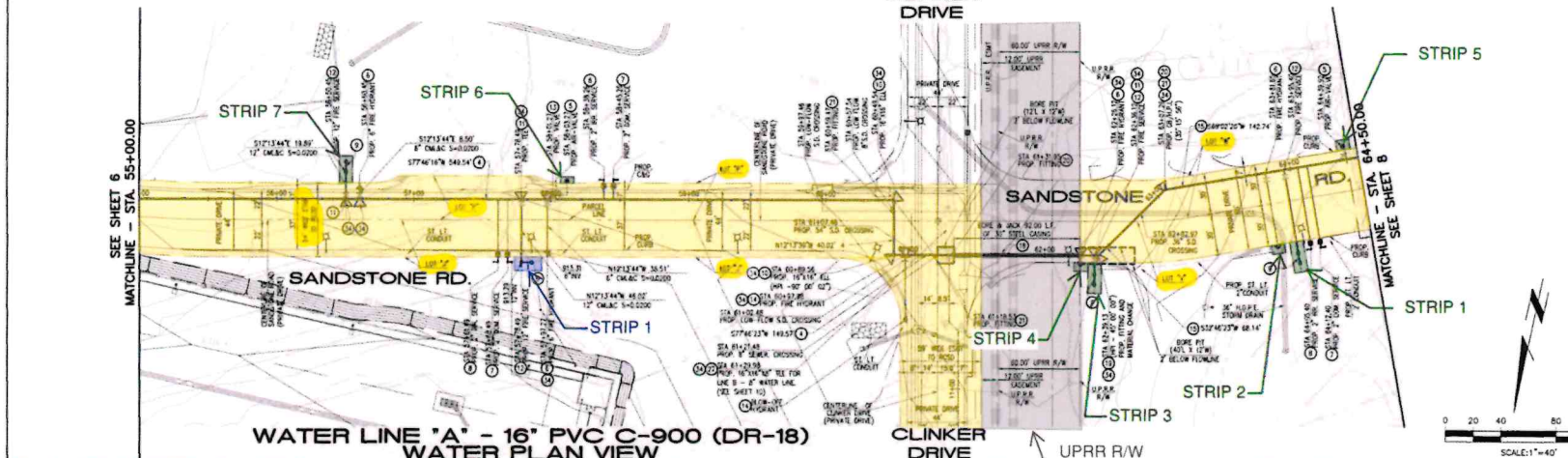
SHEET  
**6**  
 OF 16 SHEETS  
 P.C.S.D. PLAN No.





# **WATER CONSTRUCTION NOTES:**

- CONTRACTOR TO VERIFY ALL EXISTING UTILITY HAZARD AND LOCATIONS. ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES.
- INSTALL 14\"/>



48 hours BEFORE excavation  
(800) 227-2600  
CALL Underground Service Alert

I CERTIFY THAT THE DESIGN OF THE WATER SYSTEM FOR PAR. NO. 37528 IS IN GENERAL ACCORDANCE WITH THE WATER SYSTEM MASTER PLAN OF THE RUBIDOUX COMMUNITY SERVICES DISTRICT AND THAT THE WATER SERVICE, DRAINAGE AND DISTRIBUTION SYSTEM WILL BE ADEQUATE TO SUPPLY WATER SERVICE TO SAID PARCELS AND THAT THIS CERTIFICATION DOES NOT GUARANTEE THAT IT WILL SUPPLY WATER TO SAID PARCELS AT ANY SPECIFIC QUANTITIES, FLOWS OR PRESSURES FOR FIRE PROTECTION OR FOR OTHER PURPOSES.

DESIGNED BY: [Signature]  
DGP-Engineering, City-Test Backwater  
Location: Joplin Valley, CA 95029

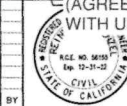
DATE: [Blank]  
DIRECTOR OF ENGINEERING: RCE 48758

APPROVED BY THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR CONSTRUCTION:

DESIGNED BY: [Signature]  
DGP-Engineering, City-Test Backwater  
Location: Joplin Valley, CA 95029

DATE: [Blank]  
DIRECTOR OF ENGINEERING: RCE 48758

SYM	REVISIONS	DATE	BY



Thienes Engineering, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA BREA, CALIFORNIA 90038  
PH: (310) 591-4841 FAX: (310) 591-4171

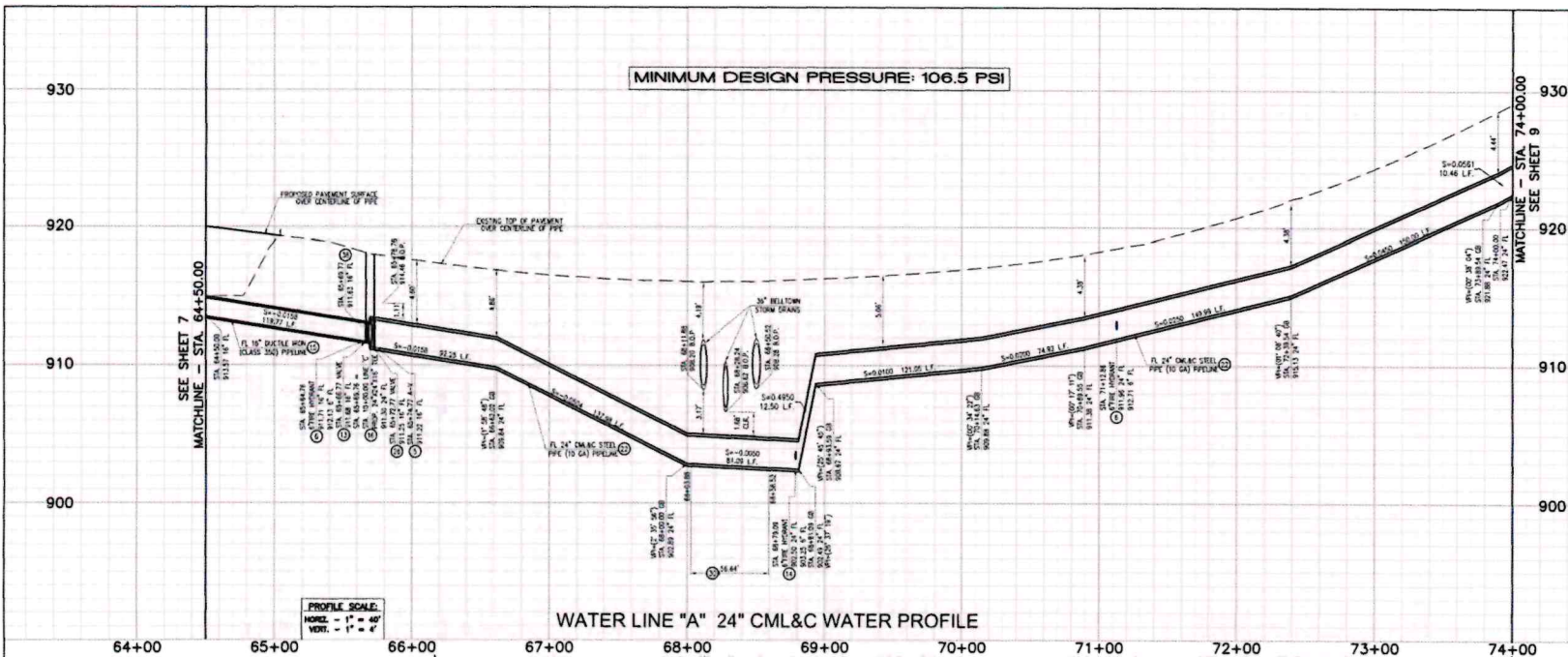
APPROVED BY: [Signature]  
REGISTERED ENGINEER NO. 56155 DATE: 10/10/20

SCALE: 1\"/>
--------------

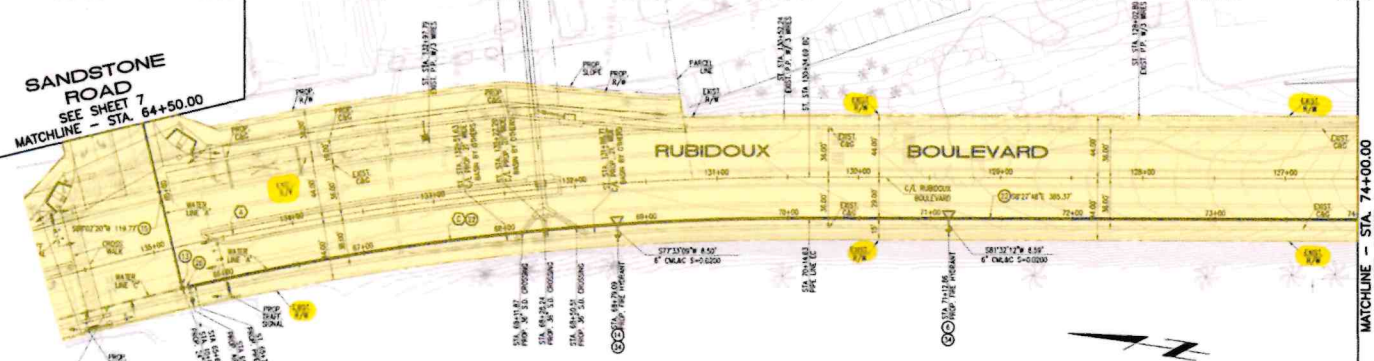
RUBIDOUX COMMUNITY SERVICES DISTRICT  
WATER IMPROVEMENT PLAN FOR  
PARCEL MAP NO. 37528  
LINE "A" PLAN & PROFILE  
STA. 55+00.00 TO STA. 64+50.00

SHEET  
**7**  
OF 18 SHEETS  
R.C.S.D. PLAN NO.





WATER LINE "A" 24" CML&C WATER PROFILE



WATER LINE "A" - 24" CML&C WATER PLAN VIEW

RUBIDOUX BLVD. CENTERLINE CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
1	2737.33°	2000.00'	818.86'	415.36'

RUBIDOUX BLVD. PIPE CENTERLINE CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
1	1725.53°	1871.00'	444.86'	223.38'

**WATER CONSTRUCTION NOTES:**  
NOTE: CONTRACTOR TO VERIFY ALL EXISTING UTILITY INVERT AND LOCATIONS. ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES.

1. INSTALL 12" AIR VALVE ASSEMBLY PER RCSD STD. DWG. W1070
2. INSTALL 6" COMMERCIAL FIRE HYDRANT PER RCSD STD. DWG. W1060
3. INSTALL 16" BUTTERFLY VALVE PER RCSD STD. DWG. W1030
4. INSTALL 6" COMMERCIAL FIRE HYDRANT PER RCSD STD. DWG. W1060, (AS A LOW-POINT SYSTEM BLOW-OFF)
5. INSTALL 16" DUCTILE IRON (CLASS 350) WATER MAIN PER RCSD STANDARDS, WITH SOLIDLY FULLY RESTRAINED JOINTS PER RCSD STD. DWG. W1240, TRENCH AND BACKFILL PER RCSD STD. DWG. C20
6. INSTALL 24"x24"x14" CML&C FLANGED STEEL TEE PER RCSD STANDARDS, TRENCH AND BACKFILL PER RCSD STD. DWG. C20
7. INSTALL 24" CML&C (10 GA) STEEL PIPE WATER MAIN PER RCSD STANDARDS, TIGHT, WELDED RESTRAINED JOINTS PER RCSD STD. DWG. W1240, TRENCH AND BACKFILL PER RCSD STD. DWG. C20
8. INSTALL 24" BUTTERFLY VALVE PER RCSD STD. DWG. W1030
9. CONTRACTOR TO AVOID PLACING PIPE JOINTS IN THIS SPAN
10. INSTALL THRUST BLOCK RESTRAINT PER RCSD STD. DWG. G40
11. PROVIDE 16" ISOLATION COUPLING FROM DIP TO STEEL (FOR CORROSION PROTECTION)

48 hours BEFORE excavation  
(800) 227-2600  
CALL Underground Service Alert

I CERTIFY THAT THE DESIGN OF THE WATER SYSTEM SHOWN ON THIS PLAN IS IN ACCORDANCE WITH THE WATER SYSTEM MASTER PLAN OF THE RUBIDOUX COMMUNITY SERVICES DISTRICT AND THAT THE WATER SERVICE, TRENCH AND DISTRIBUTION SYSTEM WILL BE ADEQUATE TO SUPPLY WATER SERVICE TO SAID PARCELS OF SAID PARCEL MAP. THIS CERTIFICATION DOES NOT GUARANTEE THAT IT WILL SUPPLY WATER TO SAID PARCELS AT ANY SPECIFIC QUANTITIES, FLOWS, OR PRESSURES FOR PIPE PROTECTION OR ANY OTHER PURPOSE.

DESIGNED BY: [Signature]  
CHECKED BY: [Signature]  
DATE: [Date]

APPROVED BY THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR CONSTRUCTION:  
[Signature]  
DATE: [Date]  
DIRECTOR OF ENGINEERING  
RCSD 48798

VOID AFTER ONE YEAR FROM THIS DATE

SYM	REVISIONS	DATE	BY

REGISTERED PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA  
No. 56155  
DATE: 1/17/23

**Tai** Thienes Engineering, Inc.  
CIVIL ENGINEERING • LAND SURVEYING  
14240 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 92653  
PH: (562) 461-1100 FAX: (562) 461-1111

APPROVED BY: [Signature]  
REGISTERED ENGINEER No. 56155 DATE: 1/17/23

SCALE: 1"=40'  
FIELD BOOK  
DESIGN: M.R.  
DRAWN: D.T.  
CHECKED: R.S.

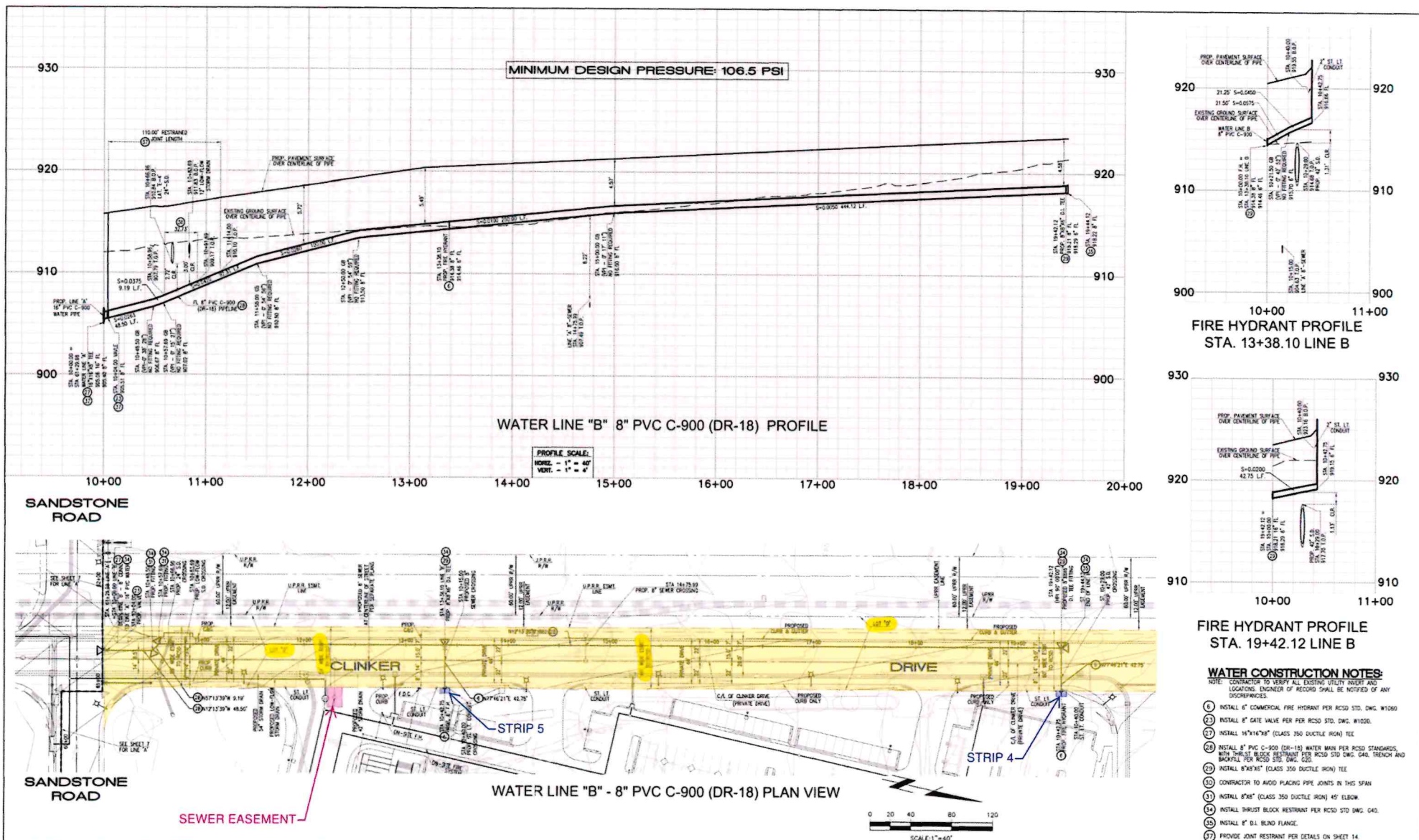
RUBIDOUX COMMUNITY SERVICES DISTRICT  
WATER IMPROVEMENT PLAN FOR  
PARCEL MAP NO. 37528  
LINE "A" PLAN & PROFILE  
STA. 64+50.00 TO STA. 74+00.00

SHEET  
**8**  
OF 18 SHEETS  
R.C.S.D. PLAN No.



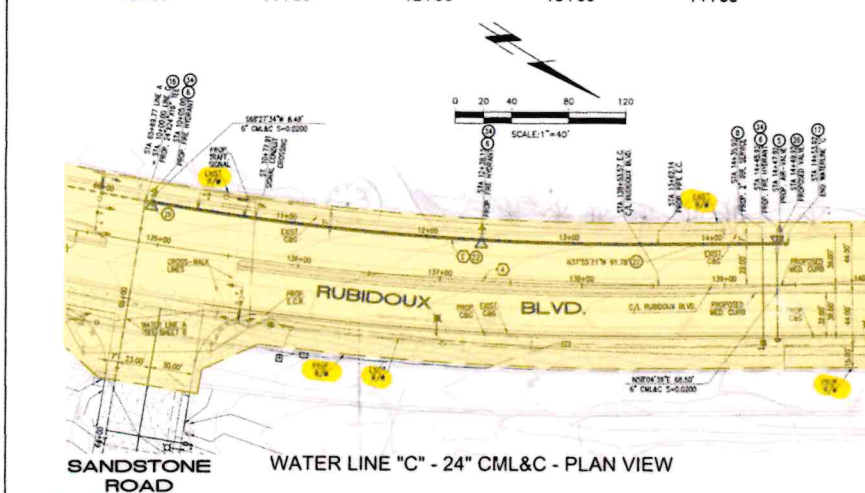
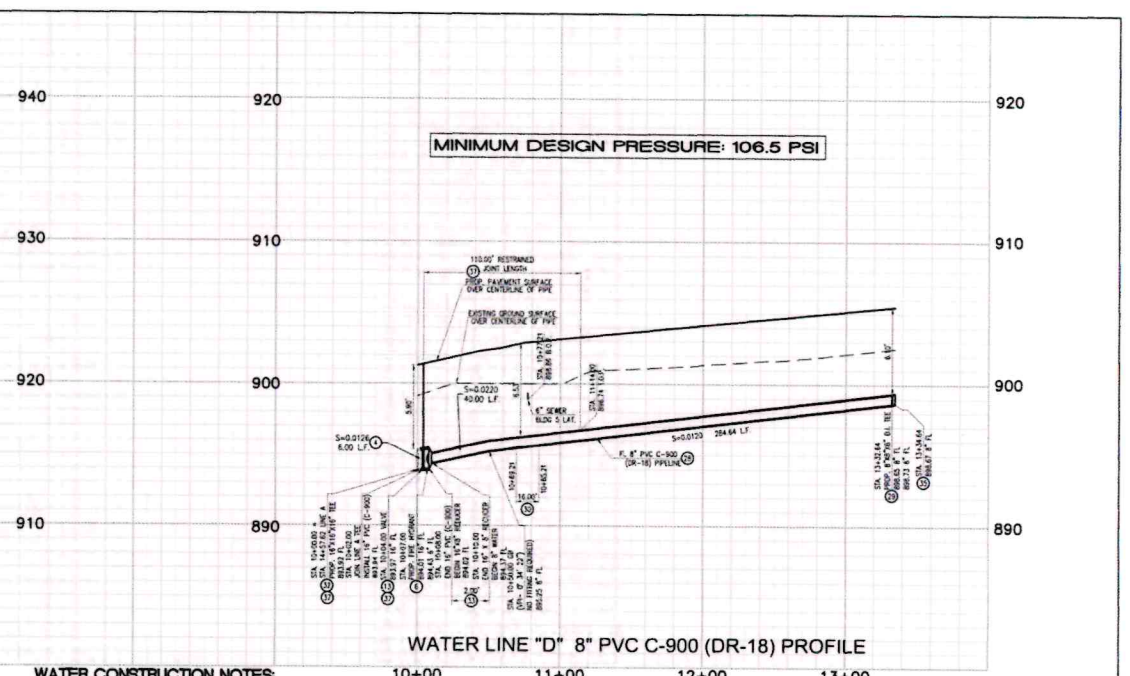
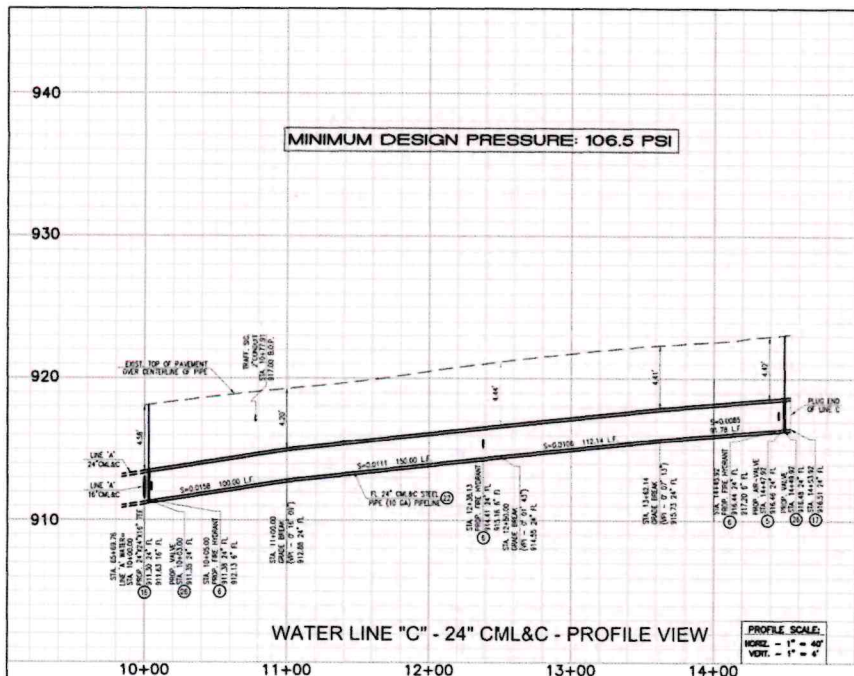






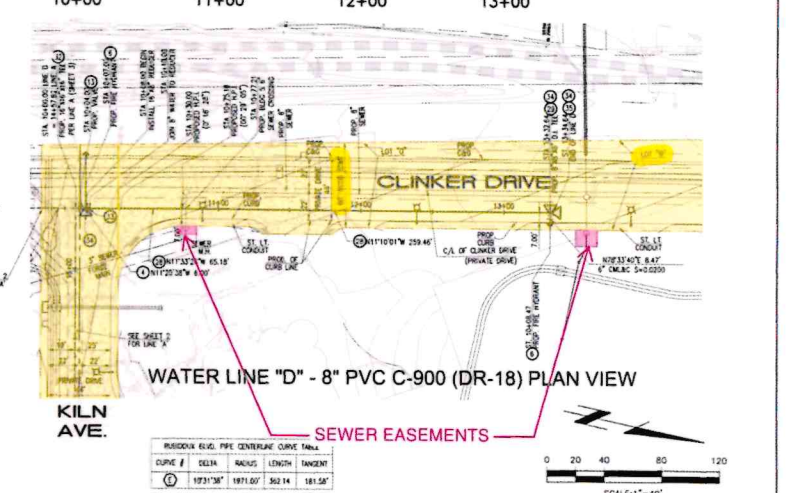
<p>48 hours BEFORE excavation (800) 227-2600 CALL Underground Service Alert</p>	<p>I CERTIFY THAT THE DESIGN OF THE WATER SYSTEM FOR P.W. NO. 37528 IS IN GENERAL ACCORDANCE WITH THE WATER SYSTEM MASTER PLAN OF THE RUBIDOUX COMMUNITY SERVICES DISTRICT, AND THAT THE WATER SERVICE, STORAGE AND DISTRIBUTION SYSTEM WILL BE ADEQUATE TO SUPPLY WATER SERVICE TO SAID PARCELS OF SAID PARCEL MAP. THIS CERTIFICATION DOES NOT GUARANTEE THAT IT WILL SUPPLY WATER TO SAID PARCELS AT ANY SPECIFIC QUANTITIES, PRESSURES OR PRESSURES FOR FIRE PROTECTION OR ANY OTHER PURPOSES.</p> <p>DATE: <u>10/13/20</u></p> <p>DIRECTOR OF ENGINEERING NCE 48758</p>	<p>APPROVED BY THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR CONSTRUCTION:</p> <p>DATE: <u>10/13/20</u></p> <p>DIRECTOR OF ENGINEERING NCE 48758</p> <p>VOG AFTER ONE YEAR FROM THIS DATE</p>	<p>SYN</p> <p>REVISIONS</p> <p>DATE BY</p>	<p>REGISTERED PROFESSIONAL ENGINEER NCE NO. 9615 DATE 10-11-19 STATE OF CALIFORNIA</p>	<p><b>Thienes Engineering, Inc.</b> CIVIL ENGINEERING • LAND SURVEYING 14348 FIRESTONE BOULEVARD LA MIRADA, CALIFORNIA 90603 PH: 562-261-4541 FAX: 562-261-4542</p> <p>APPROVED BY: <u>[Signature]</u> REGISTERED ENGINEER NO. 26155 DATE: <u>10/13/20</u></p>	<p>SCALE: 1"=40'</p> <p>FIELD BOOK</p> <p>DESIGN: M.R.</p> <p>DRAWN: D.T.</p> <p>CHECKED: R.S.</p>	<p><b>RUBIDOUX COMMUNITY SERVICES DISTRICT</b> WATER IMPROVEMENT PLAN FOR PARCEL MAP NO. 37528 <b>LINE "B" PLAN &amp; PROFILE</b> STA. 10+00.00 TO STA. 19+84.87</p>	<p><b>SHEET 10</b> OF 18 SHEETS R.C.S.D. PLAN NO.</p>
---	--	--	--	--	--	--	--	---





- WATER CONSTRUCTION NOTES:**
- NOTE: CONTRACTOR TO VERIFY ALL EXISTING UTILITY INSET AND LOCATIONS. ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES.
1. INSTALL 18" PVC C-900 (DR-18) WATER MAIN PER RCSD STANDARDS, WITH THRUST BLOCK RESTRAINT PER RCSD STD. DWG. C40. TRENCH AND BACKFILL PER RCSD STD. DWG. C30.
  2. INSTALL 2" AIR VALVE ASSEMBLY PER RCSD STD. DWG. W1070.
  3. INSTALL 2" AIR VALVE ASSEMBLY PER RCSD STD. DWG. W1060.
  4. INSTALL 2" IRRIGATION WATER SERVICE, METER AND METER BOX (COMPLETE) PER RCSD STD. DWG. W1110 & 2" BACKFLOW PER RCSD STD. DWG. W1130.
  5. INSTALL 18" BUTTERFLY VALVE PER RCSD STD. DWG. W1030.
  6. INSTALL 24"x24"x14" CML&C FLANGED STEEL TEE PER RCSD STANDARDS, TRENCH AND BACKFILL PER RCSD STD. DWG. C30.
  7. INSTALL CML&C 24" BLIND FLANGE AND THRUST BLOCK PER RCSD STD.
  8. INSTALL 24" CML&C (10 GA.) STEEL PIPE WATER MAIN PER RCSD STANDARDS, FULLY WELDED RESTRAINTED JOINTS PER RCSD STD. DWG. W1240. TRENCH AND BACKFILL PER RCSD STD. DWG. C30.
  9. INSTALL 24" BUTTERFLY VALVE PER RCSD STD. DWG. W1030.
  10. INSTALL 4" PVC C-900 (DR-18) WATER MAIN PER RCSD STANDARDS, WITH THRUST BLOCK RESTRAINT PER RCSD STD. DWG. C40. TRENCH AND BACKFILL PER RCSD STD. DWG. C30.
  11. INSTALL 16"x16"x16" (CLASS 350 DUCTILE IRON) TEE.
  12. INSTALL 16"x16" (CLASS 350 DUCTILE IRON) REDUCER.
  13. INSTALL THRUST BLOCK RESTRAINT PER RCSD STD. DWG. C40.
  14. INSTALL 8" D.I. BLIND FLANGE.
  15. PROVIDE JOINT RESTRAINT PER DETAILS ON SHEET 14.

RUBIDOUX BLVD. CENTERLINE CURVE TABLE				
CHORD #	DELT	RADIUS	LENGTH	TANGENT
1	173°13'	2008.00'	518.68'	415.25'



RUBIDOUX BLVD. PIPE CENTERLINE CURVE TABLE				
CHORD #	DELT	RADIUS	LENGTH	TANGENT
1	103°13'	1871.00'	562.14'	181.58'

I CERTIFY THAT THE DESIGN OF THE WATER SYSTEM FOR P.M. NO. 37528 IS IN GENERAL ACCORDANCE WITH THE WATER SYSTEM WATER PLANS OF THE RUBIDOUX COMMUNITY SERVICES DISTRICT AND THAT THE WATER SERVICE, TRENCH AND DISTRIBUTION SYSTEM WILL BE ADEQUATE TO SUPPLY WATER SERVICE TO SAID PARCELS OF SAID PARCEL MAP. THIS CERTIFICATION DOES NOT GUARANTEE THAT IF ALL SUPPLY WATER TO SAID PARCELS AT ANY SPECIFIC QUANTITIES, FLOW, OR PRESSURES FOR FIRE PROTECTION OR ANY OTHER PURPOSES.

DIRECTOR OF ENGINEERING, PCL 46706

APPROVED BY THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR CONSTRUCTION:

DATE: 1/15/2020

DIRECTOR OF ENGINEERING: PCL 46706

VOO AFTER ONE YEAR FROM THIS DATE

SYN

REVISIONS

DATE BY

REGISTERED PROFESSIONAL ENGINEER

LAURENCE STOKES

PCL 10-21-02

CIVIL

STATE OF CALIFORNIA

**T&E** Thienes Engineering, Inc.

CIVIL ENGINEERING • LAND SURVEYING

14549 FIRESTONE BOULEVARD

LA MIRADA, CALIFORNIA 90638

PH: 562-201-4541 FAX: 562-201-4773

APPROVED BY: [Signature]

REGISTERED ENGINEER No. 26155 DATE: 3/17/20

SCALE: SCALE: 1" = 40'

FIELD BOOK

DESIGN: M.R.

DRAWN: D.T.

CHECKED: P.S.

**RUBIDOUX COMMUNITY SERVICES DISTRICT**

WATER IMPROVEMENT PLAN FOR

PARCEL MAP NO. 37528

LINE "C" PLAN & PROFILE

STA. 10+00.00 TO STA. 14+55.82

LINE "D" PLAN & PROFILE

STA. 10+00.00 TO STA. 13+41.11

SHEET

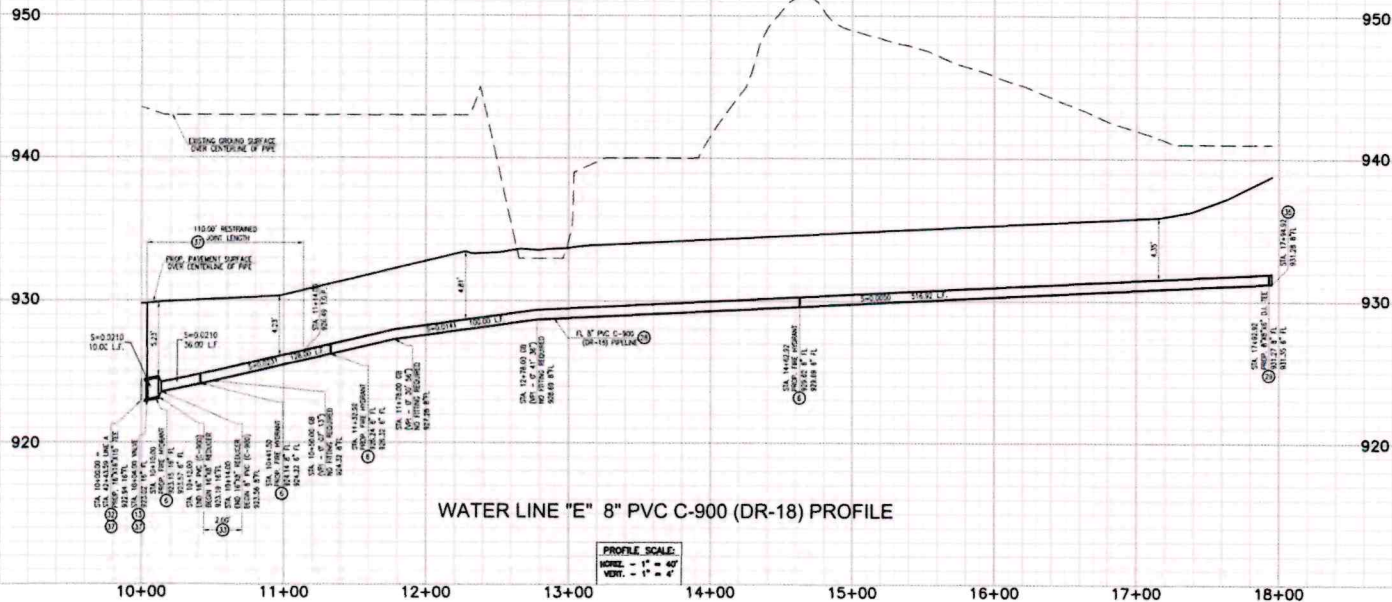
**11**

OF 18 SHEETS

R.C.S.D. PLAN NO.

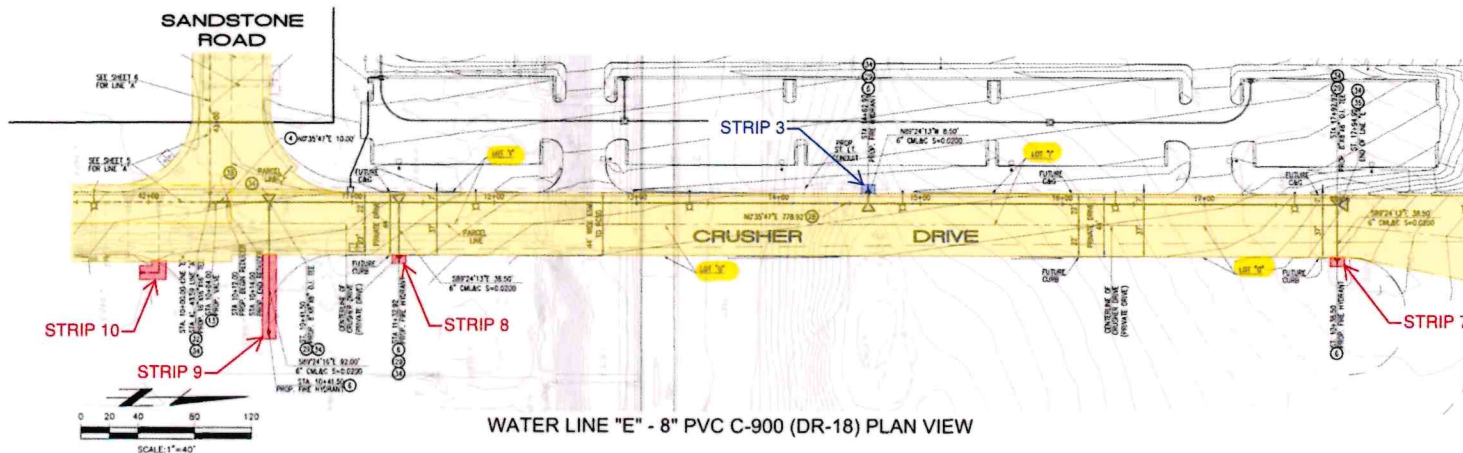


MINIMUM DESIGN PRESSURE: 106.5 PSI



WATER LINE "E" 8" PVC C-900 (DR-18) PROFILE

PROFILE SCALE:  
HORIZ. - 1" = 40'  
VERT. - 1" = 4'



WATER LINE "E" - 8" PVC C-900 (DR-18) PLAN VIEW

#### WATER CONSTRUCTION NOTES:

- NOTE: CONTRACTOR TO VERIFY ALL EXISTING STREET METER AND LOCATIONS. ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES.
- INSTALL 14" PVC C-900 (DR-18) WATER MAIN PER RCSD STANDARDS, WITH THRUST BLOCK RESTRAINT PER RCSD STD. DWG. C40. TRENCH AND BACKFILL PER RCSD STD. DWG. C30.
  - INSTALL 6" COMMERCIAL FIRE HYDRANT PER RCSD STD. DWG. W1060.
  - INSTALL 16" BUTTERFLY VALVE PER RCSD STD. DWG. W1030.
  - INSTALL 8" PVC C-900 (DR-18) WATER MAIN PER RCSD STANDARDS, WITH THRUST BLOCK RESTRAINT PER RCSD STD. DWG. C40. TRENCH AND BACKFILL PER RCSD STD. DWG. C30.
  - INSTALL 8"x8"x8" (CLASS 350 DUCTILE IRON) TEE.
  - INSTALL 16"x16"x16" (CLASS 350 DUCTILE IRON) TEE.
  - INSTALL 16"x8" (CLASS 350 DUCTILE IRON) REDUCER.
  - INSTALL THRUST BLOCK RESTRAINT PER RCSD STD. DWG. C40.
  - INSTALL 8" O.D. BLIND FLANGE.
  - PROVIDE JOINT RESTRAINT PER DETAILS ON SHEET 14.



48 hours BEFORE excavation  
(800) 227-2600  
CALL Underground Service Alert

I CERTIFY THAT THE DESIGN OF THE WATER SYSTEM FOR PAR. NO. 37528 IS IN GENERAL ACCORDANCE WITH THE WATER SYSTEM MASTER PLAN OF THE RUBIDOUX COMMUNITY SERVICES DISTRICT, AND THAT THE WATER SERVICE, STORAGE AND DISTRIBUTION SYSTEM WILL BE ADEQUATE TO SUPPLY WATER SERVICE TO SAID PARCEL AND THAT THIS CERTIFICATION DOES NOT GUARANTEE THAT IT WILL SUPPLY WATER TO SAID PARCEL AT ANY SPECIFIC QUANTITIES, PRESSURES, OR PRESSURES FOR FIRE PROTECTION OR ANY OTHER PURPOSE.

DATE: 10/10/2020  
DIRECTOR OF ENGINEERING: RICE 48758

APPROVED BY THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR CONSTRUCTION:

DATE: 10/10/2020  
DIRECTOR OF ENGINEERING: RICE 48758

VOID AFTER ONE YEAR FROM THIS DATE

SYN REVISIONS DATE BY

REGISTERED PROFESSIONAL ENGINEER  
RECEIVED STATE OF CALIFORNIA  
10-31-20

**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14348 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 92656  
PH: (562) 441-1000 FAX: (562) 441-1001

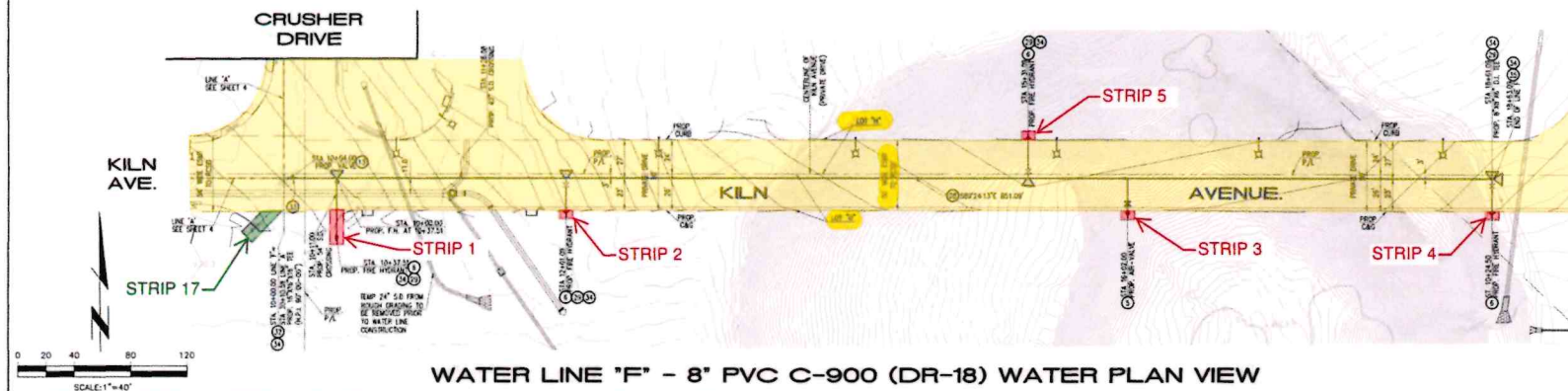
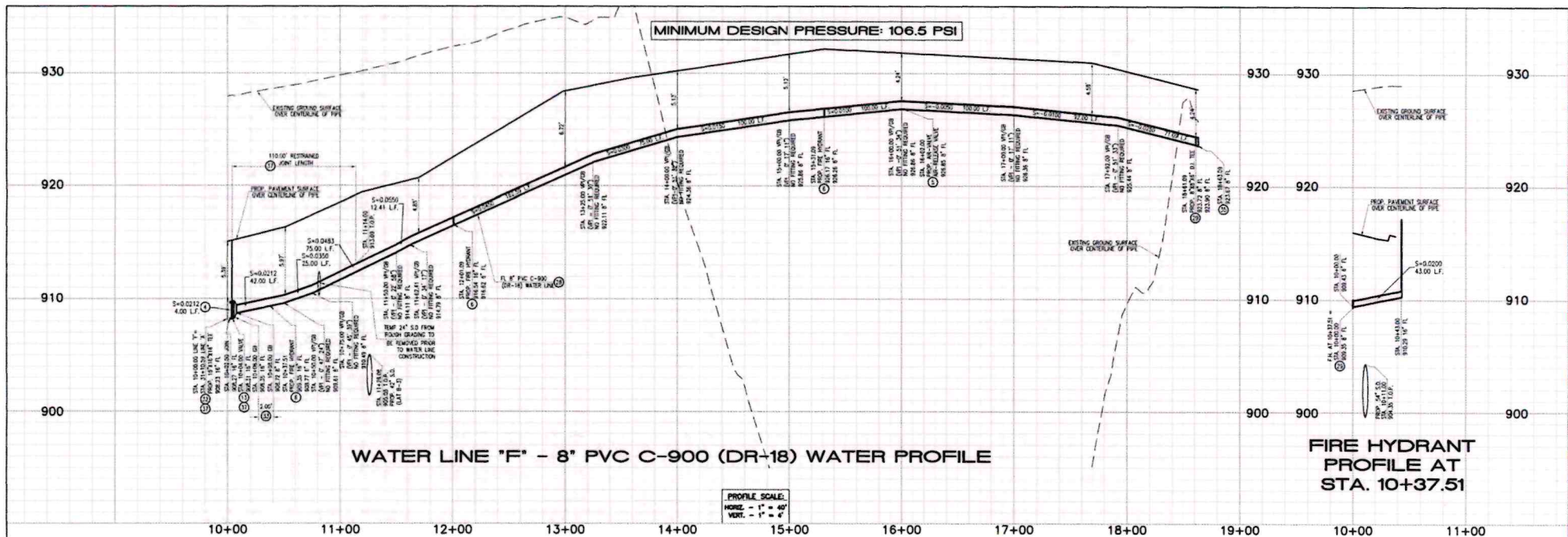
APPROVED BY: [Signature]  
REGISTERED ENGINEER No. 26155 DATE: 10/10/20

SCALE: 1" = 40'  
FIELD BOOK  
DESIGN: M.R.  
DRAWN: D.T.  
CHECKED: R.S.

RUBIDOUX COMMUNITY SERVICES DISTRICT  
WATER IMPROVEMENT PLAN FOR  
PARCEL MAP NO. 37528  
LINE "E" PLAN & PROFILE  
STA. 10+00.00 TO STA. 18+31.92

SHEET  
**12**  
OF 18 SHEETS  
R.C.S.D. PLAN NO.





#### WATER CONSTRUCTION NOTES

- NOTE: CONTRACTOR TO VERIFY ALL EXISTING UTILITY INVERT AND LOCATIONS. ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES.
1. INSTALL 16" PVC C-900 (DR-18) WATER MAIN PER RCSD STANDARDS, WITH THRUST BLOCK RESTRAINT PER RCSD STD. DWG. CAD. TRENCH AND BACKFILL PER RCSD STD. DWG. CDS.
  2. INSTALL 2" AIR VALVE ASSEMBLY PER RCSD STD. DWG. W1070.
  3. INSTALL 6" COMMERCIAL FIRE HYDRANT PER RCSD STD. DWG. W1060.
  4. INSTALL 16" BUTTERFLY VALVE PER RCSD STD. DWG. W1030.
  5. INSTALL 8" PVC C-900 (DR-18) WATER MAIN PER RCSD STANDARDS, WITH THRUST BLOCK RESTRAINT PER RCSD STD. DWG. CAD. TRENCH AND BACKFILL PER RCSD STD. DWG. CDS.
  6. INSTALL 6"x8"x8" (CLASS 350 DUCTILE IRON) TEE.
  7. INSTALL 16"x16"x16" (CLASS 350 DUCTILE IRON) TEE.
  8. INSTALL 16"x8" (CLASS 350 DUCTILE IRON) REDUCER.
  9. INSTALL THRUST BLOCK RESTRAINT PER RCSD STD. DWG. CAD.
  10. INSTALL 8" D.I. BLIND FLANGE.
  11. PROVIDE JOINT RESTRAINT PER DETAILS ON SHEET 14.

48 hours BEFORE excavation  
(800) 227-2600  
CALL Underground Service Alert

I CERTIFY THAT THE DESIGN OF THE WATER SYSTEM FOR PARCEL MAP NO. 37528 IS IN ACCORDANCE WITH THE WATER SYSTEM MASTER PLAN OF THE RUBIDOUX COMMUNITY SERVICES DISTRICT, AND THAT THE WATER SERVICE, STORAGE AND DISTRIBUTION SYSTEM WILL BE ADEQUATE TO SUPPLY WATER SERVICE TO SAID PARCELS OF SAID PARCEL MAP. THIS CERTIFICATION DOES NOT GUARANTEE THAT IT WILL SUPPLY WATER TO SAID PARCELS AT ANY SPECIFIC QUANTITIES, PRESSURE OR PRESSURES FOR FIRE PROTECTION OR ANY OTHER PURPOSE.

DIRECTOR OF ENGINEERING, RCE 48798

APPROVED BY THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR CONSTRUCTION:

DATE: 12-31-15  
DIRECTOR OF ENGINEERING: RCE 48798

VOID AFTER ONE YEAR FROM THIS DATE

SYN REVISIONS DATE BY



Thienes Engineering, Inc.  
CIVIL ENGINEERING • LAND SURVEYING  
14349 THIRSTONE BOULEVARD  
LA HABRA, CALIFORNIA 91748  
PH: (949) 221-4811 FAX: (949) 221-4111

APPROVED BY: [Signature]  
REGISTERED ENGINEER No. 56155 DATE: 3/1/16

SCALE: 1"=40'  
FIELD BOOK  
DESIGN: M.R.  
DRAWN: D.T.  
CHECKED: R.S.

RUBIDOUX COMMUNITY SERVICES DISTRICT  
WATER IMPROVEMENT PLAN FOR  
PARCEL MAP NO. 37528  
LINE "F" PLAN & PROFILE  
STA. 10+00.00 TO STA. 18+85.59

SHEET  
13  
OF 18 SHEETS  
R.C.S.D. PLAN No.



**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the Grant of Easement dated December 16, 2022 from **AGUA MANSA COMMERCE PARK PHASE II, LLC** Grantor, to **RUBIDOUX COMMUNITY SERVICES DISTRICT**, a public agency, is hereby accepted by the undersigned officer on behalf of the Rubidoux Community Services District pursuant to authority conferred by board action on January 5, 2023, and the grantee consents to the recordation thereof by its duly authorized officer.

**RUBIDOUX COMMUNITY SERVICES DISTRICT**

By: \_\_\_\_\_  
Bernard Murphy  
President of the Board  
Rubidoux Community Services District

Dated: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Brian R. Laddusaw  
General Manager  
Rubidoux Community Services District



**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the Grant of Easement dated December 21, 2022 from **CALPORTLAND COMPANY, A CALIFORNIA CORPORATION** Grantor, to **RUBIDOUX COMMUNITY SERVICES DISTRICT**, a public agency, is hereby accepted by the undersigned officer on behalf of the Rubidoux Community Services District pursuant to authority conferred by board action on January 5, 2023, and the grantee consents to the recordation thereof by its duly authorized officer.

**RUBIDOUX COMMUNITY SERVICES DISTRICT**

By: \_\_\_\_\_  
Bernard Murphy  
President of the Board  
Rubidoux Community Services District

Dated: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Brian R. Laddusaw  
General Manager  
Rubidoux Community Services District





December 28, 2022

587-10.68.3

Ted Beckwith  
Rubidoux Community Services District  
3590 Rubidoux Boulevard  
Jurupa Valley, CA 92509

Via Email to [tbeckwith@rcsd.org](mailto:tbeckwith@rcsd.org)

Subject: Agua Mansa Commerce Park, Parcel Map No. 37528  
CalPortland Water and Sewer Pipeline Easements

Dear Mr. Beckwith:

Attached are scanned copies of the easement document reviewed by Krieger & Stewart for acceptance by the District for sewer and water pipeline and appurtenances in parcels owned by CalPortland Company for Agua Mansa Commerce Park. Based on our review, we recommend that the District accept the easements.

Also attached for clarification is a copy of sewer improvement plans highlighted and marked to show the water and sewer easements to the District from CalPortland Company. The areas in orange are the easements that are being dedicated by CalPortland for the proposed water and sewer improvements. The gray area on Sheet 4 is the existing UPRR right-of-way and UPRR easement covered by the agreement between UPRR and the District; however, this is shown for reference only and not included within the attached easement documents. All other sewer and water easements on the CT Investors property are set forth in our letter dated December 27, 2022.

Sincerely,

KRIEGER & STEWART, INCORPORATED

A handwritten signature in black ink, appearing to read 'Jim R. Beale', is written over a horizontal line.

Jim R. Beale

JRB/blt  
587-10P68P3-TB-CPEasementLtr1

Attachments: AMCP PM 37528 CalPortland Water and Sewer Easement Reviewed by K&S  
AMCP PM 37528 Plans showing CalPortland Water and Sewer Easements

cc: Yvonne Reyes, RCSD (via Email)



Recording Requested by:  
RUBIDOUX COMMUNITY SERVICES DISTRICT

When Recorded Mail to:

RUBIDOUX COMMUNITY SERVICES DISTRICT  
P. O. BOX 3098  
RIVERSIDE, CA 92519

Exempt from recording fee pursuant to Government Code Section 6103

---

RUBIDOUX COMMUNITY SERVICES DISTRICT  
GRANT OF EASEMENT

Calportland Company  
2025 E. Financial Way  
Glendora, CA 91741

APN 175-170-045 and 175-170-030

Calportland Company, a California Corporation, owner of record of the herein described parcel of land, hereinafter called GRANTOR, do/does hereby grant and convey to RUBIDOUX COMMUNITY SERVICES DISTRICT, its heirs, successors, and assigns, hereinafter called GRANTEE, a permanent easement and right-of-way to construct, reconstruct, alter, replace, use, operate, inspect, maintain, repair, and remove water and sewer pipelines and appurtenances together with any easement roads and electrical and communication conduits and appurtenances, together with the right of ingress and egress, across, along, over, upon, under, through, throughout the entire easement and right-of-way in connection with the exercise of any of the foregoing rights and within that certain real property in the County of Riverside, State of California, described as follows:

SEE ATTACHED EXHIBIT "A" & "B"

GRANTOR and its successors and assigns, shall not increase or decrease, or permit to be increased or decreased, the now existing ground elevations of said easement and right-of-way without the prior written consent of GRANTEE, which consent shall not be unreasonably withheld.

GRANTEE covenants to maintain the perpetual easement and right-of-way in good repair so that no unreasonable damage will result to the adjacent land of the GRANTOR, its heirs, successors, and assigns, from its use. GRANTEE shall have the right to utilize an access road within said easement, and to use gates in all fences which now, or may in the future, cross said easement; and reserves the right to clear all brush, plants, shrubs, trees, trash, and other obstructions, excluding GRANTOR'S fencing and gates, from the perpetual easement and right-of-way. No additional fences or gates can be constructed across said easement unless approved in writing by GRANTEE which approval shall not be unreasonably withheld. The installation of any new fences shall include a gate where the fence crosses the easement. Any such gate(s) shall be in accordance with Grantee's Standard G120 or future standard that may supersede Standard G120. GRANTEE shall provide a lock for the gate(s) and will provide a copy of the key(s) to the GRANTOR. If different locks are installed on any gate(s) so provided GRANTEE retains the right to remove the lock and replace it with its own. GRANTEE shall also have the right to mark the location of this easement in a manner which will not interfere with Grantor's reasonable and lawful use of said easement. GRANTOR, its heirs, successors, and assigns, covenants that GRANTOR will not erect, place, or maintain, or allow to be erected, placed, or maintained, within the boundaries of said permanent easement and right-of-way, any structure, without first securing permission of the GRANTEE, and that GRANTOR will not plant or maintain or permit to be planted or maintained, any plants, shrubs, or tree that may interfere with the full and complete use of the perpetual easement and right-of-way by the GRANTEE. GRANTOR agrees that GRANTEE, its heirs, successors, and assigns, and its agents or employees, may trim or remove any plants, shrubs, or trees that encroach on the permanent easement and right-of-way, upon prior written notice to GRANTOR.

Any use hereinabove permitted to be made of the surface of said land by GRANTOR, its heirs, successors, and assigns, shall be exercised so as not to materially impair, endanger, or interfere with the present or prospective exercise of any of the rights herein granted.

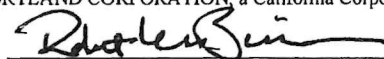
It is further understood and agreed that no other easement or easements shall be granted across, along, over, under, through, or within this perpetual easement or right-of-way by GRANTOR, its heirs, successors, and assigns without the previous written consent of GRANTEE, which consent shall not be unreasonably withheld or delayed.

The terms and covenants of this perpetual easement and right-of-way shall bind and inure to the benefit of the heirs, successors, executors, administrators, and assigns of GRANTOR and the heirs, successors, and assigns of GRANTEE.

IN WITNESS WHEREOF, this instrument is executed on this, the 21<sup>st</sup> day of December, 2022.

CALPORTLAND CORPORATION, a California Corporation

Signed: \_\_\_\_\_



Robert M. Binam, Sr. VP and General Counsel

(see notary certificate attached)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Nevada  
County of Clark

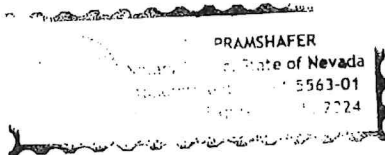
On December 21, 2023 before me, Tori Pramshafer, a Notary Public, personally appeared Robert Binam, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

SEAL

Signature of Notary





**EXHIBIT "A"**  
SEWER AND WATER EASEMENT

SHEET 1 OF 3

THOSE PORTIONS OF PARCEL B OF LOT LINE ADJUSTMENT NO. 1601 IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED OCTOBER 26, 2017 AS INSTRUMENT NO. 2017-0446791 OF OFFICIAL RECORDS OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**STRIP NO. 1:**

COMMENCING AT THE SOUTHERLY CORNER OF SAID PARCEL;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL B, NORTH 5°10'45" WEST (NORTH 8°45'00" WEST RECORD PER SAID LOT LINE ADJUSTMENT NO. 1601) 112.39 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 5°10'45" WEST 59.60 FEET;

THENCE NORTH 67°58'52" EAST 124.29 FEET;

THENCE SOUTH 60°47'07" EAST 21.00 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT A";

THENCE CONTINUING SOUTH 60°47'07" EAST 21.00 FEET;

THENCE CONTINUING SOUTH 29°12'53" WEST 18.18 FEET;

THENCE SOUTH 59°35'09" WEST 133.41 FEET;

THENCE SOUTH 84°49'14" WEST 22.66 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,041 SQUARE FEET OR 0.185 ACRES MORE OR LESS.

**STRIP NO. 2: (42.00 FEET WIDE)**

BEING A STRIP OF LAND 42.00 FEET IN WIDTH, LYING 21.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE AFOREMENTIONED "POINT A";

Last Update: 4/26/22  
O:\3807\ESMTS\WATER - SS\3807\_WATER-SS\_NEW.dwg

**TEI** Thienes Engineering, Inc.  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173



**EXHIBIT "A"**  
SEWER AND WATER EASEMENT

SHEET 2 OF 3

THENCE NORTH 29°12'53" EAST 335.47 FEET;

THENCE NORTH 11°15'28" EAST 161.52 FEET;

THENCE NORTH 5°43'01" WEST 119.02 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT B";

THENCE NORTH 77°45'11" EAST 53.71 FEET TO THE WESTERLY LINE OF THE LAND CONVEYED TO LOS ANGELES & SALT LAKE RAILROAD COMPANY PER DEED RECORDED DECEMBER 17, 1920 IN BOOK 539, PAGE 239 OF DEEDS;

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO END EASTERLY AT SAID WESTERLY LINE OF LAND CONVEYED TO LOS ANGELES AND SALT LAKE RAILROAD COMPANY.

CONTAINING: 28,140 SQUARE FEET OR 1.183 ACRES MORE OR LESS.

**STRIP NO. 3:** (30.00 FEET WIDE)

BEING A STRIP OF LAND, 30.00 FEET IN WIDTH, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT AFOREMENTIONED "POINT B";

THENCE NORTH 22°04'06" WEST 21.31 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 5°43'01" WEST 279.98 FEET;

THENCE NORTH 13°52'57" WEST 471.16 FEET;

THENCE NORTH 23°37'07" EAST 16.67 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT C";

THENCE CONTINUING NORTH 23°37'07" EAST 54.20 FEET;

THENCE NORTH 77°43'01" EAST 28.74 FEET TO THE WESTERLY LINE OF THE LAND CONVEYED TO RIVERSIDE, RIALTO AND PACIFIC RAILROAD COMPANY PER DEED RECORDED OCTOBER 29, 1917 IN BOOK 471, PAGE 179 OF DEEDS;

EXCEPTING THEREFROM THAT PORTION LYING WITHIN ABOVE DESCRIBED STRIP NO. 1. AND LYING WITHIN SAID LAND CONVEYED TO LOS ANGELES & SALT LAKE RAILROAD COMPANY;



**EXHIBIT "A"**  
SEWER AND WATER EASEMENT

SHEET 3 OF 3

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO BEGIN IN THE NORTHERLY LINE OF SAID STRIP NO. 1 AND END EASTERLY AT SAID WESTERLY LINE OF RIVERSIDE, RIALTO AND PACIFIC RAILROAD COMPANY.

CONTAINING: 25,361 SQUARE FEET OR 0.582 ACRES MORE OR LESS.

**STRIP NO. 4:** (30.00 FEET WIDE)

BEING A STRIP OF LAND, 30.00 FEET IN WIDTH, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT AFOREMENTIONED "POINT C";

THENCE NORTH 66°22'53" WEST 27.50 FEET;

EXCEPTING THEREFROM THAT PORTION LYING WITHIN ABOVE DESCRIBED STRIP NO. 3.

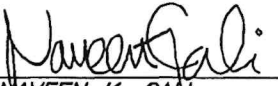
CONTAINING: 375 SQUARE FEET OR 0.009 ACRES MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY, IF ANY.

**SURVEYOR:**

PREPARED UNDER THE DIRECTION OF:

 4/26/2022  
NAVEEN K. GALI DATE  
P.L.S. NO. 9123  
REG. EXP. SEPT. 30, 2022

 **Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173



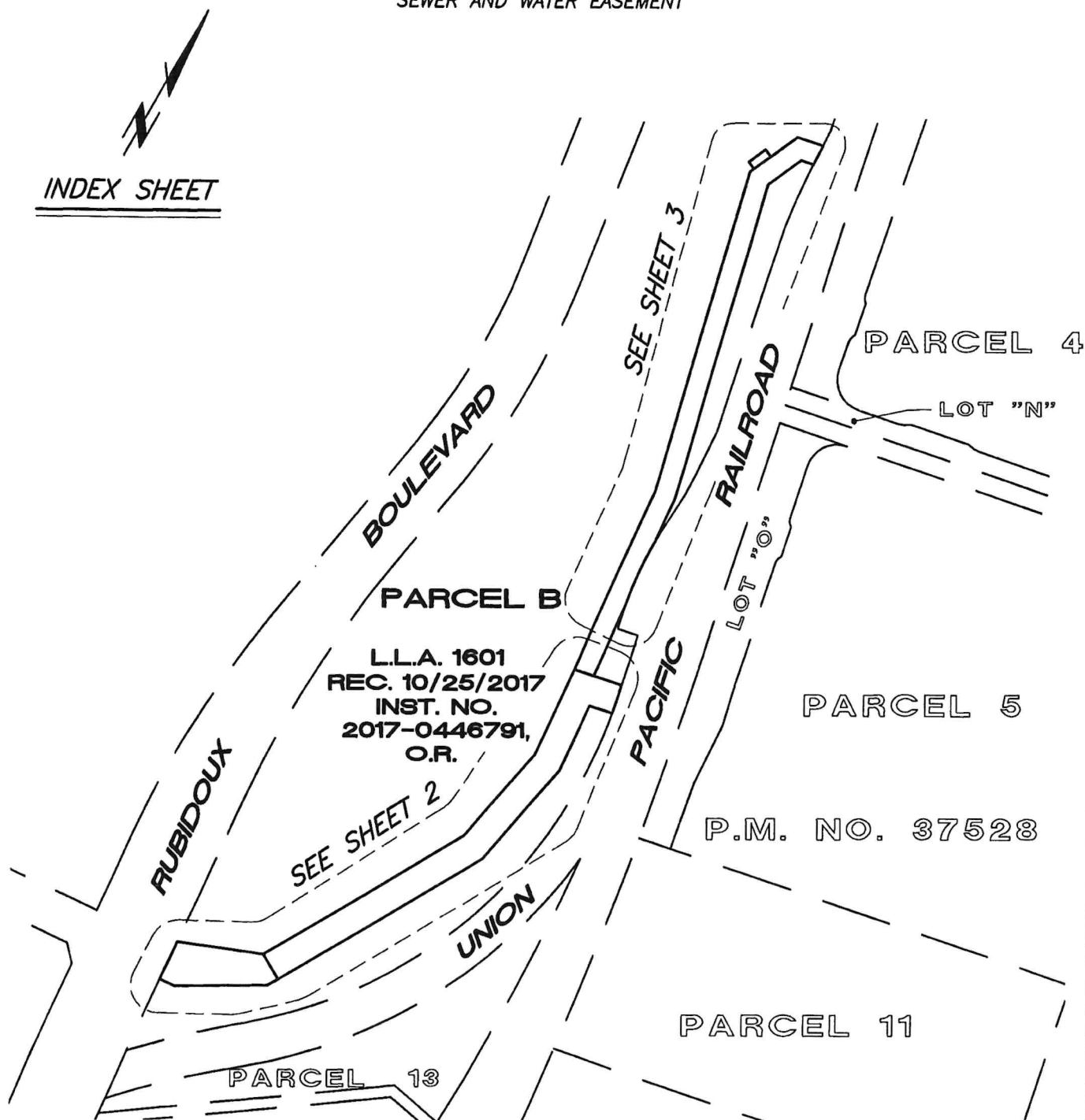


SCALE: 1" = 200'

**EXHIBIT "B"**  
SEWER AND WATER EASEMENT

SHEET 1 OF 3

INDEX SHEET



LEGEND:

 INDICATES SEWER AND WATER EASEMENT

Last Update: 4/26/22  
O:\3807\ESMTS\WATER - SS\3807\_WATER-SS\_NEW.dwg

**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:



NAVEEN K. GALI  
P.L.S. NO. 9123  
REG. EXP. SEPT. 30, 2022

4/26/2022  
DATE

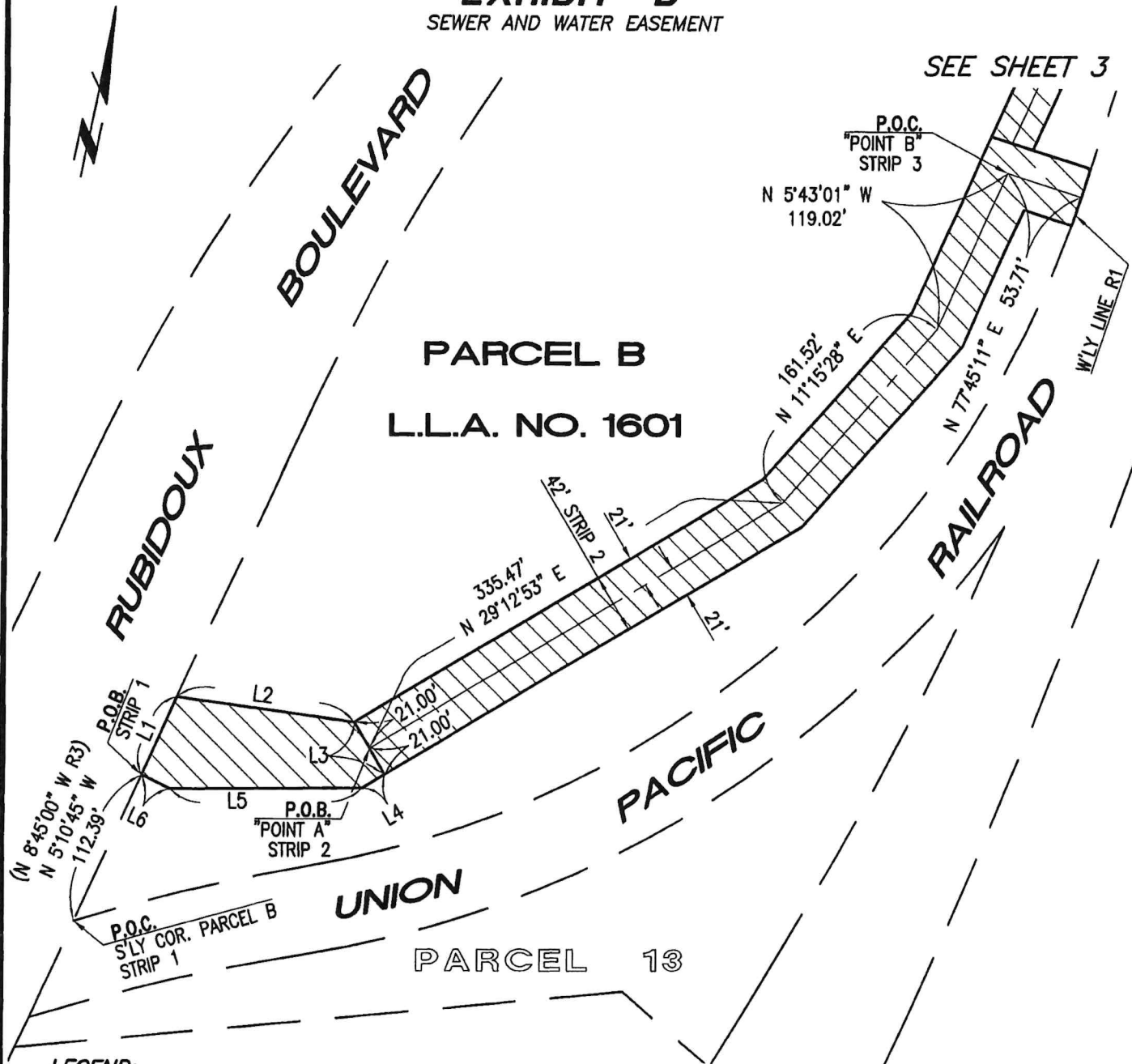




SCALE: 1" = 100'

# **EXHIBIT "B"** SEWER AND WATER EASEMENT

SHEET 2 OF 3



## **LEGEND:**



INDICATES SEWER AND  
WATER EASEMENT

R1 BK 539, PG 239 REC. 12/17/1920

R3 L.L.A. NO. 1601, REC. 10/26/2017

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

STRIP NO. 1 CONTAINS: 8,041 SQ. FT.  
± 0.185 ACRES

STRIP NO. 2 CONTAINS: 28,140 SQ. FT.  
± 0.646 ACRES

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 5°10'45" W	59.60'
L2	N 67°58'52" E	124.29'
L3	S 60°47'07" E	42.00'
L4	S 29°12'53" W	18.18'
L5	S 59°35'09" W	133.41'
L6	S 84°49'14" W	22.66'



SHEET 3 OF 3

SEWER AND WATER EASEMENT

RUBIDOUX BOULEVARD

RAILROAD

PACIFIC UNION

PARCEL B  
L.L.A. NO. 1601

W'LY LINE R1

W'LY LINE R2

STRIP 3 30'

STRIP 4 30'

SEE DETAIL "A" THIS SHEET

N 5°43'01" W 279.98'

N 13°52'57" W 471.16'

N 77°43'01" E 28.74'

L7

L8

P.O.B. STRIP 3

P.O.C. "POINT B" STRIP 3

LEGEND:

INDICATES SEWER AND WATER EASEMENT

R1 BK 539, PG

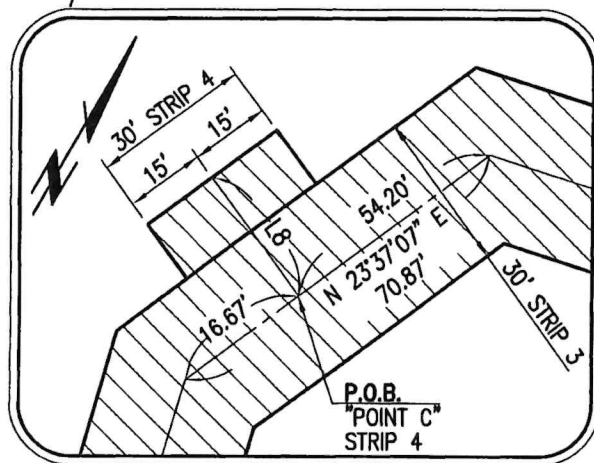
R2 BK 471, PG

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF CONNECTION

STRIP NO. 3 CONTAINS: 25, ± 0.582 ACRES

LINE TABLE		
LINE #	BEARING	LENGTH
L7	N 22°04'06" W	21.31'
LB	N 66°22'53" W	27.50'



DETAIL "A"  
N.T.S.

**LEGEND:**



INDICATES SEWER AND  
WATER EASEMENT

R1 BK 539, PG 239 REC. 12/17/1920

R2 BK 471, PG 179 REC. 10/29/1917

*P.O.B. POINT OF BEGINNING*

P.O.C. POINT OF COMMENCEMENT

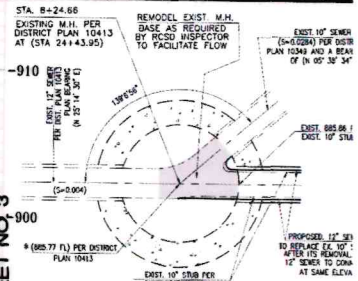
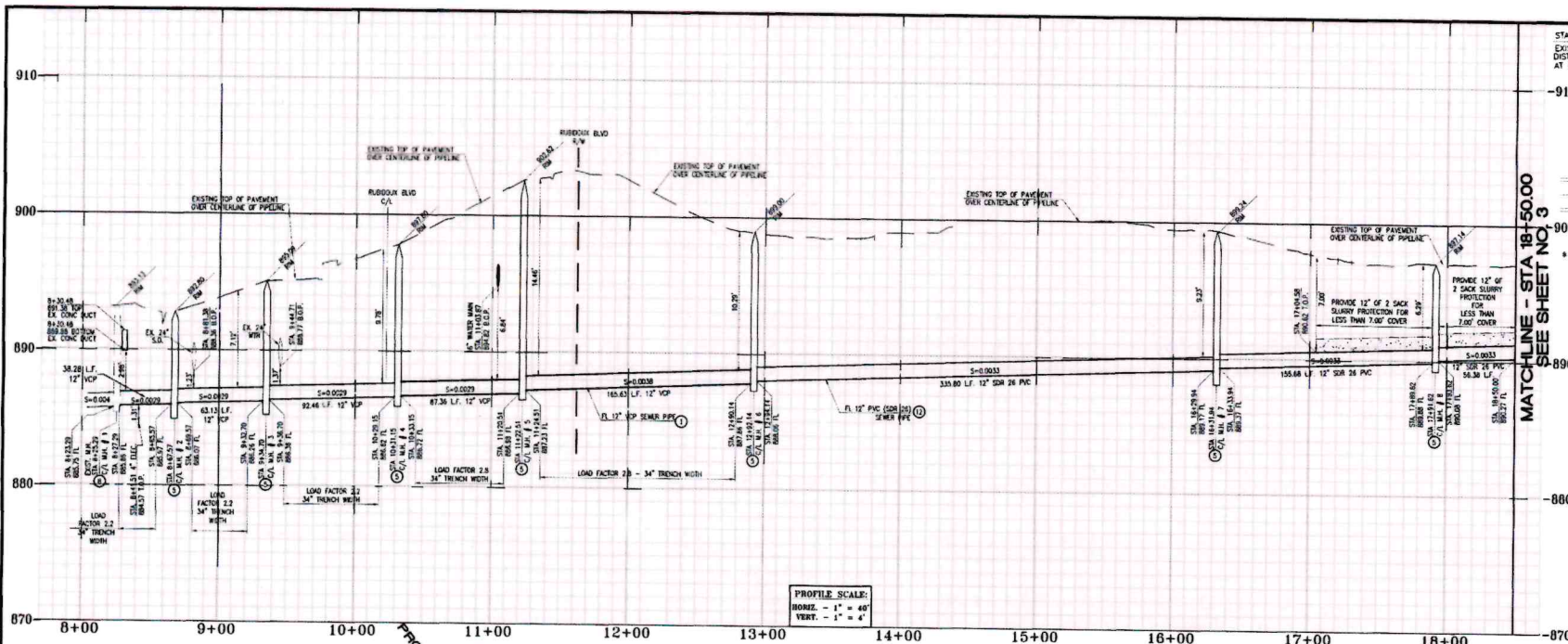
STRIP NO. 3 CONTAINS: 25,361 SQ. FT.  
± 0.582 ACRES

STRIP NO. 4 CONTAINS: 375 SQ. FT.  
± 0.009 ACRES





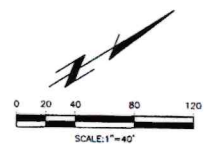




**PROPOSED CONNECTION DETAIL AT STA. 8+26.66**  
SCALE: 1" = 2'

#### PROCEDURE FOR CONNECTING

- CONTRACTOR SHALL PROVIDE PLAN TO BYPASS EXISTING UPSTREAM FLOWS AROUND CONNECTION. BEFORE ANY CONSTRUCTION, CONTRACTOR SHALL SUBMIT BYPASS PLAN TO DISTRICT FOR REVIEW 4 WEEKS BEFORE CONNECTION WORK IS SCHEDULED.
- CONTRACTOR SHALL PROVIDE A TRENCH CONTROL PLAN FOR CITY REVIEW AND APPROVAL AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY FOR WORKING IN THE PUBLIC RIGHT-OF-WAY.
- PERFORM IN ACCORDANCE WITH OSHA STANDARDS. EMPLOY A TRENCH SAFETY SYSTEM FOR LOCATIONS REQUIRING TRENCH SAFETY.
- CONTRACTOR SHALL OPEN EXISTING MANHOLE AND VERIFY EXISTING SEWER SIZE (PIPE, SIZE AND ELEVATION) PRIOR TO PROCEEDING WITH ANY SEWER PIPE CONSTRUCTION. NOTE: CONSTRUCTION SHALL PROCEED FROM DOWNSTREAM TO UPSTREAM. ANY DEVIATIONS TO PLAN RECOMMENDED DURING THE EXPLORATION SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER OF RECORD.
- THE EXISTING SEWER STUB SHALL BE EXPOSED BY CAREFUL EXCAVATION, PER RCSD GUIDELINES AND UNDER THE DIRECTION OF RCSD INSPECTION ON THE RECEIVING SIDE OF THE MANHOLE. THE STUB IS EXPOSED SIDES OF THE MANHOLE SHALL BE INSPECTED FOR DAMAGE.
- CONTRACTOR SHALL REPLACE OR REMODEL EXISTING STUB TO RECEIVE 12" PROPOSED SEWER PIPE AT EXISTING ELEVATION (CONFIRMED BEFORE HAND).
- AT ALL TIMES CONTRACTOR SHALL BE CAREFUL TO NOT ALLOW SAND, DEBRIS OR RUN-OFF TO ENTER SEWER SYSTEM.
- INSTALL FIRST LENGTH OF NEW SEWER PIPE TO THE LINE AND CHANGE INDICATED ON THE PLANS AND TEST CONNECTION PRIOR TO BACKFILLING AND AT THE DIRECTION OF RCSD INSPECTOR.
- BACKFILL PER RCSD REQUIREMENTS AND AT THE DIRECTION AND TO THE SATISFACTION OF THE RCSD INSPECTOR. RESTORATION OF PAVEMENT (IF APPLICABLE) SHALL BE PERFORMED AS DIRECTED AND TO THE SATISFACTION OF THE CITY INSPECTOR.

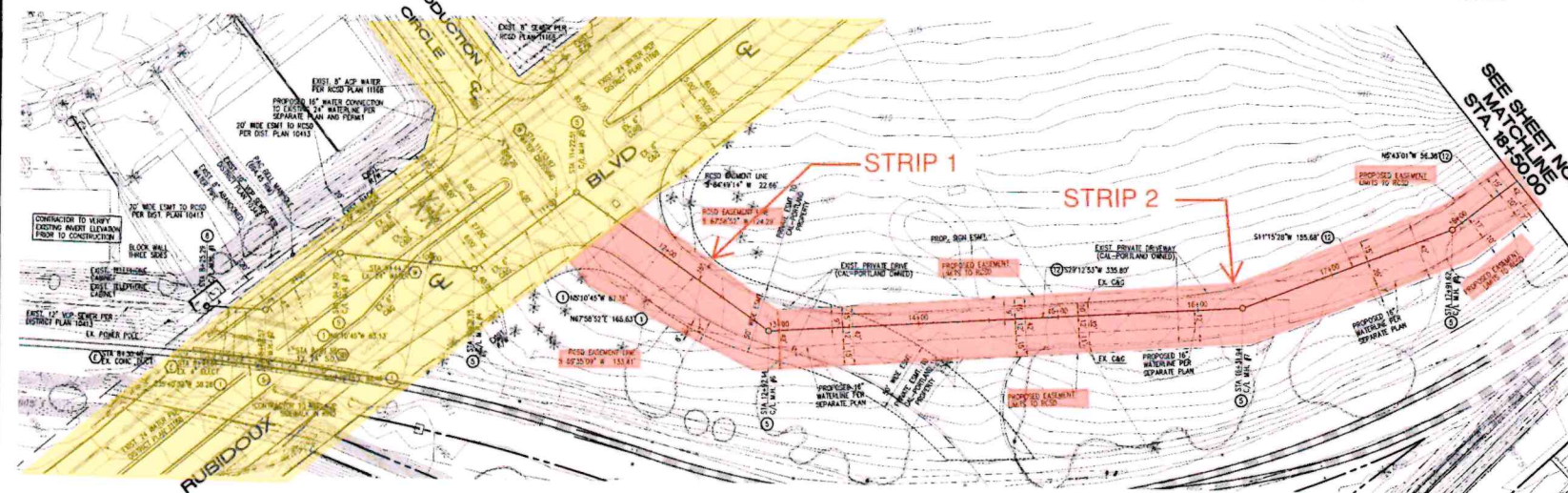


#### SEWER CONSTRUCTION NOTES:

NOTE: CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS AND LOCATIONS, ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES.

- CONSTRUCT 12" VCP SEWER LINE, TRENCH BACKFILL AND PAVEMENT PER RCSD STD. DWG. S2000.
- CONSTRUCT 4" DIA. PRECAST CONCRETE MANHOLE WITH FRAME AND COVER PER RCSD STD. DWG. S2030 AND S2060.
- REMODEL EXISTING MANHOLE STUBS AND CONNECT PER DETAIL ON SHEET 2.
- CONSTRUCT 12" SUR 26 PVC SEWER LINE, TRENCH BACKFILL AND PAVEMENT REPAIR PER RCSD STD. DWG. G20 (IF PAVEMENT EXIST).

\*CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING UTILITIES AND ORANGE SYSTEMS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.



SEE SHEET NO. 3  
MATCHLINE  
STA. 18+50.00



APPROVED BY THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR CONSTRUCTION:  
**Ted Beckwith**  
DATE: \_\_\_\_\_ DIRECTOR OF ENGINEERING, RCSD 48780  
VOID AFTER ONE YEAR FROM THIS DATE



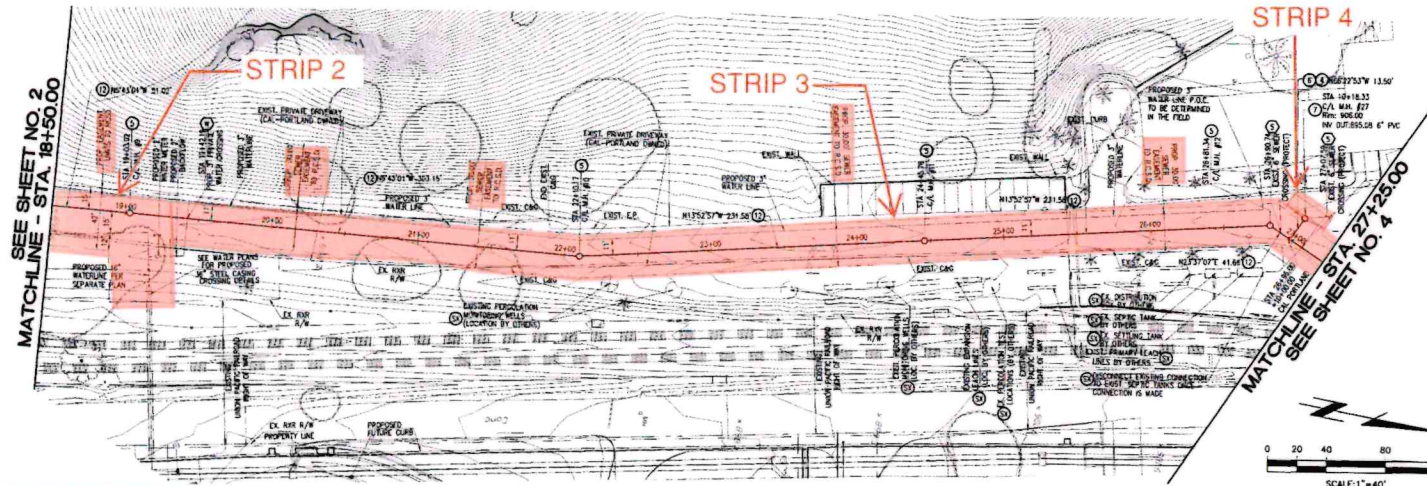
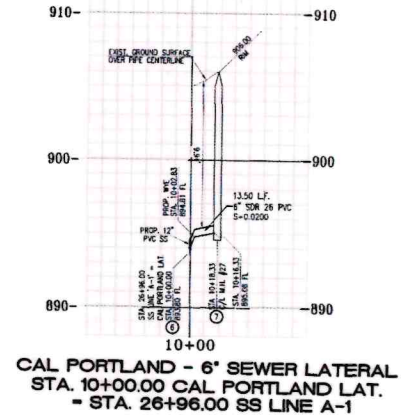
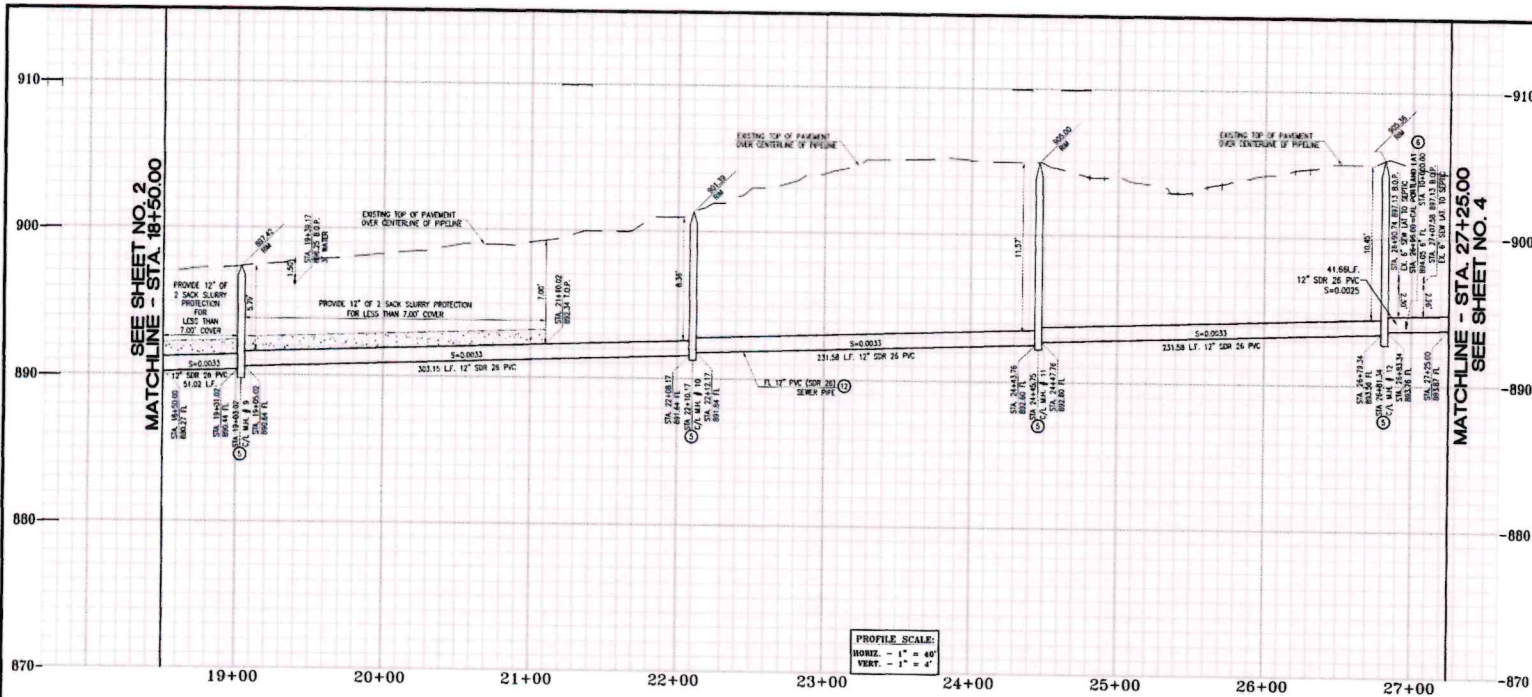
**Thiessen Engineering, Inc.**  
CIVIL ENGINEERING - LAND SURVEYING  
14400 FIRESTONE BOULEVARD  
PO BOX 10011111, SAN DIEGO, CA 92110-0111  
UNDER THE SUPERVISION OF:  
**Reynard Steckel** RCE No. 56155  
DATE: 04/21/2022

SCALE: 1" = 40'  
FIELD BOOK: \_\_\_\_\_  
DESIGN: M.R.  
CHECKED: B.T.  
DATE: \_\_\_\_\_

RUBIDOUX COMMUNITY SERVICE DISTRICT  
**PARCEL MAP NO. 37528**  
**SEWER IMPROVEMENT PLAN**  
12" PUBLIC SEWER MAIN - SB LINE A+1  
STA 8+25.29 TO STA 18+50.00

SHEET  
**2**  
OF 2 SHEETS  
R.C.S.D. PLAN NO.





#### SEWER CONSTRUCTION NOTES

NOTE: CONTRACTOR TO VERIFY ALL EXISTING UTILITY INVERT AND LOCATIONS. ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES.

1. CONSTRUCT 6" SDN 26 PVC SEWER LINE, TRENCH BACKFILL AND PAVEMENT REPAIR PER RESD STD. DWG. C20 (IF PAVEMENT EXIST).
2. CONSTRUCT 4" DIA. PRECAST CONCRETE MANHOLE WITH FRAME AND COVER PER RESD STD. DWG. S2030 AND S2060.
3. CONSTRUCT 6" DIA. PRECAST CONCRETE "SAMPLING" MANHOLE WITH FRAME AND COVER PER RESD STD. DWG. S2030 AND S2060.
4. CONSTRUCT 12" SDN 26 PVC SEWER LINE, TRENCH BACKFILL AND PAVEMENT REPAIR PER RESD STD. DWG. C20 (IF PAVEMENT EXIST).
5. CAL-PORTLAND EXIST. SEPTIC SYSTEM (TANKS, LEACH LINES AND EQUIP.) INCLUDING EXIST. PERCOLATION MONITORING WELLS SHALL BE REMOVED BY OTHERS ONCE NEW 6" SEWER LATERAL IS INSTALLED AND SERVING THE CAL-PORTLAND FACILITIES.

\* CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING UTILITIES AND DRAINAGE SYSTEMS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.



APPROVED BY THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR CONSTRUCTION:  
**Ted Beckwith**  
 DATE: \_\_\_\_\_  
 DIRECTOR OF ENGINEERING, RCE 48798  
 VOID AFTER ONE YEAR FROM THIS DATE



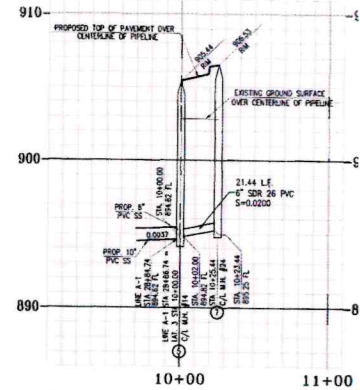
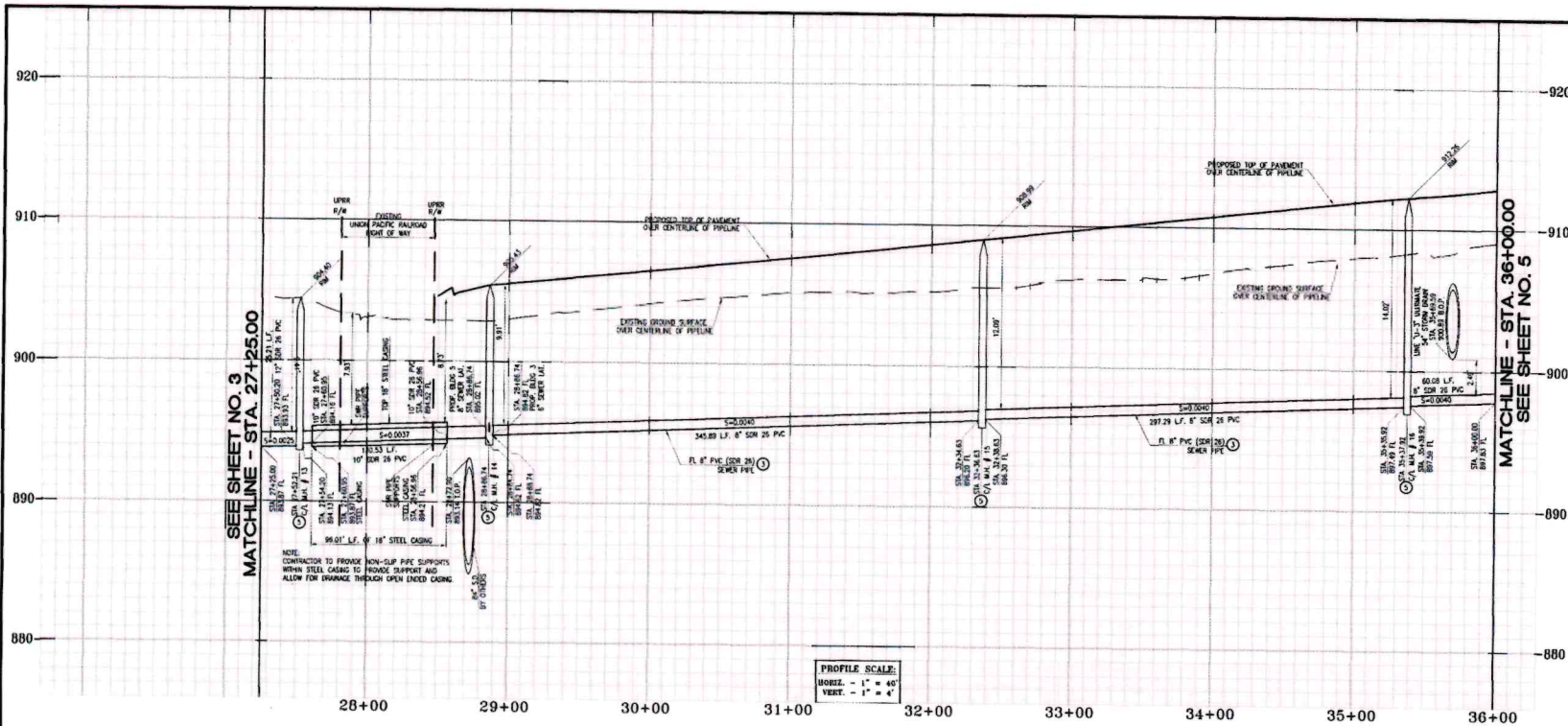
**Thiess Engineering, Inc.**  
 CIVIL ENGINEERING • LAND SURVEYING  
 14444 PINESTONE BOULEVARD  
 LA MIRADA, CALIFORNIA 90638  
 (714) 835-1111 FAX (714) 835-1113  
 UNDER THE SUPERVISION OF:  
**Reynard Stenzel**  
 REYNARD STENZEL, RCE NO. 56155, 04/21/2022 DATE

SCALE: 1" = 40'  
 TRENCH: \_\_\_\_\_  
 DESIGN: M.R.  
 DRAWN: D.T.  
 CHECKED: R.S.

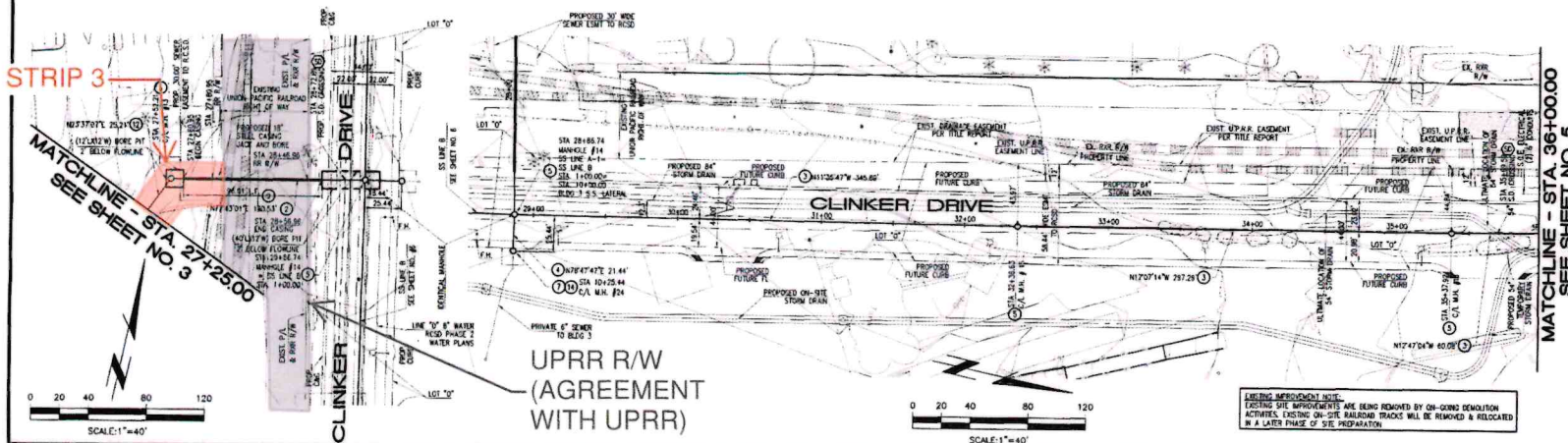
RUBIDOUX COMMUNITY SERVICE DISTRICT  
**PARCEL MAP NO. 37528**  
**SEWER IMPROVEMENT PLAN**  
 12" PUBLIC SEWER MAIN - BS LINE A-1  
 STA. 18+50.00 TO STA. 27+25.00

SHEET  
**3**  
 OF 3 SHEETS  
 R.C.S.D. PLAN NO.





BLDG. 3 - 6" SEWER LATERAL  
STA. 10+00.00 BLDG 3 SS LAT.  
- STA. 28+86.74 SS LINE A-1



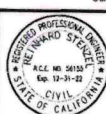
#### SEWER CONSTRUCTION NOTES:

- NOTE: CONTRACTOR TO VERIFY ALL EXISTING UTILITY INVERT AND LOCATIONS. ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES.
- CONSTRUCT 10" SDR 26 PVC SEWER LINE, TRENCH BACKFILL AND PAVEMENT REPAIR PER RCSD STD. DWG. G20 (IF PAVEMENT EXIST.)
- CONSTRUCT 8" SDR 26 PVC SEWER LINE, TRENCH BACKFILL AND PAVEMENT REPAIR PER RCSD STD. DWG. G20 (IF PAVEMENT EXIST.)
- CONSTRUCT 4" SDR 26 PVC SEWER LINE, TRENCH BACKFILL AND PAVEMENT REPAIR PER RCSD STD. DWG. G20 (IF PAVEMENT EXIST.)
- CONSTRUCT 4" DIA. PRECAST CONCRETE MANHOLE WITH FRAME AND COVER PER RCSD STD. DWG. S2000 AND S2060.
- CONSTRUCT 4" DIA. PRECAST CONCRETE "SAMPLING" MANHOLE WITH FRAME AND COVER PER RCSD STD. DWG. S2000 AND S2060.
- DRY BORE AND JACK PER UNION PACIFIC RAILROAD SPECIFICATIONS. INSTALL 10" PVC SEWER LINE IN 18" DIAMETER 10.25 INCH THICK STEEL PIPE CASING PER UNION PACIFIC RAILROAD SPECIFICATIONS. (SEE DETAILS ON SHEET 1.)
- CONSTRUCT 12" SDR 26 PVC SEWER LINE, TRENCH BACKFILL AND PAVEMENT REPAIR PER RCSD STD. DWG. G20 (IF PAVEMENT EXIST.)
- INSTALL MARKER POST FOR MANHOLE OUTSIDE OF PAVED AREAS.

\* CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING UTILITIES AND DRAINAGE SYSTEMS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.



APPROVED BY THE RUBIDOUX COMMUNITY SERVICE DISTRICT FOR CONSTRUCTION:  
**Ted Beckwith**  
DATE: \_\_\_\_\_ DIRECTOR OF ENGINEERING, RCE 48750  
VOID AFTER ONE YEAR FROM THIS DATE



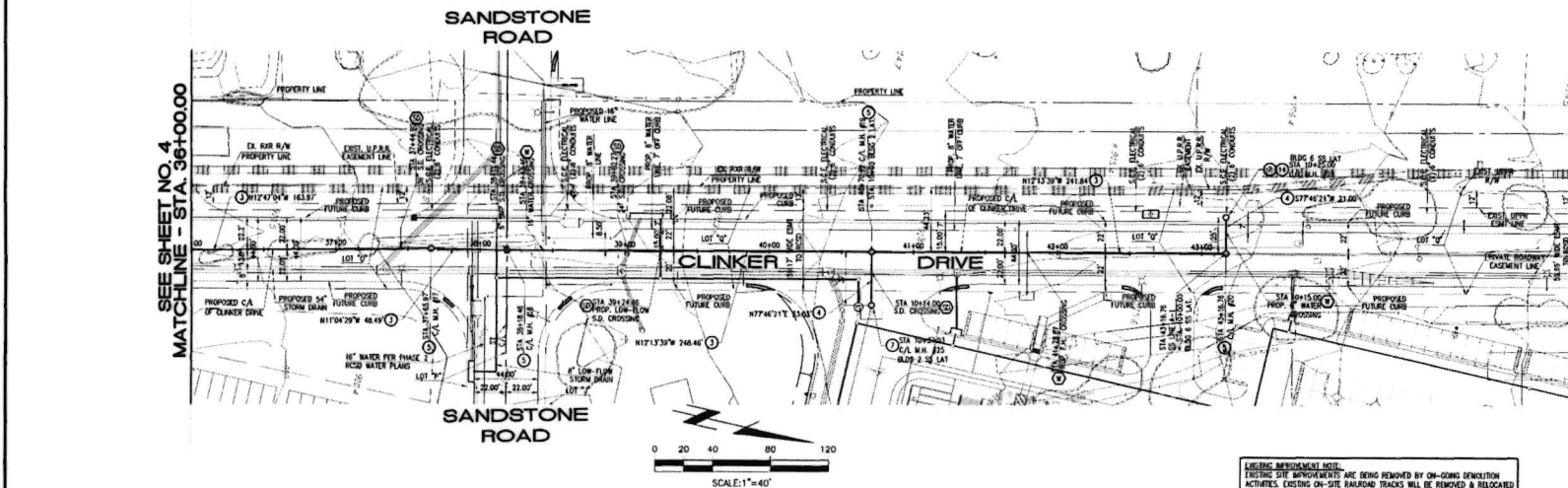
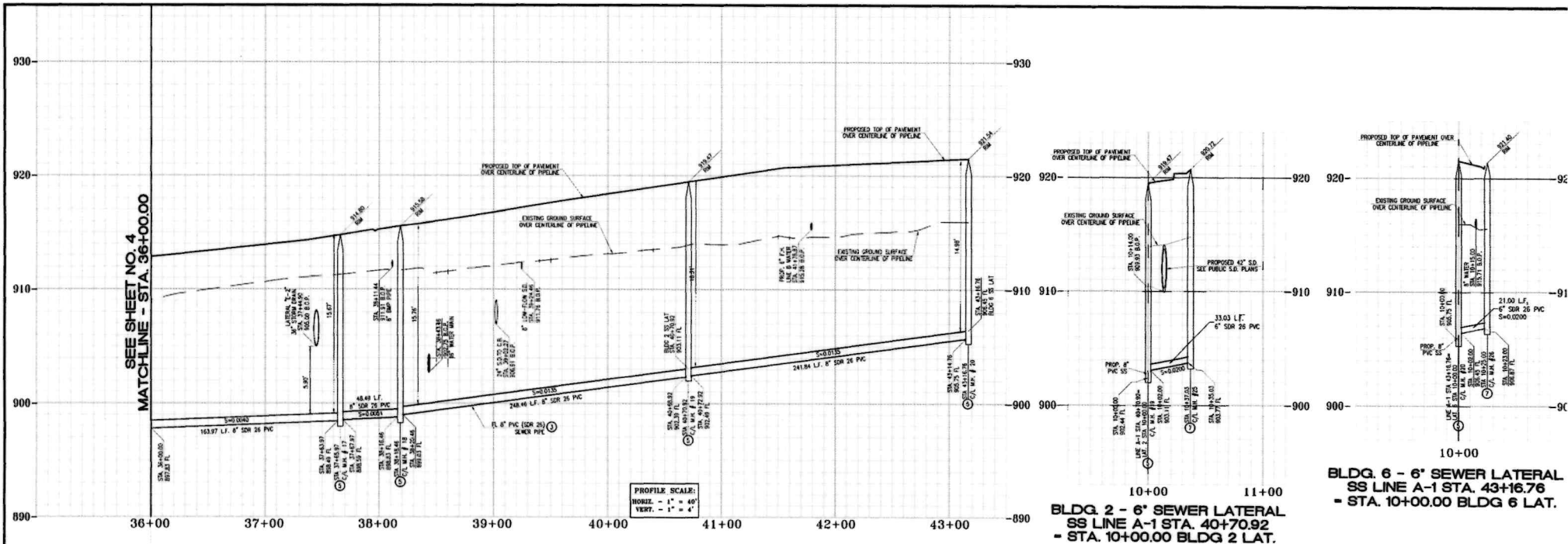
**Thienes Engineering, Inc.**  
CIVIL ENGINEERING & LAND SURVEYING  
14141 FORESTVIEW BOULEVARD  
SAN ANTONIO, CALIFORNIA 78248  
(214) 591-1111 FAX (214) 591-1113  
UNDER THE SUPERVISION OF:  
**Reynard Stenzel** RCE NO. 56155 04/21/2022 DATE

SCALE: 1" = 40'	DATE: 04/21/2022
DESIGN: M.R.	CHECKED: R.S.
DRAWN: D.T.	

RUBIDOUX COMMUNITY SERVICE DISTRICT  
**PARCEL MAP NO. 37528**  
**SEWER IMPROVEMENT PLAN**  
PUBLIC SEWER MAIN - 89 A-1  
STA. 27+25.00 TO STA. 36+00.00

SHEET  
**4**  
OF 8 SHEETS  
R.C.S.D. PLAN NO.





#### SEWER CONSTRUCTION NOTES:

NOTE: CONTRACTOR TO VERIFY ALL EXISTING UTILITY LINES AND LOCATIONS. ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES.

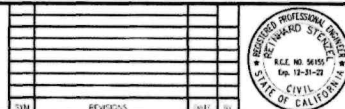
- ① CONSTRUCT 8" SDR 26 PVC SEWER LINE, TRENCH BACKFILL AND PAVEMENT REPAIR PER RCSD STD. DING. 620 (IF PAVEMENT EXIST.)
- ② CONSTRUCT 6" SDR 26 PVC SEWER LINE, TRENCH BACKFILL AND PAVEMENT REPAIR PER RCSD STD. DING. 620 (IF PAVEMENT EXIST.)
- ③ CONSTRUCT 4" DIA. PRECAST CONCRETE MANHOLE WITH FRAME AND COVER PER RCSD STD. DING. S2030 AND S2060.
- ④ CONSTRUCT 4" DIA. PRECAST CONCRETE "SAMPLING" MANHOLE WITH FRAME AND COVER PER RCSD STD. DING. S2030 AND S2060.
- ⑤ INSTALL MARKER POST FOR MANHOLE OUTSIDE OF PAVED AREAS.

\* CONTRACTOR TO VERIFY LOCATION AND DEPTH LOCATIONS OF EXISTING UTILITIES AND DRAINAGE SYSTEMS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

EXISTING SITE IMPROVEMENTS ARE BEING REMOVED BY ON-GOING DEMOLITION ACTIVITIES. EXISTING ON-SITE RAILROAD TRACKS WILL BE REMOVED & RELOCATED IN A LATER PHASE OF SITE PREPARATION.



APPROVED BY THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR CONSTRUCTION:  
**Ted Beckwith**  
 DATE: DIRECTOR OF ENGINEERING, RCSE 48750  
 VOID AFTER ONE YEAR FROM THIS DATE



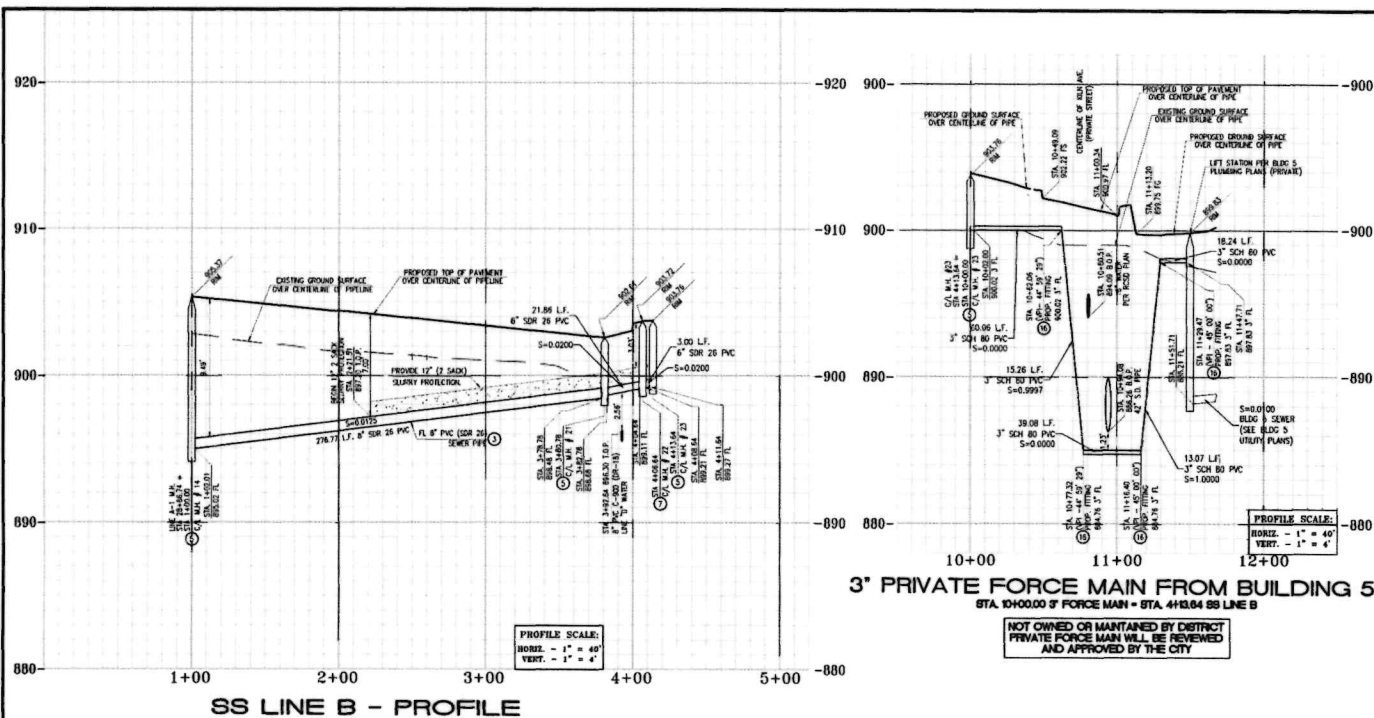
**Thienes Engineering, Inc.**  
 CIVIL ENGINEERING - LAND SURVEYING  
 14000 FINESTONE BOULEVARD  
 LA BREA, CALIFORNIA 90038  
 (310) 441-1111 FAX (310) 441-1111  
 WWW.THIENTES.COM  
 UNDER THE SUPERVISION OF:  
**Reinhold Stenzel** RCSE No. 56155  
 DATE: 04/21/2022

SCALE: 1" = 40'
DESIGN: M.R.
DRAWN: D.T.
CHECKED: R.S.

RUBIDOUX COMMUNITY SERVICE DISTRICT  
**PARCEL MAP NO. 37528**  
**SEWER IMPROVEMENT PLAN**  
 6" PUBLIC SEWER MAIN - SD LINE A-1  
 STA. 36+00.00 TO STA. 43+16.76

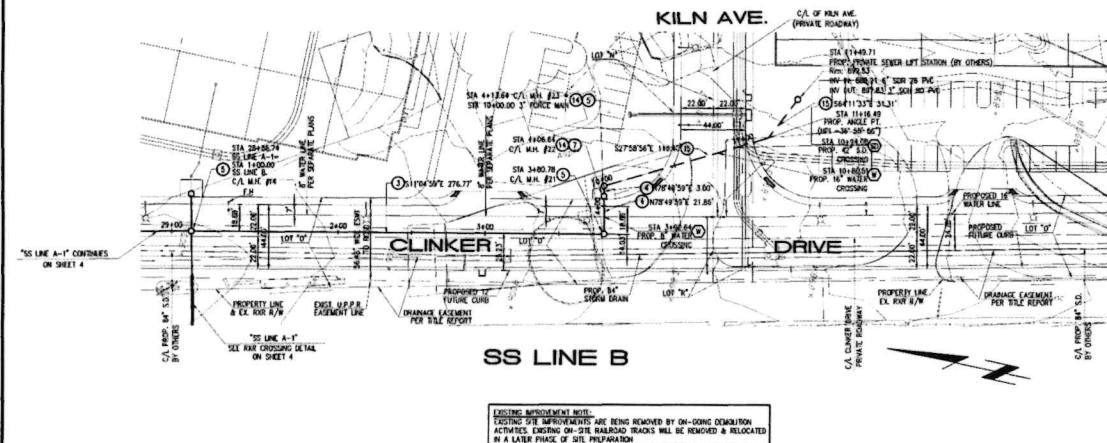
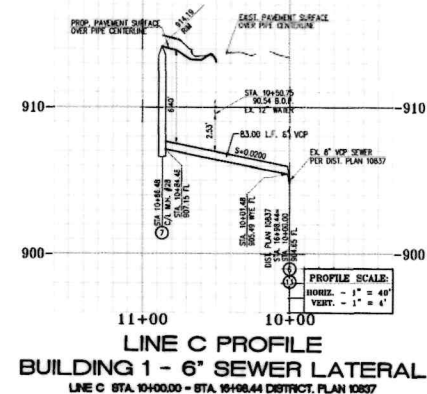
5  
 OF 5 SHEETS  
 REUSE PLAN NO.





### 3" PRIVATE FORCE MAIN FROM BUILDING 5 STA. 10+00.00 3" FORCE MAIN - STA. 4+13.04 SS LINE B

NOT OWNED OR MAINTAINED BY DISTRICT  
PRIVATE FORCE MAIN WILL BE REVIEWED  
AND APPROVED BY THE CITY

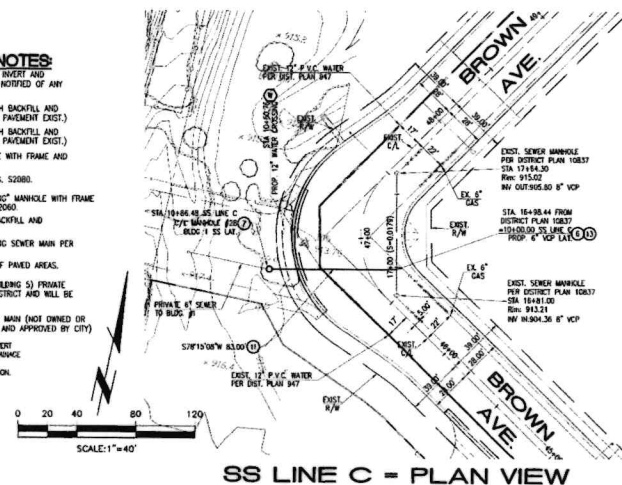


### SEWER CONSTRUCTION NOTES

NOTE: CONTRACTOR TO VERIFY ALL EXISTING UTILITY INVERT AND LOCATIONS. ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES.

- CONSTRUCT 6" SDP 26 PVC SEWER LINE. TRENCH BACKFILL AND PAVEMENT REPAIR PER RCSD STD. DWG. C20 (IF PAVEMENT EXIST).
- CONSTRUCT 6" SDP 26 PVC SEWER LINE. TRENCH BACKFILL AND PAVEMENT REPAIR PER RCSD STD. DWG. C20 (IF PAVEMENT EXIST).
- CONSTRUCT 4" DIA. PRECAST CONCRETE MANHOLE WITH FRAME AND COVER PER RCSD STD. DWG. S2030 AND S2050.
- CONSTRUCT SEWER LATERAL PER RCSD STD. DWG. S2080.
- CONSTRUCT 4" DIA. PRECAST CONCRETE "SAMPLING" MANHOLE WITH FRAME AND COVER PER RCSD STD. DWG. S2030 AND S2050.
- CONSTRUCT 6" VCP SEWER LATERAL, TRENCH BACKFILL AND PAVEMENT REPAIR PER RCSD STD. DWG. S2010.
- INSTALL LATERAL SADDLE CONNECTION TO EXISTING SEWER MAIN PER RCSD STD. DWG. S2100.
- INSTALL MARKER POST FOR MANHOLE OUTSIDE OF PAVED AREAS.
- 3" SCH 80 PVC PRIVATE FORCE MAIN FROM (BUILDING 5) PRIVATE LIFT STATION (NOT OWNED OR MAINTAINED BY DISTRICT AND WILL BE REVIEWED AND APPROVED BY THE CITY).
- 3" SCH 80 PVC 45° ELBOW FOR PRIVATE FORCE MAIN (NOT OWNED OR MAINTAINED BY DISTRICT AND WILL BE REVIEWED AND APPROVED BY THE CITY).

\*CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING UTILITIES AND DRAINAGE SYSTEMS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.



APPROVED BY THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR CONSTRUCTION

**Ted Beckwith**  
DATE: DIRECTOR OF ENGINEERING, RCE 43768

VOID AFTER ONE YEAR FROM THIS DATE

DATE	REVISIONS	BY	CHK



**Thien Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14401 FORESTONE ROAD  
SAN ANTONIO, CALIFORNIA 78238  
(214) 481-1111

UNDER THE SUPERVISION OF:  
**Richard Stenzel**  
REGISTERED PROFESSIONAL ENGINEER  
RCE NO. 56155

DATE: 06/21/2022

SCALE: 1" = 40'	FILED: 500A
DESIGNED: M.R.	CHECKED: D.T.
DRAWN: D.T.	INCHES: 25
DATE: 06/21/2022	DATE: 06/21/2022

RUBIDOUX COMMUNITY SERVICE DISTRICT

**PARCEL MAP NO. 37528**  
**SEWER IMPROVEMENT PLAN**

8" PUBLIC SEWER LATERAL PLAN & PROFILE - SS LINE B - STA. 1+00.00 TO STA. 4+13.04  
6" PUBLIC SEWER LATERAL PLAN & PROFILE - SS LINE C - STA. 10+00.00 TO STA. 10+08.44  
3" FORCE MAIN FROM BLDG 5 - SEWER PLAN & PROFILE - STA. 10+00.00 TO STA. 11+47.71

6  
OF 6 SHEETS  
R.C.S.D. PLAN NO.





August 13, 2021  
Folder: 03248-45

TED BECKWITH  
RUBIDOUX COMMUNITY SERVICES DISTRICT  
1500 RUBIDOUX BLVD.  
JURUPA VALLEY, CA 92509

Re: Proposed One (1) Underground Two Inch (10") PVC Sewage Pipe Installed in an Existing Two (2) Steel Casing Pipeline Crossing of Railroad Property at Mile Post 6.9 on the Crescent Ind. Ld at or near Crescent Spur, Riverside County, California

Attached is an original of the agreement covering your use of the Railroad Company's right of way. Please print two copies, execute on your behalf and return ALL DOCUMENTS in one mailed package with a check for any payments required, as shown below to 1400 Douglas Street, Omaha, NE 68178-1000, Attn: Daniel Peters.

An original copy of the fully-executed documents will be returned to you, when approved and processed by the Railroad Company. Also, please provide a resolution or other authorization for the party executing the documents, if signature authorization is required by your entity.

Payment in the amount of Five Thousand Dollars (\$5,000.00) is due and payable to Union Pacific Railroad Company upon your execution of the agreement. Please include your payment, with Folder No. 03248-45 sent on that document. If you require formal billing, you may consider this letter as a formal bill and that 94-0001373 is this Corporation's correct Federal Taxpayer Identification Number.

Railroad Protective Liability Insurance (RPLI) may be obtained from any insurance company which offers such coverage. Union Pacific has also worked with a national broker, Marsh USA, to make available RPLI to you or your contractor. You can find additional information, premium quotes, and application forms at [uprr.rpl.com](http://uprr.rpl.com).

If we have not received the executed documents within six months from the date of this letter, this proposed offer of an agreement is withdrawn without further cost and void.

If you have any questions, please contact me at [dpeters02@up.com](mailto:dpeters02@up.com).

Sincerely,

Daniel Peters  
Senior Manager - Real Estate

Union Pacific Railroad Real Estate 1400 Douglas Street, Ste 1000 Omaha, Nebraska 68178-1000 Tel: (402) 521-0340

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first herein written.

By: Ted Beckwith  
Name Printed: Ted Beckwith  
Title: Director of Engineering

Pipeline Crossing 06/05/18  
Last Modified: 06/05/18  
Form Approved: A77-Law

Folder No: 03248-45

# PIPELINE CROSSING AGREEMENT

Mile Post: 6.9, Crescent Ind. Ld.  
Location: Crescent Spur, Riverside County, California

THIS AGREEMENT ("Agreement") is made and entered into as of August 13, 2021, ("Effective Date") by and between UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, ("Licensor") and RUBIDOUX COMMUNITY SERVICES DISTRICT, to be addressed at 1500 Rubidoux Blvd, Jurupa Valley, California 92509 ("Licensee").

IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

## Article 1. LICENSE/GRANTS/RIGHT.

A. In consideration of the license fee to be paid by Licensee set forth below and in further consideration of the covenants and agreements to be performed by Licensee, Licensor hereby grants to Licensee the right to construct and thereafter, during the term hereof, maintain and operate one (1) underground two inch (10") PVC sewage pipe installed in an existing two (2) steel casing pipeline crossing only, including any appurtenances required for the operation of said pipeline (collectively, "Licensee's Facilities") across Licensor's real property, including, but not limited to, the Railroad Property, Riverside County, State of California ("Railroad Property"). The specific specifications and limited purpose for Licensee's Facilities on, along, across and under Railroad Property are described in and shown on the Plans and Specifications dated August 10, 2021, attached hereto as Exhibit A and made a part hereof.

B. Licensee represents and warrants that Licensee's Facilities will (i) only be used for one (1) underground two inch (10") PVC sewage pipe installed in an existing two (2) steel casing pipeline crossing, and (ii) not be used to convey any other substance, say fiber optic cable, or for any other use, whether such use is currently technologically possible, or whether such use may come into existence during the life of this Agreement.

C. Licensee acknowledges that if it or its contractor provides Licensee with digital imagery depicting Licensee's Facilities ("Digital Imagery"), Licensee acknowledges to use the Digital Imagery in preparing Exhibit A. Licensee represents and warrants that through a license of otherwise, it has the right to use the Digital Imagery and to permit Licensee to use the Digital Imagery in said manner.

## Article 2. LICENSE FEE.

Upon execution of this Agreement, the Licensee shall pay to the Licensor a one-time License Fee of Five Thousand Dollars (\$5,000.00).

## Article 3. TERM.

This Agreement shall take effect as of the Effective Date (see herein written) and shall continue in full force and effect until terminated as provided in the "TERMINATION, REMOVAL OF LICENSEE'S FACILITIES" Section of Exhibit B.

## Article 4. LICENSEE'S COMPLIANCE WITH GENERAL TERMS.

Licensee represents and warrants that all work on Licensee's Facilities performed by Licensee or its contractors will strictly comply with all terms and conditions set forth herein, including the General Terms and Conditions, attached hereto as Exhibit B and made a part hereof.

## Article 5. INSURANCE.

A. During the term of this Agreement, Licensee shall fully comply or cause its contractor(s) to fully comply with the insurance requirements described in Exhibit C, attached hereto and made a part hereof. Upon execution only, Licensee shall send copies of all insurance documentation (e.g., certificates, endorsements, etc.) to Licensee at the address listed in the "NOTICES" Section of this Agreement.

B. If Licensee is subject to state(s) limiting its insurance liability and/or limiting its ability to obtain insurance in compliance with Exhibit C of this Agreement, those states shall apply.

## Article 6. DEFINITION OF LICENSEE.

For purposes of this Agreement, all references in this Agreement to Licensee will include Licensee's contractors, subcontractors, agents, agents and employees, and others acting under its or their authority (collectively, a "Contractor") is hired by Licensee to perform any work on Licensee's Facilities (including initial construction and subsequent relocation, maintenance, and/or repair work), then Licensee shall provide a copy of this Agreement to its Contractor(s) and require its Contractor(s) to comply with all terms and conditions of this Agreement, including the indemnification requirements set forth in the "INDEMNITY" Section of Exhibit B. Licensee shall require any Contractor to release, defend, and indemnify Licensee hereunder.

## Article 7. ATTORNEY'S FEES, EXPENSES, AND COSTS.

If litigation or other court action or similar adjudicatory proceeding is undertaken by Licensee or Licensee to enforce its rights under this Agreement, all fees, costs, and expenses, including, without limitation, reasonable attorneys' fees and court costs, of the prevailing party in such action, suit, or proceeding shall be reimbursed or paid by the Party against whose final judgment or decision is rendered. The provisions of this Article shall survive the termination of this Agreement.

## Article 8. WAIVER OF BREACH.

The value by Licensee of the breach of any condition, covenant or agreement herein contained to be kept, observed and performed by Licensee shall in no way impair the right of Licensee to avail itself of any remedy for any subsequent breach thereof.

## Article 9. ASSIGNMENT.

A. Licensee shall not assign this Agreement, in whole or in part, or any rights herein granted, without the written consent of Licensor, which may be required as written by Licensor. Any assignment or attempted transfer of this Agreement or any of the rights herein granted, whether voluntary, by operation of law, or otherwise, without Licensor's written consent, will be absolutely void and may result in Licensee's termination of this Agreement pursuant to the "TERMINATION, REMOVAL OF LICENSEE'S FACILITIES" Section of Exhibit B.

Pipeline Crossing 06/05/18  
Form Approved: A77-Law

## EXHIBIT B

### GENERAL TERMS AND CONDITIONS

#### Section 1. LIMITATION AND SUBORDINATION OF RIGHTS/CHARTER.

A. The foregoing grant is subject and subordinate to the prior and continuing right and obligation of Licensee to use and maintain its entire property including the right and power of Licensee to construct, maintain, repair, remove, use, operate, change, modify or relocate railroad tracks, signal, communication, fiber optics, or other vehicles, pipelines and other facilities upon, along or across any or all parts of its property, all of any of which may be thereby done at any time or times by Licensee without liability to Licensee or to any other party for compensation or damages.

B. The foregoing grant is also subject to all outstanding superior rights (including those in favor of Licensee and licensees of Railroad Property) and the right of Licensee to renew and expand the same, and to make modifications or alter or for quiet enjoyment. It shall be Licensee's sole obligation to obtain such additional permission, license and grants necessary on account of any such existing rights.

#### Section 2. ENGINEERING REQUIREMENTS/PERMITS.

A. Licensee's Facilities will be designed, constructed, operated, maintained, repaired, renewed, modified, reconstructed, removed, or abandoned in place on Railroad Property by Licensee or its contractors to Licensee's satisfaction and in strict conformity with (i) Licensee's current engineering standards and specifications, including those for clearing and grubbing to protect Licensee's railroad operations and facilities ("UP Specifications"), except for variances approved in advance to writing by Licensee's Assistant Vice President Engineering - Design or its authorized representative ("UP Engineering Representative"); (ii) such other additional safety standards as Licensee, in its sole discretion, deems to require, including, without limitation, American Railway Engineering and Maintenance-of-Way Association ("AREMA") standards and guidelines (collectively, "UP Additional Requirements"); and (iii) all applicable laws, rules, and regulations, including any applicable Federal Railroad Administration and Federal Safety Regulatory Commission regulations and enactments (collectively, "Laws"). If there is any conflict between UP Specifications, UP Additional Requirements, and Laws, the more restrictive will apply.

B. Licensee shall keep the soil over Licensee's Facilities thoroughly compacted, and maintain the grade over and around Licensee's Facilities even with the surface of the adjacent ground.

C. If needed, Licensee shall secure, at Licensee's sole cost and expense, any and all necessary permits required to perform any work on Licensee's Facilities.

#### Section 3. NOTICE OF COMMENCEMENT OF WORK/EMERGENCIES.

A. Licensee and its contractors are strictly prohibited from commencing any work associated with Licensee's Facilities without Licensee's written approval that the work will be in strict compliance with the "ENGINEERING REQUIREMENTS/PERMITS" Section of this Exhibit B. Upon Licensee's approval, Licensee shall contact both of Licensee's field representatives (Licensee's Field Representative(s)) in least ten (10) days before commencement of any work on Licensee's Facilities.

B. Upon Licensee's written consent to any assignment, this Agreement will be binding upon and inure to the benefit of the parties thereto, successors, heirs, and assigns, executors, and administrators.

## Article 10. SEVERABILITY.

Any provision of this Agreement which is determined by a court of competent jurisdiction to be invalid or unenforceable shall be invalid or unenforceable only to the extent of such determination, which shall not invalidate or otherwise render ineffective any other provision of this Agreement.

## Article 11. NOTICES.

Except Licensee's communication of work notices required under Exhibit B, all other notices required by this Agreement must be in writing, and (i) personally served upon the business address listed below ("Notice Address"), (ii) sent overnight via express delivery by a nationally recognized overnight delivery service such as Federal Express Corporation or United Parcel Service to the Notice Address, or (iii) by certified mail, return receipt requested to the Notice Address. Overnight express delivery notices will be deemed to be given upon receipt. Certified mail notices will be deemed to be given three (3) days after deposit with the United States Postal Service.

If to Licensor: Union Pacific Railroad Company  
Attn: Analyst - Real Estate Utilities (Folder No. 03248-45)  
1400 Douglas Street, MS 1000  
Omaha, Nebraska 68179

If to Licensee: RUBIDOUX COMMUNITY SERVICES DISTRICT  
3500 Rubidoux Blvd  
Jurupa Valley, California 92509

## Article 12. SPECIAL PROVISION - CONSTRUCTION OBSERVATION.

Licensee requires Licensee to provide monitoring of tracks and construction observation through Licensee approved observer named below during all construction and installation work. Licensee is to directly coordinate services with the named inspector:

Rubidoux Field Services  
Email: [RF.Services@rubidoux.com](mailto:RF.Services@rubidoux.com)  
Phone: (951)313-5271

B. Licensee shall not commence any work until (i) Licensee has determined whether flagging or other special protective or safety measures ("Safety Measures") are required for performance of the work pursuant to the "FLAGGING" Section of this Exhibit B and provided Licensee written authorization to commence work, and (ii) Licensee has complied with the "PROTECTION OF FIBER OPTIC CABLE SYSTEMS" Section of this Exhibit B.

C. If, at any time, an emergency arises involving Licensee's Facilities, Licensee or its contractor shall immediately contact Licensee's Response Management Communications Center at (888) 877-7267.

## Section 4. FLAGGING.

A. Following Licensee's notice to Licensee's Field Representative required under the "NOTICE OF COMMENCEMENT OF WORK/EMERGENCIES" Section of this Exhibit B, Licensee shall inform Licensee (if Safety Measures are required for performance of the work by Licensee or its contractors on Railroad Property) if Safety Measures are required, no work of any kind may be performed by Licensee or its contractor(s) until arrangements for the Safety Measures have been made and scheduled. If no Safety Measures are required, Licensee will give Licensee written authorization to commence work.

B. If any Safety Measures are performed or provided by Licensee, including but not limited to flagging, Licensee shall bill Licensee for such expenses incurred by Licensee, unless Licensee and a federal, state, or local governmental entity have agreed that Licensee is to bill such expenses to the federal, state, or local governmental entity. Additional information regarding the submission of such expenses by Licensee and payment thereof by Licensee can be found in the "LICENSEE'S PAYMENT OF EXPENSES" Section of this Exhibit B. If Licensee performs any Safety Measures, Licensee agrees that Licensee is not relieved of any responsibilities or liabilities set forth in this Agreement.

C. For flagging, the rate of pay per hour for each flagger will be the prevailing hourly rate in effect for an equivalent day for the class of flagger used during regularly assigned hours and overtime in accordance with Labor Agreements and Schedules in effect at the time the work is performed. In addition to the cost of such labor, a composite charge for training, holiday, health and welfare, supplemental retirement, Railroad Retirement and unemployment compensation, supplemental pension, Employees Liability and Property Damage, and Administration will be included, computed on actual payroll. The composite charge will be the prevailing composite charge in effect at the time the work is performed. One and one-half times the current hourly rate is paid for overtime, Saturdays and Sundays, and two and one-half times current hourly rate for holidays. Wages even are subject to change, at any time, by law or by agreement between Licensee and its employees, and may be retroactive as a result of negotiation or a ruling of an authorized governmental agency. Additional charges on labor are also subject to change. If the wage rate or additional charges are changed, Licensee for the governmental entity, as applicable shall pay on the basis of the new rates and charges.

D. Reimbursement to Licensee will be required covering the full eight-hour day during which any flagger is furnished, unless the flagger can be assigned to other railroad work during a portion of each day, in which event reimbursement will not be required for the portion of the day during which the flagger is engaged in other railroad work. Reimbursement will also be required for any day not usually worked by the flaggers following the flagger's assignment to work on the project for which Licensee is required to pay the flaggers and which could not reasonably be avoided by Licensee by assignment of such flaggers to other work, even though Licensee may not be working during such time. When it becomes necessary for Licensee to furnish and assign an employee to a flagging position in compliance with union collective bargaining agreements, Licensee must provide Licensee a minimum of



APPROVED BY THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR CONSTRUCTION:  
Ted Beckwith  
DATE: 08/13/2021  
DIRECTOR OF ENGINEERING, RCE 4970  
VOID AFTER ONE YEAR FROM THIS DATE

SYN REVISIONS DATE BY



Thienes Engineering, Inc.  
13340 PINEHURST BOULEVARD  
SUITE 100  
PINEHURST, CA 94649  
UNDER THE SUPERVISION OF:  
Ted Beckwith  
REWARD STENZEL RCE NO. 56155  
DATE: 08/13/2021

SCALE: 1" = 40'  
FIELD BOOK  
DESIGN: M.R.  
DRAWN: D.T.  
CHECKED: R.S.

RUBIDOUX COMMUNITY SERVICE DISTRICT  
PARCEL MAP NO. 37528  
SEWER IMPROVEMENT PLAN  
U.P.R.R. LICENSE AGREEMENT

SHEET  
7  
OF 8 SHEETS  
R.C.S.D. PLAN NO.



SHEET  
8  
OF 8 SHEETS



**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the Grant of Easement dated December 16, 2022 from **AGUA MANSA COMMERCE PARK PHASE 1, LLC** Grantor, to **RUBIDOUX COMMUNITY SERVICES DISTRICT**, a public agency, is hereby accepted by the undersigned officer on behalf of the Rubidoux Community Services District pursuant to authority conferred by board action on January 5, 2023, and the grantee consents to the recordation thereof by its duly authorized officer.

**RUBIDOUX COMMUNITY SERVICES DISTRICT**

By: \_\_\_\_\_  
Bernard Murphy  
President of the Board  
Rubidoux Community Services District

Dated: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Brian R. Laddusaw  
General Manager  
Rubidoux Community Services District



**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the Grant of Easement dated December 16, 2022 from **AGUA MANSA COMMERCE PARK PHASE III, LLC** Grantor, to **RUBIDOUX COMMUNITY SERVICES DISTRICT**, a public agency, is hereby accepted by the undersigned officer on behalf of the Rubidoux Community Services District pursuant to authority conferred by board action on January 5, 2023, and the grantee consents to the recordation thereof by its duly authorized officer.

**RUBIDOUX COMMUNITY SERVICES DISTRICT**

By: \_\_\_\_\_  
Bernard Murphy  
President of the Board  
Rubidoux Community Services District

Dated: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Brian R. Laddusaw  
General Manager  
Rubidoux Community Services District



11. UPDATE ON WATER SUPPLY ACTIONS BY METROPOLITAN WATER  
DISTRICT: **DM 2023-03**



# Rubidoux Community Services District

## Board of Directors

Bernard Murphy, President  
John Skerbelis, Vice-President  
Armando Muniz  
F. Forest Trowbridge  
Hank Trueba Jr.



## General Manager

Brian R. Laddusaw

---

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

## DIRECTORS MEMORANDUM 2023-03

January 5, 2023

**To:** Rubidoux Community Services District  
Board of Directors

**Subject:** Update on Water Supply Actions by Metropolitan Water District

### **BACKGROUND:**

Metropolitan Water District ("MWD") on average imports about half of the water used in Southern California from the Colorado River and from the northern Sierra, via the State Water Project ("SWP"). The tributary to the Colorado River has been in a 20-year drought period, and the last 3-years in California have been the driest in California's recorded history. This has resulted in Lake Mead and Lake Powell at their lowest water levels since they were being filled when built and record low SWP deliveries.

The attached news release from by MWD dated December 14, 2022 provides a high level overview of the water supply problems facing Southern California and MWD agencies dependent on MWD imported supplies. In the absence of a greater than normal wet winter, there will be continued calls for water conservation. MWD in 2008 adopted its Water Supply Allocation Plan ("WSAP") allowing it to make mandatory water conservation requirements and assess surcharges if agencies exceed their imported water supply allocation. Per the Draft resolution of MWD, MWD is declaring a regional drought condition for its entire service area and calling all MWD member agencies to:

1. Review the adequacy of their current drought response measures.
2. Make all reasonably practicable changes in their operations to reduce their use of MWD's SWP and Colorado River supplies, including those already in storage.
3. Immediately mandate and implement such conservation requirements, water-use efficiency measures, and drought-related limitations as appropriate to reduce the use of MWDs SWP and Colorado River supplies, including those already in storage. These measures should reflect actions identified in adopted



Water Supply Conservation Plans (“WSAP”) at a minimum Level 2 and recommended Level 3 as appropriate for their specific local conditions.

Western Municipal Water District (“Western”) is a member agency of MWD and as such Western is subject to MWDs WSAP. It is anticipated Western will pass through water supply allocations and surcharges consistent with MWDs WSAP on all agencies within its service area. The water supply allocations will be on imported supply, which Rubidoux Community Services District (“District”) currently does not receive.

Although the District currently receives no imported water supply and continues to have sufficient local groundwater supplies, obtaining access to imported water supply remains a long-term goal of the District. Imported water supply will improve water quality, and diversity of the District’s overall supply portfolio. MWD and the state of California are realizing continued investment in storage, and conveyance along with recycling will better address capture and use of available supplies during cyclical drought conditions. Historically the state and MWD have been reliable in meeting water supply needs, and it is anticipated this will continue.

As the Board may recall the District worked with several agencies to MWD to wheel up to 2,000 AFY of low TDS imported water to the District through a physical interconnection with West Valley Water District. A five-party agreement was approved by four of the five involved water agencies, with MWD not approving due to water supply concerns over the past two years. The District needs low TDS water to use as a diluent to lower the TDS concentration of its wastewater sent to the City of Riverside. Staff continues to monitor this matter with Western as a member agency of MWD and working with Western for other alternatives to increase low TDS water supply to the District. Other water supplies being investigated include purchase and conveyance of local groundwater supplies within the Bunker Basin. If these supplies can be secured, they would be wheeled through the same facilities the District would use to get imported MWD water to West Valley Water District and then to the District. The District has already designed the physical intertie with West Valley Water District and ready to bid and build once securing an agreement with MWD for imported water or securing an agreement for local groundwater out of Bunker Basin.

In late December 2022, the District received and reviewed a revised agreement from MWD which is materially the same as the agreement approved by the Board in 2022. This revised agreement is editorial in nature but the content and intent are the same as that approved by the Board previously. Staff has obtained an opinion from District Counsel that this agreement does not need new board action for expediency of approval from all five parties but is included as an attachment to this DM for Board review. Western Municipal Water District also is not going back to their board with these editorial changes.

This Directors Memorandum is informational only and no action is requested. Staff continues to monitor state, MWD, Western and local agency actions related to water supply with the goal of securing a physical connection to enhance water supply and quality.



**RECOMMENDATION:**

Informational only, no action requested.

Respectfully,



BRIAN R. LADDUSAW  
General Manager

Attach:

1. MWD News Release dated December 14, 2022
2. MWD draft Resolution Declaring a Regional Drought Emergency
3. Draft of Editorial Changes to Prior Agreement





*The Metropolitan Water District of Southern California*

# NEWS RELEASE

P. O. Box 54153, Los Angeles, California 90054-0153 • (213) 217-6485 • [www.mwdh2o.com](http://www.mwdh2o.com)

Contacts: Rebecca Kimitch, (213) 217-6450; (202) 821-5253, mobile, [rkimitch@mwdh2o.com](mailto:rkimitch@mwdh2o.com)  
Maritza Fairfield, (213) 217-6853; (909) 816-7722, mobile, [mfairfield@mwdh2o.com](mailto:mfairfield@mwdh2o.com)

Dec. 14, 2022

## REGIONAL DROUGHT EMERGENCY DECLARED FOR ALL OF SOUTHERN CALIFORNIA *Entire region called on to further cutback water use as all imported water supplies stressed by drought, climate change*

Preparing for a fourth consecutive dry year, Metropolitan Water District's Board of Directors has declared a Regional Drought Emergency for all of Southern California and called upon water agencies to immediately reduce their use of all imported supplies.

In adopting the resolution on Tuesday (Dec. 13), Metropolitan's board warned the water-saving call could become mandatory if drought conditions persist in the coming months. By April, Metropolitan will consider allocating supplies to all its 26 member agencies, requiring them to cut their use of imported water or face steep additional fees on water purchased from Metropolitan.

"Since this drought began, we have been steadily increasing our call for conservation. If we don't have an extremely wet winter, we will need to elevate to our highest level – a water supply allocation for all of Southern California. Substantial and immediate conservation now and in the coming months will help lessen the potential severity of such an allocation," Metropolitan General Manager Adel Hagekhalil said.

Both voluntary and mandatory conservation measures will be implemented by Metropolitan's member agencies at the local level, based on their particular water-supply circumstances. Agencies with available local supplies may be able to rely on that water to replace necessary reductions in imported water use.

Metropolitan on average imports about half of the water used in Southern California from the Colorado River and from the northern Sierra, via the State Water Project. Use varies by community, with some relying almost entirely on imported water, and others using very little. In recent years, these imported supplies have been extraordinarily stressed by prolonged drought, exacerbated by climate change.

The past three water years were the driest in California history, resulting in record-low SWP deliveries to Southern California. The limited availability of these water supplies has been particularly felt by communities that depend on them and cannot receive Colorado River water, because of infrastructure constraints.

These SWP-dependent communities – home to nearly 7 million people – have been under mandatory drought restrictions since June. Under Metropolitan's [Emergency Water Conservation Program](#), affected agencies have either been living within volumetric limits or have restricted outdoor watering to



one day a week. Those mandatory measures will continue in these SWP-dependent communities through June 2023, and possibly longer if substantial rain and snow this winter doesn't bring relief to California's drought.

While the rest of Southern California has largely been able to turn to Colorado River supplies and stored water to survive the state drought, Hagekhalil acknowledged the availability of those supplies is dropping.

The long-term drought in the Colorado River Basin has left lakes Mead and Powell dangerously close to levels that would no longer allow water to be released for use by cities and farms. In response, the federal government has called on Colorado River water users to curtail their use in 2023 and 2024 by as much as 4 million acre-feet a year – the total amount used by California in a year. And if voluntary cuts cannot be achieved, federal officials have initiated a process to mandate sizeable reductions.

Metropolitan is preparing for additional reductions to its Colorado River supplies as soon as next year and beyond. These reductions would be in addition to water Metropolitan will likely have to contribute to keep levels in Lake Mead higher in 2024-26, as previously agreed under the 2021 Drought Contingency Plan.

“Conditions on the Colorado River are growing increasingly dire. We simply cannot continue turning to that source to make up the difference in our limited state supplies. In addition, three years of California drought are drawing down our local storage,” board Chairwoman Gloria D. Gray said.

While taking steps to reduce demands in the immediate-term, Metropolitan is also making big investments in sustainable, climate change-resilient local supplies for the entire region. The agency is developing what could be one of the largest recycled water facilities in the world – [Pure Water Southern California](#). Still, until these projects are complete, conservation is critical during dry periods like now.

“Some Southern Californians may have felt somewhat protected from these extreme conditions over the past few years,” Gray said. “They shouldn't anymore. We are all affected.”

With up to 75 percent of all water used in Southern California used for irrigating yards and gardens, outdoor conservation offers a big opportunity for water savings, particularly in the winter. Southern Californians are encouraged to reassess the irrigating needs of their lawns and gardens during the winter. Cooler temperatures and wetter weather can dramatically reduce watering needs. For more information, visit [bewaterwise.com](http://bewaterwise.com).

###

*The Metropolitan Water District of Southern California is a state-established cooperative that, along with its 26 cities and retail suppliers, provides water for 19 million people in six counties. The district imports water from the Colorado River and Northern California to supplement local supplies, and helps its members to develop increased water conservation, recycling, storage and other resource-management programs.*



**RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA  
REAFFIRMING-DECLARING A REGIONAL DROUGHT EMERGENCY  
AND CALLING ON MEMBER AGENCIES TO TAKE SPECIFIED ACTIONS**

**WHEREAS, Severe Drought Conditions Are Impacting Water Supplies Imported from the Colorado River and Northern California.**

Metropolitan's two primary sources of imported water, the Colorado River and the State Water Project (SWP), face continuing drought.

The Colorado River is experiencing a prolonged 22-year warming and drying trend.

The three-year sequence of water years 2020, 2021, and 2022 (October 1, 2019, through September 30, 2022) were the driest in California for statewide precipitation.

According to the National Oceanic and Atmospheric Administration's (NOAA) U.S. Drought Monitor, California remains in almost 100 percent moderate-to-exceptional drought as of November 29, 2022.

In the past three years, warm temperatures and arid soils depleted the expected runoff water from the Upper Colorado River Basin snowpack and Northern Sierra snowpack into SWP reservoirs.

Unregulated inflow into Lake Powell in the water year 2022 (October 2021 through September 2022) was only 63 percent of normal.

The United States Bureau of Reclamation (USBR) announced a first-ever Level 2A shortage declaration for 2022 for the Colorado River System.

On August 11, 2022, Governor Newsom announced California's latest actions to increase water supply and adapt to more extreme weather patterns caused by climate change in a document called "California's Water Supply Strategy, Adapting to a Hotter, Drier Future." The strategy recognizes that the American West is experiencing extreme, sustained drought conditions caused by hotter, drier weather.

**WHEREAS, Deteriorating Colorado River Supply Is Focusing Attention on California's Water Use**

The Colorado River system has been continuously in drought since 2000. Lake Mead and Lake Powell were nearly full in 2000; however, both reservoirs are now at their lowest levels since initial filling. Without additional action, Lake Mead elevation levels are projected to decline further.

In December 2021, the United States Department of the Interior (DOI) and water agencies within Arizona, California, and Nevada agreed to the 500+ Plan. In the 500+ Plan, water agencies in the three states voluntarily committed to conserving an additional 500,000 acre-feet (AF) in both 2022 and 2023 to protect Lake Mead elevation levels further.

In June 2022, USBR Commissioner Camille Touton announced that Colorado River users need to reduce use by two to four million AF per year to protect Lake Powell and Lake Mead operations.

In August 2022, the USBR declared the first-ever Level 2A shortage for the calendar year 2023. Under a Level 2A shortage, Arizona, Nevada, and Mexico must-agreed to contribute water under the Drought Contingency Plan (DCP).

In October 2022, California water agencies submitted a proposal to the USBR to voluntarily reduce an additional 400,000 AF of water in Lake Mead in each of four years, beginning in 2023 and lasting through 2026.

**WHEREAS, the State of Emergency Exists in All California Counties Due to Severe Drought Conditions.**

On October 19, 2021, Governor Newsom proclaimed a state of emergency in all California counties due to severe drought conditions. This proclamation called for all Californians to voluntarily reduce their water use by 15 percent immediately.



The proclamation further directed: (1) the California State Water Resources Control Board (SWRCB) to develop regulations prohibiting wasteful water use; and (2) the California Department of Water Resources (DWR) to help local agencies alleviate acute potable water shortages.

The SWRCB adopted emergency regulations to prohibit wasteful water use on January 4, 2022, and on November 23, 2022, proposed to extend these regulations for another 12 months.

On March 28, 2022, Governor Gavin Newsom issued Executive Order N-7-22 calling on all Californians to strive to limit summertime water use and to use water more efficiently indoors and out.

Executive Order N-7-22 required that urban water suppliers implement, at a minimum, the shortage response actions of their Water Shortage Contingency Plans (WSCP) for a shortage level of up to twenty percent (Level 2). The Executive Order also encourages urban water suppliers to conserve more than Level 2 target by voluntarily activating more stringent local requirements based on a shortage level of up to thirty percent (Level 3).

**WHEREAS, Metropolitan's SWP Supplies Are Curtailed.**

Beginning in the fall of 2019, the watersheds supplying the SWP received below-average precipitation. DWR classified the three following water years as dry or critically dry.

The three-year sequence of water years 2020, 2021, and 2022 (October 1, 2019, through September 30, 2022) were the driest in California for statewide precipitation.

On March 18, 2022, DWR reduced the SWP Table A allocation for 2022 from 15 to only five percent of contract amounts. Table A allocations for 2020 and 2021 were 20 and five percent, respectively. The last three years mark the lowest three-year combined deliveries of allocated water in the history of the SWP.

In 2022, DWR used a provision of the SWP Contract (Article 18(a)) to allocate water on a basis other than Table A to meet minimum demands of contractors for domestic supply, fire protection, or sanitation during the year. Contractors that received these human health and safety (HH&S) deliveries are required to pay back to DWR future Table A water on a one AF to one AF basis within five calendar years.

On December 1, 2022, DWR announced an initial allocation for the SWP at five percent of contract amounts. DWR also provisionally allocated additional SWP water to ensure that the SWP contractors can meet their HH&S needs during the year.

**WHEREAS, Metropolitan's SWP Supplies Are Essential to Meet the Needs of All Member Agencies.**

Over the past 20 years, the SWP provided about 30 percent of the region's water needs.

Diamond Valley Lake, Metropolitan's largest surface water reservoir and source of dry-year and emergency water supplies, has only been replenished with SWP supplies since the discovery of Quagga mussels in Colorado River water. As of December 1, 2022, storage in Diamond Valley Lake was 497,000 AF, or 61 percent of capacity.

A SWP allocation of less than 15 percent would be insufficient to meet normal potable demands in areas where Metropolitan depends on the SWP to meet its member agencies' needs, nor can it serve SWP supplies to other member agencies or replenish storage in Diamond Valley Lake.

**WHEREAS, Metropolitan, Its Member Agencies, and Others in the Region Have Taken Extraordinary Steps to Reduce Demands and Bolster Supplies.**

In conjunction with its member agencies, counties, cities, and wholesale and retail water suppliers, the Metropolitan service area has decreased its potable water demands ~~within its service area~~ by 40 percent, roughly 80 gallons per person per day, since 1990.

Metropolitan invested \$1.6 billion in conservation, local water recycling, and local groundwater recovery since 1990, resulting in cumulative savings of nearly 7.9 million AF.



Metropolitan invested more than \$3.1 billion in increasing storage capacity with Diamond Valley Lake and conveyance capacity with the Inland Feeder to capture SWP supply when available for later use in dry years.

Metropolitan and its Member Agencies and Local-local water suppliers and communities have also made strategic and forward-looking investments in water recycling, stormwater capture and reuse, surface and groundwater storage, seawater desalination, and other strategies to improve drought resilience.

Water conserved throughout the service area, among other things, helped preserve storage in Metropolitan's diverse storage portfolio during these dry conditions.

Continued action by Southern California residents to conserve water and extend local groundwater and surface water supplies, along with continued investments to secure additional water supplies will provide greater resilience if the drought continues in future years.

**WHEREAS, Metropolitan and Its Member Agencies Have Taken Specific Actions to Preserve SWP and Colorado River Supplies.**

On August 17, 2021, by Minute Item 52481, Metropolitan's Board adopted a resolution declaring a "Condition 2 – Water Supply Alert" to preserve Metropolitan's supply for the region.

On November 9, 2021, by Minute Item 52581, Metropolitan's Board adopted a resolution recognizing the statewide drought emergency, declaring specified emergency conditions to exist within portions of its service area, and calling on member agencies to take various actions to preserve Metropolitan's supply from the SWP.

On April 26, 2022, by Minute Item 52802, Metropolitan's Board adopted a resolution declaring a Water Shortage Emergency Condition and established an Emergency Water Conservation Program (EWCP) for member agencies within the SWP Dependent Area.

On June 30, 2022, Metropolitan submitted its Annual Water Supply and Demand Assessment to DWR. This assessment showed a potential shortage of 44 percent without WSCP actions. Metropolitan's actions under the Board-adopted WSCP to date include: (1) withdrawing water from storage accounts; (2) executing flexible supplies such as water transfers; and (3) implementing voluntary demand reduction programs.

On October 11, 2022, Metropolitan's Board adopted a resolution that strongly recommended cities and water agencies across Southern California pass ordinances permanently prohibiting the installation and irrigation of non-functional turf.

On November 16, 2022, more than 30 water agencies in the Upper and Lower Colorado River Basins, including Metropolitan, signed a Memorandum of Understanding (MOU) committing to voluntarily reduce demand on the Colorado River. As part of the MOU, each water agency will enforce its appropriate demand management programs to help curtail the need for Colorado River water and protect elevation levels at both Lake Powell and Lake Mead.

**WHEREAS, Additional Actions Are Needed to Manage and Preserve SWP and Colorado River Supplies.**

Despite the efforts made to date by Metropolitan, member agencies, and others in the region, additional actions are needed to manage and preserve SWP and Colorado River supplies.

The Metropolitan Board of Directors believes that member agencies should review their WSCPs and immediately implement ~~mandatory~~ conservation measures to help address the SWP and Colorado River supply shortages. This call conforms to Governor Newsom's Executive Order N-7-22 requiring, at a minimum, the shortage response actions of their WSCPs at a Level 2 (up to 20 percent) and reaffirms Governor Newsom's call for voluntary Level 3 (up to 30 percent) WSCP conservation actions.

The Metropolitan Board of Directors understands that while each agency must conform to the shortage response actions required by Executive Order N-7-22 at a Level 2 (up to 20 percent), the local conditions faced and prior investments made by each agency will drive their specific selection of shortage response actions at the mandated Level 2 or voluntary Level 3 (up to 30 percent).



The Metropolitan Board of Directors further believes that it is necessary and desirable to work closely with member agencies in identifying near-term actions that could be taken to address this regional drought emergency and the SWP supply shortages. On August 16, 2022, Metropolitan's Board adopted a resolution affirming a Call to Action and a Commitment to Regional Reliability for All Member Agencies to further this effort. This resolution directed the General Manager to identify a portfolio of projects and programs in coordination with the member agencies to address the need to connect and serve each member agency with more than one supply source. This portfolio of actions was to be provided for Board approval in February 2023.

**WHEREAS, the Emergency Water Conservation Program Has Successfully Reduced Use of SWP during 2022 and Will Continue Implementation through June 2023**

The Board authorized the EWCP in April 2022 to adaptively preserve supplies by reducing non-essential uses of water delivered through the SWP system. EWCP implementation began on June 1, 2022, and continues through June 30, 2023.

Six member agencies within the SWP Dependent Area, serving approximately 6.9 million people, participated in the EWCP in 2022. These member agencies were monitored against outdoor watering restrictions or volumetric limits for the seven months between June and December 2022.

Because of the SWP Dependent Area member agencies' extraordinary efforts, the EWCP achieved its objective of reducing demands within the limited SWP supply available as of November 2022.

During June-December 2022, the SWP Dependent Area member agencies took mandatory water supply cuts from their expected SWP use by an average of 35 percent, with some facing reductions of up to 73 percent. As of December 1, 2022, these member agencies surpassed this objective and used 35 percent less than was expected without emergency conservation and 3 percent less SWP supply than the total volumetric limit. No penalties were issued under the EWCP as of November 2022.

**WHEREAS, the Water Supply Allocation Plan Is Metropolitan's Board-Approved Approach for Managing Regionwide Water Supply Shortages**

Metropolitan's Board first adopted the Water Supply Allocation Plan (WSAP) in February 2008. Under this plan, the Board may determine a regional shortage, establish a shortage level, and implement a surcharge for water use above a member agency's annual allocation.

The Water Supply Allocation is adopted during regional water shortages to conserve scarce water supplies.

California Water Code section 375 authorizes public agencies to adopt programs and rate structures to encourage water conservation after holding a public hearing and making appropriate findings of necessity.

**NOW, THEREFORE, BE IT RESOLVED** that under the express and implied powers and authorities granted by The Metropolitan Water District Act (Statutes 1969, ch.209, as amended), the Board of Directors of The Metropolitan Water District of Southern California hereby expands the geographic area of the emergency conditions declared in November 2021 and now REAFFIRMS THE **DECLARES A REGIONAL DROUGHT EMERGENCY** ~~declared in November 2021~~ encompassing the District's entire service area. Per this Declaration, the Board calls on all member agencies to continue actions to:

- (1) Review the adequacy of their current drought response measures.
- (2) Make all reasonably practicable changes in their operations to reduce their use of Metropolitan's SWP and Colorado River supplies, including those already in storage.
- (3) Immediately mandate and implement such conservation requirements, water-use efficiency measures, and drought-related limitations as appropriate to reduce the use of Metropolitan's SWP and Colorado



River supplies, including those already in storage. These measures should reflect actions identified in adopted WSCPs at a minimum Level 2 and recommended Level 3 as appropriate for their specific local conditions.-

**BE IT FURTHER RESOLVED** that Metropolitan's General Manager is hereby directed to continue coordinating with the member agencies and bringing to the Board for authorization, as appropriate, the following actions:

- (1) A unified message to communicate the status of this regional drought emergency and the need for continued conservation to the general public, businesses, stakeholders, industries, and public officials.
- (2) An aggressive pursuit of all available short-term water transfer exchange opportunities to reduce the existing water supply constraints imposed on the member agencies.
- (3) Expanded regional water use efficiency programs for this regional drought emergency, provided budget or grant funding is available.
- (4) Measures to ensure all portions of the service area attain a high level of reliability against multi-year, severe droughts. Measures include, but are not limited to, system improvements, local water supply development, new water storage opportunities, and water efficiency gains
- (5) State and federal funding and resources for the region to accelerate conservation and supply programs.

**BE IT FURTHER RESOLVED** that, should drought conditions persist or worsen in the coming months, Metropolitan's Board of Directors will consider implementing the regional Water Supply Allocation Plan for all member agencies in March 2023 to be effective from July 2023 to June 2024.

**BE IT FURTHER RESOLVED** that notwithstanding anything in Metropolitan's Administrative Code to the contrary, direction and authorities previously delegated to the General Manager under the November 2021 Regional Drought Emergency resolution, the April 2022 Water Shortage Emergency Condition resolution, and the August 2022 Call to Action and Commitment to Reliability Resolution continue.

**BE IT FURTHER RESOLVED** that the duration of requested actions and the delegation of authority will continue until further Board action.

**BE IT FURTHER RESOLVED** that the Emergency Water Conservation Program (EWCP) will continue implementation in the SWP Dependent Area through June 2023. SWP Dependent Area member agencies under the EWCP will receive new volumetric limits for January through June 2023.

**BE IT FURTHER RESOLVED** that the Board acknowledges that Metropolitan's staff continues to work cooperatively and productively with member agencies and that collectively they will recommend a portfolio of actions to address the disparity in water reliability for SWP-dependent agencies in a month later than the February 2023 resolution adopted by the Board on August 16, 2022.

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California at its meeting held December 13, 2022.



---

Secretary of the Board of Directors  
of The Metropolitan Water District  
of Southern California



**AGREEMENT NO. \_\_\_\_\_**  
**AGREEMENT TO PROVIDE WATER TO**  
**RUBIDOUX COMMUNITY SERVICES DISTRICT**

This Agreement to Provide Water to Rubidoux Community Services District (Agreement) is entered by The Metropolitan Water District of Southern California (Metropolitan), San Bernardino Valley Municipal Water District (Valley District), West Valley Water District (West Valley), Rubidoux Community Services District (Rubidoux), and Western Municipal Water District (Western), collectively the "Parties."

**RECITALS**

A. Metropolitan is a State Water Project contractor and a metropolitan water district organized under the Metropolitan Water District Act, codified at section 109-1, et seq. of West's Appendix to the California Water Code, and is engaged in developing, storing, and distributing water in the counties of Los Angeles, Orange, Riverside, San Bernardino, San Diego, and Ventura. Metropolitan has an existing agreement with San Gabriel Valley Municipal Water District (SGVMWD) that allows for the delivery of water through the SGVMWD's San Gabriel Valley Devil Canyon – Azusa Pipeline, of which Valley District also has 50% of using SGVMWD's unused capacity right up to Riverside Avenue in the City of Rialto.

~~B. West Valley is a County Water District, a public agency of the State of California, providing retail water to approximately 95,000 customers. West Valley's service area overlaps five political jurisdictions: The Cities of Rialto, Fontana, Colton, and Jurupa Valley, and unincorporated areas of San Bernardino County, including the community of Bloomington.~~

~~C. Valley District is a public agency incorporated under the Municipal Water District Act of 1911 (California Water Code Section 71000 et seq., as amended) that is engaged in wholesale delivery of water in portions of the counties of San Bernardino and Riverside. Valley District is a State Water ~~Contractor~~Project contractor that primarily imports water into its service area through the State Water Project. (SWP). Valley District has 50-percent capacity rights on SGVMWD's San Gabriel Valley Devil Canyon – Azusa Pipeline right up to Riverside Avenue in the City of Rialto. Valley District has an existing connection on the San Gabriel Valley Devil Canyon – Azusa Pipeline that can also be used to deliver imported supplies from Metropolitan to~~



a portion of Western's service area.

DC. Western is a municipal water district incorporated under the Municipal Water District Act of 1911 (California Water Code Section 71000 et seq., as amended) that is engaged in retail and wholesale delivery of water to customers in western Riverside County. Western purchases imported water from Metropolitan and helps provide water to over 1,000,000 people in its service area.

D. West Valley is a County Water District, a public agency of the State of California, providing retail water to approximately 95,000 customers. West Valley's service area overlaps five political jurisdictions: The Cities of Rialto, Fontana, Colton, and Jurupa Valley; and unincorporated areas of San Bernardino County, including the community of Bloomington. West Valley's service area overlaps the service areas of two SWP contractors, Metropolitan and Valley District.

E. Rubidoux is a California community services district providing retail potable water, non-potable water, sewer collection and treatment, solid waste collection, fire protection services, street lighting, and weed abatement services to approximately 40,000 customers in its service area located in the City of Jurupa Valley. Rubidoux is within the service area of Western but currently has no connection to imported water supplysupplies and is reliant solely on local groundwater sources.

Formatted: No widow/orphan control

F. The Parties desire to enter into this Agreement in order to provide water to Rubidoux for use within Western's service area (which is also within Metropolitan's service area).

#### AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals and the representations which are incorporated herein by this reference, warranties, covenants, and agreements contained in this Agreement and for other good and valuable consideration, the Parties hereby agree to the following terms and conditions of this Agreement.

1. Requests for Water. Rubidoux will coordinate with Valley District, West Valley, and Western on determining the monthly amount of imported water Rubidoux needs from Metropolitan, up to a maximum amount of 2,000 acre-feet per calendar year. After coordinating,



Western will request delivery of the water from Metropolitan in accordance with Sections 2 through 4 below, inclusive. The requested water must be used within Metropolitan's service area.

2. Metropolitan Deliveries. To the extent there is sufficient unused capacity in the San Gabriel Valley Devil Canyon-Azusa Pipeline, Metropolitan will ~~deliver the water to request~~ Valley District ~~to deliver Metropolitan supplies equal to Rubidoux's requested amount to~~ Valley District's connection (Lytle Creek, Station, 1747+00) on the San Gabriel Valley Devil Canyon – Azusa Pipeline. The maximum amount of water that ~~Rubidoux can receive from~~ Metropolitan ~~may deliver~~ under this Agreement ~~during a calendar year~~ is 2,000 acre-feet ~~per calendar year.~~

3. Valley District Deliveries. Valley District will deliver the water that ~~Metropolitan delivers it receives~~ pursuant to Section 2 to West Valley.

4. West Valley Deliveries. West Valley will treat and deliver the water to Rubidoux, per terms identified in a separate agreement between West Valley and Rubidoux, for use within Western's service area by Rubidoux.

~~5. Monthly Amounts.~~ ~~and~~ Rubidoux will provide ~~Metropolitan.~~ Western, and West Valley with a meter read report of the amounts delivered by 3:00 p.m. on the fifth business day after the end of the month: ~~to account for the supplies. 5. Monthly Amounts. Western will inform Metropolitan and Valley District of the amounts of water delivered to Rubidoux by 3:00 p.m. on the tenth business day after the end of the month to account for the supplies.~~ Reconciliation of water deliveries will be allowed in subsequent monthly accounting.

6. Billing and Payment. Western will pay Metropolitan's rate for full service untreated water in effect at the time of the delivery of the water to Valley District's connection for use by Rubidoux within Western's service area. The delivery is subject to the capacity charge, readiness-to-serve charge, and all volumetric water rates then in effect, in the same manner as deliveries made to Western through Metropolitan's distribution system and connections. Metropolitan will bill Western, and Western will pay Metropolitan, in accordance with the billing and payment provisions of Metropolitan's Administrative Code, as amended over time. Rubidoux will reimburse Western for all payments Western makes to Metropolitan under this Agreement. Valley District and West Valley shall have no responsibility for the cost



of water delivered to Valley District's connection for use within Western's service area by Rubidoux. Metropolitan is not responsible for paying any costs under this Agreement.

~~7.~~ 7. Water Use Restrictions. During a time when the Department of Water Resources is administering SWP allocations pursuant to Article 18a of the Water Supply Contracts, or during a time when Metropolitan's Board of Directors has declared that a regional shortage is in effect, the same guidelines, procedures, and limitations that Metropolitan applies to its Member Agencies, including, but not limited to, water supply allocation surcharges, volumetric limits, outdoor watering restrictions, or other response actions to preserve supplies in times of shortages, will apply to deliveries made pursuant to this Agreement.

8. Department of Water Resources. Metropolitan will be responsible for any Department of Water Resources charges for the State Water Project supplies delivered to Valley District's connection under this Agreement.

89. Term. Upon execution, this Agreement is effective as of June 1, 2022 {MONTH} {#}, 2023 and terminates on December 31, November 4, 2035, provided that if the terms of the State Water Contracts are extended beyond December 31, November 4, 2035, then the term of this Agreement will likewise be extended to match the term of the State Water Contracts.

910. Cancellation. Notwithstanding Section 8, any Party may terminate this Agreement by providing at least 30 days written notice to all the other Parties provided that the notifying party is not in default under this Agreement.

1011. Liability and Indemnification. Liability and indemnification shall be governed by section 4502 of Metropolitan's Administrative Code. Valley District, West Valley, and Rubidoux each agree to the provisions of section 4502 of Metropolitan's Administrative Code, which provisions are incorporated here by this reference, and agree to its enforceability by or against each of them under this Agreement in the same manner and to the same extent as that section applies to Western.

1112. No Third-Party Rights. This Agreement is made solely for the benefit of the Parties and their respective permitted successors and assigns (if any). Except for such a permitted successor or assign, no other person or entity may have or acquire any right by virtue of this Agreement.

1213. Ambiguities. Each Party and its counsel have participated fully in the drafting, review and revision of this Agreement. No rule of construction to the effect that ambiguities are



to be resolved against the drafting Party shall be applied in the interpretation of this Agreement or any amendments or modifications thereof.

~~14.~~ Entire Agreement. This Agreement constitutes the final, complete, and exclusive statement of the terms of the Agreement among the Parties pertaining to the subject matter and supersedes all prior and contemporaneous understandings or agreements of the Parties. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty outside those expressly set forth in this Agreement.

~~14. — Counterparts. This~~ 15. Signature. The Parties agree that this Agreement ~~may will~~ be executed ~~in two or more counterparts, each of using DocuSign by electronic signature,~~ which, ~~when executed and delivered,~~ shall be considered an original ~~and signature for all of which together purposes and shall constitute one instrument, with~~ have the same force and effect as ~~though an original signature. All Parties will receive an executed copy of this Agreement via DocuSign after all signatures appeared on a single document. Parties have signed.~~

~~15~~ 16. Relationship of Parties. Nothing contained in this Agreement shall be construed as creating a joint venture, partnership or any other similar arrangement among any of the Parties. No Party to this Agreement shall be deemed to be a representative, an agent or an employee of any other Party. Unless otherwise expressly specified in this Agreement, no Party shall have any authority or right to assume or create any obligation of any kind or nature, express or implied, on behalf of, or in the name of any other Party, nor bind any other Party in any respect, without the specific prior written authorization of another Party. The obligations of the Parties shall be several and not joint.

~~16~~ 17. Amendments. No change, amendment or modification of this Agreement shall be valid or binding upon the Parties unless such change, amendment or modification is in writing and duly executed by all Parties.

~~17~~ 18. Time of the Essence. Time is of the essence in the execution and performance of this Agreement.

**[signatures on following page]**



**THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA**

\_\_\_\_\_  
Adel Hagekhalil  
General Manager

\_\_\_\_\_  
Dated

APPROVED AS TO FORM:

\_\_\_\_\_  
Marcia L. Scully  
General Counsel

\_\_\_\_\_  
Dated

**SAN BERNARDINO VALLEY MUNICIPAL  
WATER DISTRICT**

\_\_\_\_\_  
Heather Dyer  
General Manager

\_\_\_\_\_  
Dated

APPROVED AS TO FORM:

\_\_\_\_\_  
Brad Neufeld  
General Counsel

\_\_\_\_\_  
Dated

**WEST VALLEY WATER DISTRICT**

\_\_\_\_\_  
Shamindra Manbahal  
General Manager

\_\_\_\_\_  
Dated

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert Tafoya  
General Counsel

\_\_\_\_\_  
Dated



**WESTERN MUNICIPAL WATER DISTRICT**

Craig Miller  
General Manager

**Dated** .....

**Formatted:** No underline

APPROVED AS TO FORM:

Jeff Ballinger  
Legal Counsel

Dated

**RUBIDOUX COMMUNITY SERVICES DISTRICT**

Jeff Sims Brian Laddusaw  
General Manager

Dated

**Formatted:** No underline

APPROVED AS TO FORM:

John Harper  
Legal Counsel

Dated



## 12. DIRECTORS COMMENTS – NON ACTION



### 13. ADJOURNMENT