

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, May 4, 2023, at 4:00 PM

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.

Members of the public wanting to attend and/or address the Board virtually 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 **994 957 9980**
 - o Passcode is: rcsd
 - o Call into the meeting number 1-669-444-9171

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 – Bernard Murphy, President
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes for April 20, 2023, Regular Meeting
5. Consideration to Approve May 5, 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:
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. Reintroduction and First Reading of Ordinance No. 2023-133, An Ordinance Establishing Board Member Stipends: **DM 2023-42**
10. Consider Proposal with IB Consulting to Update Reserve Policies and Perform Annual Update to Water and Wastewater Utilities: **DM 2023-43**

11. Consider Acceptance of Water and Sewer Easements in Tract 37640: **DM 2023-44**
12. Consider Proposal with Water Resources Economics for On-Call Services and Rate Implementation: **DM 2023-45**
13. Directors Comments - Non-action
14. Adjournment

4. Approval of Minutes for April 20, 2023, Regular Meeting

MINUTES OF REGULAR MEETING
April 20, 2023
RUBIDOUX COMMUNITY SERVICES DISTRICT

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

DIRECTORS ABSENT:

STAFF PRESENT: Brian Laddusaw, General Manager
Ted Beckwith, Director of Engineering
Kirk Hamblin, Director of Finance and Administration
Martha Perez, Customer Service / Accounts Payable
Manager
Miguel Valdez, Director of Operations
Melissa Trujillo, HR Generalist / Safety and Facilities
Coordinator

Call to order: the meeting of the Board of Directors of the Rubidoux Community Services District by President Murphy, at 4:00 P.M., Thursday, April 20, 2023, in-person and by teleconferencing at District Office, 3590 Rubidoux Boulevard, Jurupa Valley, California.

***Director Murphy requested Agenda Item 11 be moved up to after Item 6. There were no objections.**

ITEM 4. APPROVAL OF MINUTES

Approval of Minutes for April 6, 2023, Board Meeting.

Director Skerbelis moved, and Director Trueba seconded to approve the April 6, 2023, 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 April 21, 2023, Salaries, Expenses and Transfers.

Consideration to Approve the April 21, 2023, Salaries, Expenses and Transfers.

Director Skerbelis moved, and Director Murphy seconded to Approve the April 21, 2023, 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

There was no one in attendance.

ITEM 11. Consider Professional Services Contract for General Engineering Consulting with Leppa, LLC. DM 2023-41.

BACKGROUND

Staff desires sound input on the background of several issues important to the District and has reached out to former General Manager (GM) Steve Appel for assistance. Steve Appel's 25 years as Assistant General Manager (AGM) at the District and Subsequent service as the GM gives him institutional knowledge from which current management can benefit greatly. Staff requested a proposal from Mr. Appel to assist in gaining better knowledge of these issues and others which may surface from time to time.

A partial list of items for which Mr. Appel can assist are as follows:

1. Identify all District Owned Property
2. Identify and work out easement issues for Jurupa Hills Country Club Villas
3. Background information for sewer and water facilities serving The Project at Jurupa Valley (Emerald Meadows)
4. Background information on the Cell Tower Lease at the Goldenwest Reservoir Site
5. Information on abandoned and non-potable well sites, most notable Well 5.

The District received a proposal from Appel's engineering firm, Leppa, LLC to assist in these matters in the amount of \$8,000. Staff believes there may be other assistance needed going forward so has determined this effort should be funded in the amount of \$10,000. As this opportunity was not known or considered when preparing the Fiscal Year 2022-23 Budget a budget amendment will be necessary. It appears appropriate to split these duties amongst the General Fund, Water Fund and Sewer Fund by 10%, 70% and 20%, respectively so Staff requests a budget amendment to move \$1,000 from the General Fund Reserves to the General

Fund, \$7,000 from the Water Fund Reserves to the Water Operations Fund and \$2,000 from the Sewer Fund Reserves to the Sewer Operations Fund to fund this effort.

Steve Appel was in attendance via Zoom call and he clarified the information listed above and answered questions from the Board members.

Director Murphy moved and Director Trueba seconded the Board of Directors approve the General Manager to do the following:

- 1. Amend the approved District Budget for FY 2022-23 by moving \$1,000 from the General Fund Reserve to the General Fund; moving \$7,000 from the Water Fund Reserve to the Water Fund and \$2,000 from the Sewer Fund Reserve to the Sewer Fund.**
- 2. Authorize signing a Professional Services Contract and the expenditure of up to \$10,000 for various as needed engineering support services with Leppa, LLC.**
- 3. Issue phased Task Orders to Leppa, LLC in the not-to-exceed amount of \$10,000 for various services as needed by the District.**

Roll call:

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

Noes – 0

Abstain – 0

Absent – 0

The motion was carried unanimously.

ITEM 7. CORRESPONDENCE AND RELATED INFORMATION

There was an article from the L.A. Times titled the “Drought-ravaged Colorado River gets relief from snow. But long-term water crisis remains”. It talks about the Rocky Mountains and when the snowpacks melt, they will runoff into the Colorado River and it will hopefully increase water supplies. Metropolitan Water District is dependent on the Colorado River.

ITEM 8. MANAGER’S REPORT

Operations Report:

Miguel Valdez reported on the water/wastewater report for the month of March, production was an average of just under 2.71 mgd per day and an average of 1.7 mg/day was the wastewater flow to Riverside. On average 0 mg/day of water to JCSD. The projected sales to JCSD are at zero sales currently. Well No. 1 produced 0% of the water, Well No. 2 produced 20%, Well No. 4 produced 4% and Well No. 6 produced 8%, Well No. 8 produced 68% and Well No. 18 produced 0% of the water.

Emergency and Fire Report:

Battalion Chief Chris Tate reported the Incidents Reported for the month of March 2023 and Special District Rubidoux CSD. Station 38 had a total of 323 calls. 236 calls, 73.1% were medical aides. Additionally, there was a report for the City of Jurupa Valley. There were 32 False Alarms, 9.9%, 2 Other Misc, 0.6%, 8 Other Fire, 2.5%, 13 Public Service Assist, 4.0%, 2 Standby, 0.6%, 26 Traffic Collisions, 8.0%, 1 Vehicle Fire, 0.2% and 1 Wildland Fires, 0.3%. That was 50 calls over for the month in the last 10 years.

Brian Laddusaw had some updates for the board. The mayor's breakfast: confirmations from Directors Skerbelis, Muniz and Murphy. Director Trueba will be attending via the Lions club. Meet the Machines event was the previous Saturday and Brian felt it was successful. Brian thanked Miguel and his team for attending and being there. He showed some slides from the event. Brian is trying to coordinate some tours with Burrtec at the transfer station and would like to know if any members are interested in attending. Additionally, the City of Riverside Wastewater Treatment Plant have inquired if any board members are interested in touring that facility as well. Lastly, if any board members are interested in touring any of the RCSD facilities, please let staff know.

There was an AD HOC building committee meeting today. Ted Beckwith, District Engineer, gave an update to the board with a power point presentation regarding the new building and what will be going on in the upcoming months.

ITEM 9. Consideration to Approve Solid Waste Rate Increase for FY 2023-2024 and Authorize Staff to Prepare and Set Solid Waste Hearing Pursuant to Proposition 218. DM 2023-39.

BACKGROUND

On March 8, 2023, the Solid Waste ("Trash") Committee of the Rubidoux Community Services District ("District") Board of Directors (Directors Murphy and Skerbelis) met with staff and the District's representative from Burrtec Industries ("Burrtec") to discuss Burrtec's draft proposed rate increases to the trash rates for FY 2023-2024. The District's representative explained for a typical residential customer (90-gallon can), the rate was projected to increase from \$34.09/month to \$37.33/month, a \$3.24/month increase, or 9.50%.

The rates presented to the Trash Committee on March 8, 2023, were in draft form as Burrtec had not yet received the final County of Riverside pass-through landfill "tipping" fee. This fee was finalized by Burrtec on March 28, 2023, and resulted in an additional increase of \$.02/month for a 90-gallon can. At the conclusion of the Trash Committee meeting, both Committee members voted to approve the rate increase knowing the rates were subject to change. At the direction of the Trash Committee on March 8, 2023. As a \$.02/month increase for a 90-gallon can does not represent a material change, the final rates are being agendized at this evenings Board meeting for the full Boards consideration and authorization. If authorized, staff will prepare the necessary Proposition 218 notice to all affected customers and/or property owners.

The example of a residential 90-gallon Can is used as this represents the District's larger customer base. The rate increase for purposes of this example is comprised of the following:

Cost Component	Current FY 22 23 (\$)	Proposed as of 3/8/23			Final as of 3/28/23		
		FY 23 24			FY 23 24		
		(\$)	(\$)	(%)	(\$)	(\$)	(%)
CPI (8.70%)	\$ 17.85	\$ 19.40	\$ 1.55	8.68%	\$ 19.40	\$ 1.55	8.68%
Rate Shortfall (Cap CPI at 6%)	\$ -	\$ (0.48)	\$ (0.48)	0.00%	\$ (0.48)	\$ (0.48)	0.00%
Landfill tipping fee	\$ 8.78	\$ 8.67	\$ (0.11)	-1.25%	\$ 8.69	\$ (0.09)	-1.03%
Recycling	\$ 1.74	\$ 2.05	\$ 0.31	17.82%	\$ 2.05	\$ 0.31	17.82%
Mixed Organics	\$ 4.72	\$ 5.54	\$ 0.82	17.37%	\$ 5.54	\$ 0.82	17.37%
SB 1383 Admin Fee	\$ -	\$ 0.90	\$ 0.90	0.00%	\$ 0.90	\$ 0.90	0.00%
RCSD Admin Fee	\$ 1.00	\$ 1.25	\$ 0.25	25.00%	\$ 1.25	\$ 0.25	25.00%
Total	\$ 34.09	\$ 37.33	\$ 3.24	9.50%	\$ 37.35	\$ 3.26	9.56%

A description of the various cost components of the trash rate is as follows:

- CPI – This cost is the service component of Burrtec which is adjusted via the consumer price index (“CPI”) on an annual basis. This amount is kept by Burrtec.
- Landfill, Recycling, Mixed Organics – These costs are pass-through costs from the County of Riverside for each components’ respective “tipping” fees and are not controlled by Burrtec. Beginning in FY 22-23, Mixed Organics includes green waste and food waste, the latter being a stipulation of SB 1383.
- SB 1383 Admin Fee – This is the District’s customers share of the administrative and compliance components of SB 1383 paid to Burrtec.
- RCSD Admin Fee – This is the District administrative monthly charge per residential customer. This is the amount retained by the District to fund customer service and administrative costs of operating the Solid Waste enterprise.

In the proposed residential rates for FY 23-24, the largest components of the increase relate to:

- CPI (service charge) – The increase in this cost component correlates to the overall CPI increase based upon Riverside-San Bernardino-Ontario index as published by the U.S. Bureau of Labor Statistics. Current year CPI was calculated at 8.70%. To offset the financial burden a high inflation period has placed on the District’s residential customers, Burrtec capped the CPI component at 6.0%, resulting in a cost savings for a typical residential customer with a 90-gallon can of \$.48/month.
- Recycling – The recyclables industry has continued to struggle over the last couple of years with declining global and domestic commodity values which are used to help offset recyclables processing costs. Some developing and emerging countries who used to accept recyclables in the past are now capping the import of certain recyclables or no longer receiving them all together. This has shifted the need to market recyclables domestically.
- Mixed Organics – In the prior year rate, mixed organics included food waste for the first time. The prior year tipping fee was estimated at \$80.00 per ton as actuals were not known at the time. With data actuals over the last year, the tipping fee was adjusted upwards to a more accurate amount.

- SB 1383 – New fee in the current year. Paid to Burrtec to help the District administer and remain compliant with many but not all of the requirements of SB 1383. Key elements include education and outreach, procurement of renewable organic waste products, annual contamination monitoring, changes to new and existing equipment including bin colors and labeling requirements, waste generator site visits and waiver/alternative service verifications, documentation and recordkeeping and annual reporting.

Full illustration purposes, District staff has highlighted the impacts the rate increase will have on a typical residential customer (90-gallon can). A full list of the services provided by Burrtec and the new proposed rates for those services for FY 2023-2024 are attached to this Director’s Memorandum.

If authorized by the full Board, the following rate implementation schedule is proposed:

- April 20, 2023 – Board consideration to authorize staff to initiate Proposition 218 process for increase in solid waste rates.
- No later than May 1, 2023 – Mail Proposition 218 notices to property owners and renters.
- April 27, 2023 – Draft resolution available at the District office and on the District website.
- June 15, 2023 (Board Meeting) – Protest Election and Hearing for the proposed solid waste rates.
- June 15, 2023 (Board Meeting) – Adopt the Rate Adjustment Resolution.
- July 1, 2023 – New solid waste rates in effect.

Director Murphy moved, and Director Trueba seconded the Board of Directors authorize the General Manager to:

- 1. Prepare and set the Solid Waste Protest Hearing pursuant to Proposition 218 for consideration of increased Solid Waste customer rates.**
- 2. Prepare a draft resolution for the solid waste rate increases for the Board to consider and adopt subsequent to the Protest Hearing.**

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 March 2023. DM 2023-40.

BACKGROUND

Attached for the Board of Directors' consideration is the February 2023 Statement of Cash Asset Schedule Report for all District Fund Accounts. Our YTD interest is \$230,768.17 for District controlled accounts. With respect to District "Funds in Trust", we show \$9,107.66 which has been earned and posted. The district has a combined YTD interest earned total of \$239,875.83 as of March 31, 2023.

The District's Operating Funds (Excluding Restricted Funds and Operating Reserves), we show a balance of \$13,366,394.33 ending March 31, 2023. That's **\$4,356,208.08 MORE** than July 1, 2022, beginning balance of \$9,010,186.25.

Further, the District's Field/Admin Fund current fund balance is \$729,755.77.

Submitted for the Board of Directors consideration is the *March 2023, Statement of Cash Asset Schedule Report* for your review and acceptance this afternoon.

Director Muniz moved, and Director Murphy seconded to Receive and File the Statement of Cash for the Month of March 2023 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.

ITEM 12. Directors Comments

Director Muniz inquired as to when his term expires.

Director Murphy thanked staff for coming out to the Meet the Machines event.

Some time in May there will be a Closed Session to discuss the information in the envelopes that were handed out.

Director Trowbridge moved and Director Murphy seconded the Board of Directors reconsider Item 4, the Minutes for April 6.

Roll call:

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

Noes – 0

Abstain – 0

Absent – 0

The motion was carried unanimously.

Director wanted to change the approval for the March 16, 2023 Minutes. Director Murphy clarified and GM Laddusaw concurred that the proposed Minutes were being approved on April 6.

Director Muniz moved and Director Trueba seconded the Board of Directors approve the Minutes as presented.

Roll call:

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

Noes – 0

Abstain – 0

Absent – 0

The motion was carried unanimously.

Director Trowbridge requested staff agendize the director's stipend. He would like it to be on the May meeting and agendized for a vote. He would like to eliminate the provision for automatic increases. Director Murphy directed staff to re-agendize the rate increase for action for the May 4th meeting. It will be the same proposal without the automatic increases.

Director Murphy adjourned the meeting at 5:24 PM.

5. Consideration to Approve May 5, 2023, Salaries, Expenses and Transfers

RUBIDOUX COMMUNITY SERVICES DISTRICT
MAY 4, 2023 (BOARD MEETING)
FUND TRANSFER AUTHORIZATION

NET PAYROLL 5/12/23	77,000.00
WIRE TRANSFER: FEDERAL PAYROLL TAXES 5/15/23	30,000.00
WIRE TRANSFER: STATE PAYROLL TAXES 5/15/23	6,200.00
WIRE TRANSFER: TO CREDIT UNION	3,000.00
WIRE TRANSFER: PERS RETIREMENT	20,230.00
WIRE TRANSFER: PERS HEALTH PREMIUMS	42,140.00
WIRE TRANSFER: PERS RETIRED HEALTH PREMIUMS AND FEES	1,750.00
WIRE TRANSFER: PERS REPLACEMENT BENEFIT	5,270.00
WIRE TRANSFER: SECTION 125	244.00
WIRE TRANSFER: SECTION 457 AND 401(A)	3,096.00

CHECKING ACCOUNT TRANSFERS FOR ACCOUNTS PAYABLE:

5/5/2023 WATER FUND TO GENERAL FUND-Payables	133,718.67
WATER FUND TO GENERAL FUND-Trash	212,663.45
WATER FUND TO SEWER FUND	148,398.21
SEWER FUND TO GENERAL FUND-Payables	132,568.92
SALARIES/BENEFITS REIMB WTR FUND TO GENERAL FUND FY22/23 G	682,135.73
SALARIES/BENEFITS REIMB SWR FUND TO GENERAL FUND FY22/23 G	18,287.91
BUDGET ADMIN WATER FUND TO GENERAL FUND	284,655.25
BUDGET ADMIN SEWER FUND TO GENERAL FUND	169,358.00
BUDGET ADMIN TRASH FUND	149,281.75
BUDGET ADMIN FIRE FUND	26,055.00

INTERFUND TRANSFERS:

5/5/2023 LAIF SEWER OP TO SEWER FUND CHECKING	171,000.00
LAIF SEWER ML TO LAIF SEWER OP	10,175.75
GENERAL FUND CHECKING TO LAIF PROP TAX	1,205,000.00
GENERAL FUND PROP TAX TO GENERAL FUND CHECKING	222,000.00
LAIF PROPERTY TAX TO GENERAL FUND CHECKING	110.00
LAIF FIRE MITIGATION TO GENERAL FUND CHECKING	4,890.00
WATER FUND CHECKING TO LAIF-COP PAYBACK	32,700.00
WATER FUND CHECKING TO LAIF-W.R.	4,300.00
WATER FUND CHECKING TO GENERAL FUND CHECKING	497,780.33
LAIF WATER OP TO WATER FUND CHECKING	880,000.00

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
2022 Obligations	3,585,000	Prin.	323,842	Jul-23
2022 Obligations	571,896	Intr.	54,671	Jul-23

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Page 1

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Due Date	Discount Date	Invoice #
PO Number		Immediate GL Account	Immediate GL Account		Check #		Payment Date	Discount
GL Date					Credit Card	CC Reference #		Total Invoice
1	AKELA / AKELA PEST CONTROL INC							015059428
PEST CONTROL		04/20/2023	N	N			05/20/2023 04/20/2023	\$0.00
05/04/2023					N			\$174.00
2	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD30661-0267
WTR ANALYSES		04/11/2023	N	N			05/11/2023 04/11/2023	\$0.00
05/04/2023					N			\$65.00
3	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD30872-0267
WTR ANALYSES		04/13/2023	N	N			05/13/2023 04/13/2023	\$0.00
05/04/2023					N			\$39.00
4	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD30873-0267
WTR ANALYSES		04/13/2023	N	N			05/13/2023 04/13/2023	\$0.00
05/04/2023					N			\$2,000.00
5	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD30875-0267
WTR ANALYSES		04/13/2023	N	N			05/13/2023 04/13/2023	\$0.00
05/04/2023					N			\$320.00
6	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD30876-0267
WTR ANALYSES		04/13/2023	N	N			05/13/2023 04/13/2023	\$0.00
05/04/2023					N			\$80.00
7	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD30877-0267
WTR ANALYSES		04/13/2023	N	N			05/13/2023 04/13/2023	\$0.00
05/04/2023					N			\$320.00
8	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD30895-0267
WTR ANALYSES		04/14/2023	N	N			05/14/2023 04/14/2023	\$0.00
05/04/2023					N			\$36.00
9	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD30896-0267
WTR ANALYSES		04/14/2023	N	N			05/14/2023 04/14/2023	\$0.00
05/04/2023					N			\$180.00
10	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD30986-0267
WTR ANALYSES		04/17/2023	N	N			05/17/2023 04/17/2023	\$0.00
05/04/2023					N			\$72.00
11	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD31198-0267
WTR ANALYSES		04/18/2023	N	N			05/18/2023 04/18/2023	\$0.00
05/04/2023					N			\$81.00
12	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD31208-0267
WTR ANALYSES		04/18/2023	N	N			05/18/2023 04/18/2023	\$0.00
05/04/2023					N			\$135.00
13	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD31211-0267
WTR ANALYSES		04/18/2023	N	N			05/18/2023 04/18/2023	\$0.00
05/04/2023					N			\$595.77
14	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD31215-0267
WTR ANALYSES		04/18/2023	N	N			05/18/2023 04/18/2023	\$0.00
05/04/2023					N			\$203.28
15	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD31255-0267
WTR ANALYSES		04/19/2023	N	N			05/19/2023 04/19/2023	\$0.00
05/04/2023					N			\$142.00
16	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD31344-0267
WTR ANALYSES		04/19/2023	N	N			05/19/2023 04/19/2023	\$0.00
05/04/2023					N			\$81.00

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Page 2

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Due Date	Discount Date	Invoice #
PO Number		Immediate GL Account	Immediate GL Account		Check #		Payment Date	Discount
GL Date					Credit Card	CC Reference #		Total Invoice
17	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD31346-0267
WTR ANALYSES		04/19/2023	N	N			05/19/2023 04/19/2023	\$0.00
05/04/2023					N			\$660.00
18	CARQUEST AUTO PARTS / CARQUEST AUTO PARTS							7456-517052
SUPPLIES		04/12/2023	N	N			05/12/2023 04/12/2023	\$0.00
05/04/2023					N			\$25.86
19	CARQUEST AUTO PARTS / CARQUEST AUTO PARTS							7456-517193
SUPPLIES		04/14/2023	N	N			05/14/2023 04/14/2023	\$0.00
05/04/2023					N			\$19.56
20	CARQUEST AUTO PARTS / CARQUEST AUTO PARTS							7456-517264
SUPPLIES		04/14/2023	N	N			05/14/2023 04/14/2023	\$0.00
05/04/2023					N			\$19.27
21	FERGUSON / FERGUSON ENTERPRISE INC #1350							0824989
PARTS		04/17/2023	N	N			05/17/2023 04/17/2023	\$0.00
05/04/2023					N			\$4,859.65
22	HACH CO. / HACH COMPANY							13546030
REAGENT SET		04/17/2023	N	N			05/17/2023 04/17/2023	\$0.00
05/04/2023					N			\$696.75
23	KH METALS / KH METALS & SUPPLY							0633785-IN
PARTS		04/13/2023	N	N			05/13/2023 04/13/2023	\$0.00
05/04/2023					N			\$28.40
24	KH METALS / KH METALS & SUPPLY							0633945-IN
PARTS		04/14/2023	N	N			05/14/2023 04/14/2023	\$0.00
05/04/2023					N			\$42.39
25	KH METALS / KH METALS & SUPPLY							0634277-IN
PARTS		04/18/2023	N	N			05/18/2023 04/18/2023	\$0.00
05/04/2023					N			\$222.29
26	INFOSEND / INFOSEND, INC							233134.A
MARCH 23" BILL PRINT		03/31/2023	N	N			04/30/2023 03/31/2023	\$0.00
05/04/2023					N			\$1,139.99
27	INFOSEND / INFOSEND, INC							233134.B
MARCH 23" POSTAGE		03/31/2023	N	N			04/30/2023 03/31/2023	\$0.00
05/04/2023					N			\$2,483.12
28	LOUIES / LOUIE'S BRAKES & ALIGNMENT							9297
VEH ALIGNMENT		04/11/2023	N	N			05/11/2023 04/11/2023	\$0.00
05/04/2023					N			\$100.00
29	MERIT OIL / MERIT OIL COMPANY							771341
GASOLINE		04/12/2023	N	N			04/27/2023 04/12/2023	\$0.00
05/04/2023					N			\$1,475.40
30	MERIT OIL / MERIT OIL COMPANY							769870
GASOLINE		04/05/2023	N	N			04/20/2023 04/05/2023	\$0.00
05/04/2023					N			\$1,395.04
31	REDWING / REDWING SHOES							816-1-120333
BOOTS/GONZALES		04/14/2023	N	N			05/14/2023 04/14/2023	\$0.00
05/04/2023					N			\$175.00
32	ROYAL INDUSTRIAL / ROYAL INDUSTRIAL SOLUTIONS							6441-1087648
SUPPLIES		04/19/2023	N	N			05/19/2023 04/19/2023	\$0.00
05/04/2023					N			\$3.82

KH
4/27/23

AP Enter Bills Edit Report
Rubidoux Community Services District (RCSACT)
 Batch: AAAATZ

4/27/2023 1:59:06 PM

Page 3

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
33	SECURITY PAVING / SECURITY PAVING CO INC							8148700000
BASE MTL		03/31/2023	N	N			04/30/2023 03/31/2023	\$0.00
05/04/2023					N			\$37.37
34	SHRED-IT / SHRED-IT USA							8003619464
SHREDDING		03/31/2023	N	N			04/30/2023 03/31/2023	\$0.00
05/04/2023					N			\$69.10
35	SOCAL TRUCK / SOCAL TRUCKWORKS							12765
R&M TRUCK		04/07/2023	N	N			05/07/2023 04/07/2023	\$0.00
05/04/2023					N			\$86.00
36	SOCAL TRUCK / SOCAL TRUCKWORKS							12777
R&M TRUCK		04/10/2023	N	N			05/10/2023 04/10/2023	\$0.00
05/04/2023					N			\$1,213.27
37	SOCAL TRUCK / SOCAL TRUCKWORKS							12785
R&M TRUCK		04/12/2023	N	N			05/12/2023 04/12/2023	\$0.00
05/04/2023					N			\$96.34
38	SOCAL TRUCK / SOCAL TRUCKWORKS							12795
R&M TRUCK		04/14/2023	N	N			05/14/2023 04/14/2023	\$0.00
05/04/2023					N			\$730.36
39	SCE / SCE							23A700136714571
SWR PMP ENRGY		04/18/2023	N	N			05/08/2023 04/18/2023	\$0.00
05/04/2023					N			\$2,614.20
40	SCE / SCE							23A700179651118
SWR PMP ENRGY		04/18/2023	N	N			05/08/2023 04/18/2023	\$0.00
05/04/2023					N			\$375.19
41	SCE / SCE							23A700609292713
WTR PMP ENRGY		04/17/2023	N	N			05/08/2023 04/17/2023	\$0.00
05/04/2023					N			\$262.53
42	SCE / SCE							23A700044576190
SWR PMP ENRGY		04/17/2023	N	N			05/08/2023 04/17/2023	\$0.00
05/04/2023					N			\$1,115.69
43	SCE / SCE							23A700158802582
WTR PMP ENRGY		04/17/2023	N	N			05/08/2023 04/17/2023	\$0.00
05/04/2023					N			\$3,293.97
44	SCE / SCE							23A700767086653
5473 UTILITY		04/17/2023	N	N			05/08/2023 04/17/2023	\$0.00
05/04/2023					N			\$249.79
45	THERMAL COOL / THERMAL-COOL, INC.							WO-0021521
R&M 5721 MSSN		04/07/2023	N	N			05/07/2023 04/07/2023	\$0.00
05/04/2023					N			\$221.21
46	UPS / UNITED PARCEL SERVICE							0000F908W2153
POSTAGE		04/15/2023	N	N			05/15/2023 04/15/2023	\$0.00
05/04/2023					N			\$9.18
47	YO FIRE / YO FIRE							2022415
PARTS		04/18/2023	N	N			04/18/2023 04/18/2023	\$0.00
05/04/2023					N			\$676.67
48	AIRESPRING / AIRESPRING							172007270
PHONE CHGRS		04/16/2023	N	N			05/16/2023 04/16/2023	\$0.00
05/04/2023					N			\$483.83

*KH
4/27/23*

AP Enter Bills Edit Report
Rubidoux Community Services District (RCSACT)
 Batch: AAAATZ

4/27/2023 1:37:46 PM

Page 4

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Due Date	Discount Date	Invoice #
PO Number		Inv Date	Immediate GL Account		Check #		Payment Date	Discount
GL Date					Credit Card	CC Reference #		Total Invoice
49	AMERICAN FLOOR MATS / AMERICAN FLOOR MATS							1592404
FLOOR MATS FIRE DEPT		04/18/2023	N	N		05/18/2023	04/18/2023	\$0.00
05/04/2023					N			\$462.33
50	EAGLE / EAGLE ROAD SVC & TIRE							1-199629
R&M TRUCK		04/18/2023	N	N		05/18/2023	04/18/2023	\$0.00
05/04/2023					N			\$295.11
51	ETE FITNESS EQUIPMENT / EXTREME TRAINING EQUIP							5683
FITNESS EQUIP.FIRE		09/08/2022	N	N		10/08/2022	09/08/2022	\$0.00
05/04/2023					N			\$307.60
52	JADTEC SECURITY / JADTEC SECURITY SVCS, INC.							2383991
MONITORING		05/01/2023	N	N		05/11/2023	05/01/2023	\$0.00
05/04/2023					N			\$53.85
53	LILLESTRAND / LILLESTRAND LEADERSHIP CONSULTING							7806
CONS.BECK/VALD/LADD		04/15/2023	N	N		05/15/2023	04/15/2023	\$0.00
05/04/2023					N			\$3,250.00
54	MALIER CONTRACTORS, INC / MALIER CONTRACTORS							4682
ASPHALT REPAIR		04/14/2023	N	N		05/14/2023	04/14/2023	\$0.00
05/04/2023					N			\$29,900.00
55	MASTER'S / MASTER'S SERVICES (GLACIER)							0000000714405
BTL WTR		04/12/2023	N	N		05/12/2023	04/12/2023	\$0.00
05/04/2023					N			\$56.50
56	RELIABLE / RELIABLE WORKPLACE SOLUTIONS							RWS23040082
PRINTER USG		04/15/2023	N	N		05/15/2023	04/15/2023	\$0.00
05/04/2023					N			\$32.07
57	RELIABLE / RELIABLE WORKPLACE SOLUTIONS							RWS23040089
COPIER USG		04/15/2023	N	N		05/15/2023	04/15/2023	\$0.00
05/04/2023					N			\$5.81
58	RELIABLE / RELIABLE WORKPLACE SOLUTIONS							RWS23040124
COPIER USG		04/15/2023	N	N		05/15/2023	04/15/2023	\$0.00
05/04/2023					N			\$119.25
59	RIVERSIDE CITY / RIVERSIDE CITY							00270440.A
FEB 23" TRTMNT		04/12/2023	N	N		05/12/2023	04/12/2023	\$0.00
05/04/2023					N			\$105,149.55
60	RIVERSIDE CITY / RIVERSIDE CITY							00270440.B
FEB 23" SRCHG		04/12/2023	N	N		05/12/2023	04/12/2023	\$0.00
05/04/2023					N			\$12,624.68
61	TRUSSELL TECHNOLOGIES / TRUSSELL TECHNOLOGIES							0000009045
SOP'S		04/19/2023	N	N		05/19/2023	04/19/2023	\$0.00
05/04/2023					N			\$24,081.73
62	WEBB ALBERT A ASSOC / WEBB, ALBERT A. ASSOCIATES							231007
RIO VISTA		04/01/2023	N	N		05/01/2023	04/01/2023	\$0.00
05/04/2023					N			\$1,860.45
63	WEBB ALBERT A ASSOC / WEBB, ALBERT A. ASSOCIATES							230989
GRNT SUPPORT		04/01/2023	N	N		05/01/2023	04/01/2023	\$0.00
05/04/2023					N			\$768.30
64	WEBB ALBERT A ASSOC / WEBB, ALBERT A. ASSOCIATES							231018
GOLDEN WEST BOOSTER		04/01/2023	N	N		05/01/2023	04/01/2023	\$0.00
05/04/2023					N			\$5,309.90

KH
4/27/23

AP Enter Bills Edit Report
Rubidoux Community Services District (RCSACT)
Batch: AAAATZ

4/27/2023 1:37:46 PM

Page 5

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Due Date	Discount Date	Invoice #
PO Number		Inv Date		Immediate	Check #			Discount
GL Date	Immediate GL Account				Credit Card	CC Reference #	Payment Date	Total Invoice
65	WEBB ALBERT A ASSOC / WEBB, ALBERT A. ASSOCI/							231014
AVALON SEWER IMPR		04/01/2023	N	N			05/01/2023 04/01/2023	\$0.00
05/04/2023					N			\$10,175.75
66	WEBB ALBERT A ASSOC / WEBB, ALBERT A. ASSOCI/							231013
RCSD GW PUMP		04/01/2023	N	N			05/01/2023 04/01/2023	\$0.00
05/04/2023					N			\$75.50
67	AIRGAS / AIRGAS USA, LLC							9137279374
CO2 TABKS		04/21/2023	N	N			05/21/2023 04/21/2023	\$0.00
05/04/2023					N			\$346.55
68	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD31524-0267
WTR ANALYSES		04/24/2023	N	N			05/24/2023 04/24/2023	\$0.00
05/04/2023					N			\$180.00
69	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD31525-0267
WTR ANALYSES		04/24/2023	N	N			05/24/2023 04/24/2023	\$0.00
05/04/2023					N			\$36.00
70	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD31427-0267
WTR ANALYSES		04/20/2023	N	N			05/20/2023 04/20/2023	\$0.00
05/04/2023					N			\$1,500.00
71	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD31428-0267
WTR ANALYSES		04/20/2023	N	N			05/20/2023 04/20/2023	\$0.00
05/04/2023					N			\$116.00
72	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD31429-0267
WTR ANALYSES		04/20/2023	N	N			05/20/2023 04/20/2023	\$0.00
05/04/2023					N			\$2,500.00
73	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD31436-0267
WTR ANALYSES		04/20/2023	N	N			05/20/2023 04/20/2023	\$0.00
05/04/2023					N			\$58.00
74	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD31437-0267
WTR ANALYSES		04/20/2023	N	N			05/20/2023 04/20/2023	\$0.00
05/04/2023					N			\$39.00
75	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD31438-0267
WTR ANALYSES		04/20/2023	N	N			05/20/2023 04/20/2023	\$0.00
05/04/2023					N			\$45.00
76	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD31465-0267
WTR ANALYSES		04/21/2023	N	N			05/21/2023 04/21/2023	\$0.00
05/04/2023					N			\$126.00
77	BPS B'S POOL SUPPLIES / B.P.S. B's POOL SUPPLIES							120142
2-TRISTAR PUMP		04/18/2023	N	N			05/18/2023 04/18/2023	\$0.00
05/04/2023					N			\$2,607.83
78	BPS B'S POOL SUPPLIES / B.P.S. B's POOL SUPPLIES							120159
SODIUM HYPO		04/18/2023	N	N			05/18/2023 04/18/2023	\$0.00
05/04/2023					N			\$1,396.29
79	CHASE CARD SERVICES / CHASE CARD SERVICES							23A77049795.A
GENERAL OFF. EXPENSE		04/17/2023	N	N			05/11/2023 04/17/2023	\$0.00
05/04/2023					N			\$336.47
80	CHASE CARD SERVICES / CHASE CARD SERVICES							23A77049795.B
OFFICE SUPPLIES		04/17/2023	N	N			05/11/2023 04/17/2023	\$0.00
05/04/2023					N			\$162.85

KH
4/27/23

AP Enter Bills Edit Report
Rubidoux Community Services District (RCSACT)
 Batch: AAAATZ

4/27/2023 1:37:46 PM

Page 6

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Due Date	Discount Date	Invoice #
PO Number		Inv Date			Check #			Discount
GL Date	Immediate GL Account				Credit Card	CC Reference #	Payment Date	Total Invoice
81	CHASE CARD SERVICES / CHASE CARD SERVICES							23A77049795.C
EMPL. EDU/TRAINING	04/17/2023	N	N			05/11/2023	04/17/2023	\$0.00
05/04/2023					N			\$75.96
82	CHASE CARD SERVICES / CHASE CARD SERVICES							23A77049795.D
CLOTHING EXPENSES	04/17/2023	N	N			05/11/2023	04/17/2023	\$0.00
05/04/2023					N			\$25.77
83	CHASE CARD SERVICES / CHASE CARD SERVICES							23A77049795.E
DUES & SUBSCRIPTION	04/17/2023	N	N			05/11/2023	04/17/2023	\$0.00
05/04/2023					N			\$85.12
84	CHASE CARD SERVICES / CHASE CARD SERVICES							23A77049795.F
R&M WATER SYSTEM	04/17/2023	N	N			05/11/2023	04/17/2023	\$0.00
05/04/2023					N			\$902.74
85	CHASE CARD SERVICES / CHASE CARD SERVICES							23A77049795.G
CLOTHING/SHOES EXP.	04/17/2023	N	N			05/11/2023	04/17/2023	\$0.00
05/04/2023					N			\$174.68
86	CHASE CARD SERVICES / CHASE CARD SERVICES							23A77049795.H
GEN.SUPP. & EXPENSES	04/17/2023	N	N			05/11/2023	04/17/2023	\$0.00
05/04/2023					N			\$64.05
87	CHASE CARD SERVICES / CHASE CARD SERVICES							23A77049795.I
RECRUITMENT	04/17/2023	N	N			05/11/2023	04/17/2023	\$0.00
05/04/2023					N			\$505.00
88	DURNEY DON / DURNEY, DON							20230424
GRDNG WEED ABATE	04/24/2023	N	N			05/24/2023	04/24/2023	\$0.00
05/04/2023					N			\$1,222.50
89	EAGLE / EAGLE ROAD SVC & TIRE							1-199694
R&M TRUCK	04/24/2023	N	N			05/24/2023	04/24/2023	\$0.00
05/04/2023					N			\$684.05
90	ELROD / ELROD FENCE CO. INC							18557
MATERIAL/REPAIR	04/21/2023	N	N			05/21/2023	04/21/2023	\$0.00
05/04/2023					N			\$24.85
91	MERIT OIL / MERIT OIL COMPANY							772722
GASOLINE	04/19/2023	N	N			05/04/2023	04/19/2023	\$0.00
05/04/2023					N			\$1,556.15
92	VICTOR PASILLAS / VICTOR PASILLAS							20230424
CLAIM	04/24/2023	N	N			05/24/2023	04/24/2023	\$0.00
05/04/2023					N			\$600.00
93	ROYAL INDUSTRIAL / ROYAL INDUSTRIAL SOLUTIONS							9007990102
PARTS	02/25/2023	N	N			03/27/2023	02/25/2023	\$0.00
05/04/2023					N			\$12.24
94	SAFEGUARD ENVIROGROUP / SAFEGUARD ENVIRO							44-37-823ASLD
ASBESTOS/LEAD TEST	04/24/2023	N	N			05/24/2023	04/24/2023	\$0.00
05/04/2023					N			\$835.00
95	SOUTH COAST AQMD / SOUTH COAST AQMD							4150962
FLEETWOOD/ICE/GEN	04/04/2023	N	N			05/04/2023	04/04/2023	\$0.00
05/04/2023					N			\$2,147.75
96	SOUTH COAST AQMD / SOUTH COAST AQMD							4153295
2100 FLEET/FEE	04/04/2023	N	N			05/04/2023	04/04/2023	\$0.00
05/04/2023					N			\$151.85

KH
4/27/23

AP Enter Bills Edit Report
Rubidoux Community Services District (RCSACT)
 Batch: AAAATZ

4/27/2023 1:37:46 PM

Page 7

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Due Date	Discount Date	Invoice #
PO Number		Inv Date	Immediate GL Account		Check #		Payment Date	Discount
GL Date		Inv Date	Immediate GL Account		Credit Card	CC Reference #		Total Invoice
97	THE PRESS-ENTERPRISE / THE PRESS ENTERPRISE							0000563317
NOTICE PUBLICATION		03/31/2023	N	N		04/30/2023	03/31/2023	\$0.00
05/04/2023					N			\$2,547.91
98	YO FIRE / YO FIRE							2022504
PARTS		04/20/2023	N	N		05/20/2023	04/20/2023	\$0.00
05/04/2023					N			\$669.54
99	YO FIRE / YO FIRE							2022591
PARTS		04/21/2023	N	N		05/21/2023	04/21/2023	\$0.00
05/04/2023					N			\$89.43
100	ZELDAS / GRISELDA RODRIGUEZ							INVOICE11283
RCSD PENS		04/20/2023	N	N		05/20/2023	04/20/2023	\$0.00
05/04/2023					N			\$256.34
101	AQUA METRIC SALES / AQUA METRIC SALES CO							INV0094486
2" METERS		04/24/2023	N	N		05/24/2023	04/24/2023	\$0.00
05/04/2023					N			\$1,870.54
102	BABCOCK E S SONS INC / BABCOCK, E S & SONS, IN							CD31719-0267
WTR ANALYSES		04/25/2023	N	N		05/25/2023	04/25/2023	\$0.00
05/04/2023					N			\$334.67
103	SCE / SCE							23A700456862263.A
FIELD OFC UTLTY		04/25/2023	N	N		05/15/2023	04/25/2023	\$0.00
05/04/2023					N			\$162.71
104	SCE / SCE							23A700456862263.B
WTR PMP ENRGY		04/25/2023	N	N		05/15/2023	04/25/2023	\$0.00
05/04/2023					N			\$22,284.79
105	SCE / SCE							23A700456862263.C
NO 03 PH PMP ENRGY		04/25/2023	N	N		05/15/2023	04/25/2023	\$0.00
05/04/2023					N			\$10,705.38
106	TRI-CO DISPOSAL INC / TRI-CO DISPOSAL, INC							041223/042623.A
COM TRSH		04/27/2023	N	N		05/27/2023	04/27/2023	\$0.00
05/04/2023					N			\$56,537.39
107	TRI-CO DISPOSAL INC / TRI-CO DISPOSAL, INC							041223/042623.B
RES TRSH		04/27/2023	N	N		05/27/2023	04/27/2023	\$0.00
05/04/2023					N			\$156,126.06
108	TRI-CO DISPOSAL INC / TRI-CO DISPOSAL, INC							041223/042623.C
RCSD SHR COMM		04/27/2023	N	N		05/27/2023	04/27/2023	\$0.00
05/04/2023					N			(\$7,349.86)
109	TRI-CO DISPOSAL INC / TRI-CO DISPOSAL, INC							041223/042623.D
RCSD SHR RES		04/27/2023	N	N		05/27/2023	04/27/2023	\$0.00
05/04/2023					N			(\$4,579.80)
110	TRI-CO DISPOSAL INC / TRI-CO DISPOSAL, INC							041223/042623.E
BILLING FEE		04/27/2023	N	N		05/27/2023	04/27/2023	\$0.00
05/04/2023					N			(\$3,000.00)
111	WEBB ALBERT A ASSOC / WEBB, ALBERT A. ASSOCI/							231255
GRNT SUPT		04/22/2023	N	N		05/22/2023	04/22/2023	\$0.00
05/04/2023					N			\$804.45

Grand Totals

Total Direct Expense: \$494,840.58
Total Direct Expense Adj: (\$14,929.66)
Total Non-Electronic Transactions: \$479,910.92

BAC 5/1/23

KH 4/27/23

AP Enter Bills Edit Report
Rubidoux Community Services District (RCSACT)
Batch: AAAATZ

4/27/2023 1:37:46 PM

Page 8

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Check #	Due Date	Discount Date	Invoice #
GL Date	Immediate GL Account	Credit Card	CC Reference #	Payment Date	Discount	Total Invoice			

Report Summary

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

KH
4/27/23

6. Public Comment – This is the time for Members of The Public to Address the Board on any Non-Agenda matter

7. Correspondence and Related Information:

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

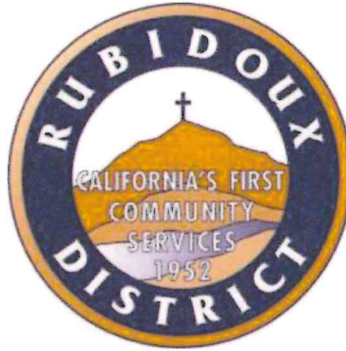
- a) Operations Report
- b) Emergency and Incident Report
- c) Follow up to questions at prior Board Meeting and other updates

9. Reintroduction and First Reading of Ordinance No. 2023-133, An
Ordinance Establishing Board Member Stipends: **DM 2023-42**

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 2023-42

May 4, 2023

To: Rubidoux Community Services District
Board of Directors

Subject: Reintroduction and First Reading of Ordinance No. 2023-133, An Ordinance Establishing Board Member Stipends

BACKGROUND:

On March 16, 2023, the Rubidoux Community Services District (“District”) Board of Director’s (“Board”) conducted a 2nd Reading and Public Hearing for Ordinance No. 2023-133, *An Ordinance Establishing Board Member Stipends*. Ordinance No. 2023-133 included the following adjustments to the Board Member stipends:

1. Adjust the Board member stipend for regular meetings (including special, emergency, advisory, etc.) and committee meetings to the maximum allowed under the current California Water Code.

Regular: From \$155.13/meeting to **\$179.58/meeting**

Committee: From \$63.81/meeting to **\$73.87/meeting**

2. Adjust the Board member stipends automatically, on an annual basis, **commencing July 1, 2024**, to the maximum allowed under the then current California Water Code. For reference, the current California Water Code allows for a maximum 5% annual increase.

At the conclusion of the Public Hearing, Ordinance No. 2023-133 failed to pass by majority vote.

On April 20, 2023, at the regularly scheduled District Board meeting, staff was directed to reintroduce Ordinance No. 2023-133 with a modification to remove the recital allowing for annual automatic adjustments. Attached to Director’s Memorandum 2023-42 is revised Ordinance No. 2023-133, incorporating this change. The only other changes relate to updating the dates of introduction, adoption, and effectiveness.

Should the Board approve Ordinance No. 2023-133 as drafted, the Board should consider the following remaining ordinance adoption schedule:

1. June 1, 2023 – 2nd Reading, Public Hearing, and Adoption of Ordinance No. 2023-133
2. August 1, 2023 – Effective Date of Ordinance No 2023-133 (No less than 60 days past adoption)

Staff recommends allowing for a month gap between 1st and 2nd Readings due to the planning necessary for coordinating the Press Enterprise Public Hearing publishing which must be done no less than ten (10) days before the anticipated Public Hearing date of June 1, 2023.

Based on the above schedule, the Board would notice an adjustment to their stipend pay on their September 1, 2023, paycheck, as the Board is paid in arrears.

If no material changes are proposed to draft Ordinance No. 2023-133, staff recommends the Board continue with the timeline above and schedule the 2nd Reading and Public Hearing at the regularly scheduled June 1, 2023, Board meeting.

RECOMMENDATION:

Management recommends the Board of Director's direct staff to prepare the following:

1. Schedule a Public Hearing and Final Reading of Ordinance No. 2023-133 for the June 1, 2023, regular meeting of the Board of Directors of the Rubidoux Community Services District.

Respectfully,



BRIAN R. LADDUSAW, CPA
General Manager

Attachment(s):

1. Draft Ordinance No. 2023-133, An Ordinance Establishing Board Member Stipends-Redline
2. Draft Ordinance No. 2023-133, An Ordinance Establishing Board Member Stipends

ORDINANCE NO. 2023-133

**AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE RUBIDOUX
COMMUNITY SERVICES DISTRICT ESTABLISHING BOARD MEMBER STIPENDS**

WHEREAS, members of the Board of Directors of the Rubidoux Community Services District (District), while serving in their capacity as Directors, schedule and allocate time associated with their duties; and,

WHEREAS, Resolution No. 2020-861 presently provides \$155.13 per meeting stipend in attendance for each regular, special, or emergency meeting. Further, Resolution 2020-861 also stipulates Board Members shall receive a \$63.81 meeting stipend in attendance for each committee, ad hoc, and Board workshop meeting provided that such compensation is limited to a maximum not to exceed ten (10) service days per calendar month; and,

WHEREAS, Resolution 2020-861 also includes a \$155.13 per meeting stipend requiring Board President or Board Designee representation to the following organizations; County of Riverside Special District Association, Regional Advisory Committee (RAC) or other associations, groups, organizations or JPA's deemed necessary; and,

WHEREAS, in accordance with Division 10 of the California Water Code and pursuant to Government Code Section 61047, the Rubidoux Community Services District Board of Directors desire to increase the \$155.13 per meeting stipend 5% per annum from the effective date of Resolution 2020-861, May 4, 2020. Calculating the above, such amount equates to \$179.58 per meeting stipend. In addition, the Rubidoux Community Services District Board of Directors desire to increase the \$63.81 per committee meeting stipend 5% per annum from the effective date of Resolution 2020-

861, May 4, 2020. Calculating the above, such amount equates to \$73.87 per committee meeting stipend.

WHEREAS, in accordance with Division 10 of the California Water Code and pursuant to Government Code Section 61047, the Rubidoux Community Services District Board of Directors desire to maintain the maximum service days at ten (10) in any calendar month.

~~**WHEREAS**, in accordance with Division 10 of the California Water Code and pursuant to Government Code Section 61047, the Rubidoux Community Services District Board of Directors desire to automatically adjust the per meeting and committee meeting stipend amount to the maximum allowed under the then current California Water Code, effective the beginning of each subsequent fiscal year, commencing July 1, 2024.~~

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE RUBIDOUX COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE, DETERMINE AND ORDAIN AS FOLLOWS:

1. The forgoing Recitals are true and correct.
2. Each Board Member shall receive a stipend of \$179.58 for each regular, special, continued, and emergency meeting at which the Board Member is in attendance.
3. Board President or designee shall be compensated \$179.58 for each RAC meeting, County of Riverside Special District Association annual meeting or other associations, groups, organizations, and JPA's while serving in official capacity as President or Designee.

4. Each Board Member shall receive a stipend of \$73.87 for each Standing Committee, Ad Hoc Committee, and Workshop meetings at which the Board Member is in attendance.

5. Each Board Member is limited to a maximum compensation of ten (10) service days during any calendar month for all aggregate meetings in attendance at the stipend rates stated in Sections 2, 3, and 4 herein.

~~6. Each Board Member's stipend amount will automatically be increased each fiscal year pursuant to the maximum allowed under the then current California Water Code, commencing July 1, 2024.~~

~~7.6.~~ The adoption of Ordinance No. 2023-133 will supersede and rescind Resolution No. 2020-861 in its entirety.

~~8.7.~~ The effective date of this ordinance shall be ~~May 15~~August 1, 2023.

INTRODUCED on the ~~24nd~~ day, ~~March-May~~ 2023, **ADOPTED AND APPROVED** on the ~~16th~~ day, ~~March-June~~ 2023, upon the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Bernard Murphy, President
Rubidoux Community Services District

(SEAL)

ATTEST:

Brian R. Laddusaw, General Manager
Rubidoux Community Services District

APPROVED AS TO FORM AND CONTENT:

John R. Harper, District Counsel

ORDINANCE NO. 2023-133

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE RUBIDOUX COMMUNITY SERVICES DISTRICT ESTABLISHING BOARD MEMBER STIPENDS

WHEREAS, members of the Board of Directors of the Rubidoux Community Services District (District), while serving in their capacity as Directors, schedule and allocate time associated with their duties; and,

WHEREAS, Resolution No. 2020-861 presently provides \$155.13 per meeting stipend in attendance for each regular, special, or emergency meeting. Further, Resolution 2020-861 also stipulates Board Members shall receive a \$63.81 meeting stipend in attendance for each committee, ad hoc, and Board workshop meeting provided that such compensation is limited to a maximum not to exceed ten (10) service days per calendar month; and,

WHEREAS, Resolution 2020-861 also includes a \$155.13 per meeting stipend requiring Board President or Board Designee representation to the following organizations; County of Riverside Special District Association, Regional Advisory Committee (RAC) or other associations, groups, organizations or JPA's deemed necessary; and,

WHEREAS, in accordance with Division 10 of the California Water Code and pursuant to Government Code Section 61047, the Rubidoux Community Services District Board of Directors desire to increase the \$155.13 per meeting stipend 5% per annum from the effective date of Resolution 2020-861, May 4, 2020. Calculating the above, such amount equates to \$179.58 per meeting stipend. In addition, the Rubidoux Community Services District Board of Directors desire to increase the \$63.81 per committee meeting stipend 5% per annum from the effective date of Resolution 2020-

861, May 4, 2020. Calculating the above, such amount equates to \$73.87 per committee meeting stipend.

WHEREAS, in accordance with Division 10 of the California Water Code and pursuant to Government Code Section 61047, the Rubidoux Community Services District Board of Directors desire to maintain the maximum service days at ten (10) in any calendar month.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE RUBIDOUX COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE, DETERMINE AND ORDAIN AS FOLLOWS:

1. The forgoing Recitals are true and correct.
2. Each Board Member shall receive a stipend of \$179.58 for each regular, special, continued, and emergency meeting at which the Board Member is in attendance.
3. Board President or designee shall be compensated \$179.58 for each RAC meeting, County of Riverside Special District Association annual meeting or other associations, groups, organizations, and JPA's while serving in official capacity as President or Designee.
4. Each Board Member shall receive a stipend of \$73.87 for each Standing Committee, Ad Hoc Committee, and Workshop meetings at which the Board Member is in attendance.
5. Each Board Member is limited to a maximum compensation of ten (10) service days during any calendar month for all aggregate meetings in attendance at the stipend rates stated in Sections 2, 3, and 4 herein.

6. The adoption of Ordinance No. 2023-133 will supersede and rescind Resolution No. 2020-861 in its entirety.

7. The effective date of this ordinance shall be August 1, 2023.

INTRODUCED on the 4th day, May 2023, **ADOPTED AND APPROVED** on the 1st day, June 2023, upon the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Bernard Murphy, President
Rubidoux Community Services District

(SEAL)

ATTEST:

Brian R. Laddusaw, General Manager
Rubidoux Community Services District

APPROVED AS TO FORM AND CONTENT:

John R. Harper, District Counsel

**10. Consider Proposal with IB Consulting to Update Reserve Policies
and Perform Annual Update to Water and Wastewater Utilities: DM
2023-43**

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 2023-43

May 4, 2023

To: Rubidoux Community Services District
Board of Directors

Subject: Consider Proposal with IB Consulting to Update Reserve Policies and Perform Annual Update to Water and Wastewater Utilities

BACKGROUND:

In January 2022, the District began a Comprehensive Cost of Services Study ("COSS") with its rate consultants, IB Consulting ("IB"), to confirm the adequacy of revenues to operate, maintain, and replace system assets to meet current and long-term needs of the District. At the conclusion of the rate study, it was determined the original 5-year rate plan adopted by the Rubidoux Community Services District ("District") Board of Directors ("Directors") in 2019 was not adequate to meet the District's future financial obligations. In December 2022, the Board adopted a new 5-year defensible rate plan to ensure the District provides safe and reliable water supplies and wastewater conveyance and treatment 24 hours a day – 365 days per year.

During the COSS, IB Consulting produced various deliverables, including but not limited to:

- Cost Allocation Plan
- Financial Plan Models
- Administrative Record

The above are useful tools to staff but are based upon financial information provided by the District in 2021 and early 2022. This information became the basis for establishing the 5-year defensible rate plan which commences July 1, 2023, and calls for annual increases to the water and sewer rates through July 1, 2027. As a reminder, the 5-year rate plan adopted by the Board in December 2022 allows the District to increase rates up to the amount stated on the Proposition 218 notice but does not require the District to go to the maximum. Should the District's financial position and outlook change since the COSS was completed, its possible an increase to the water and

sewer rates at an amount less than the maximum could provide adequate revenues to operate the enterprises and provide funds necessary for appropriate reserve balances.

In March 2023, District staff began the budgeting process for FY 2023|2024. As part of the budgeting process, District staff begins by analyzing the District’s expenses by enterprise and fund. Once the budgeted expenses are established, staff can determine if revenues generated at their current rates are sufficient to cover those expenses. If revenues are not sufficient to cover expenses and target reserve balances, a rate increase will be necessary.

Attached to tonight’s Director’s Memorandum is a proposal received by IB to assist staff with performing this analysis. IB is routinely engaged by their rate consultant clients to perform annual updates and ongoing consulting services. IB has found many of their client’s governing bodies appreciate their involvement year-over-year to serve as an extension of staff when going through the budgeting and rate setting process. Annual updates serve as a financial performance review and during this review IB is able to review their clients financials to capture changes to budgets, update usage trends, accounts for new connections, review rate revenue projections and determine if rates can be less than what was noticed. District staff believes it’s a prudent business practice to engage IB during this time to ensure rates are adjusted to only what is necessary and implementation and billing is done correctly. Additionally, staff seeks assistance from IB with updating its reserve policies to formally adopt the recommended reserves outlined with the COSS.

The total cost of the proposed scope of work is a not-to-exceed amount of \$25,000 with \$10,000 being allocated to each of the water and sewer funds and \$5,000 to the reserve policies. The \$5,000 would similarly be split evenly to the water and sewer fund. Total budget impact would be \$12,500 to the water and sewer fund. The District would be billed based on actual hours worked. During the performance of the COSS, expenses associated with the rate study were recorded to the respective general ledger accounts by enterprise fund. The table below highlights the budget of the water and sewer funds available for this additional work.

Budget - Fiscal Year 2022 2023	Budgeted Amount	Year-to-Date (inc. appropriations)	Available Funds	Cost Allocation	Remaining Funds
WF Budget Ln. 39 'Consulting Fees:COSS'	\$ 31,000.00	\$ 30,815.34	\$ 184.66	\$ 12,500.00	\$ (12,315.34)
SF Budget Ln. 30 'Consulting Fees:COSS'	\$ 34,000.00	\$ 20,581.07	\$ 13,418.93	\$ 12,500.00	\$ 918.93

The water fund’s ‘Consulting Fees:COSS’ account does not have adequate funds available for this additional work. Staff reviewed the water fund budget for excess available funds elsewhere and noted the District’s ‘Operating Expense’ account has a current balance of approximately \$111,000 (ending 4/30/23) and a budgeted amount of \$296,300. Transferring \$12,500 of budgeted monies from ‘Operating Expense’ to ‘Consulting Fees: COSS’ still leaves \$283,800 which is more than sufficient to cover additional operating expenses yet to be incurred by the water fund for the remaining two months of the fiscal year.

The sewer fund’s ‘Consulting Fees:COSS’ account has enough budget for its share of this additional work.

RECOMMENDATION:

Management recommends the Board of Director's authorize the General Manager to:

1. Accept the proposal from IB Consulting and issue a Task Order to IB Consulting in an amount not-to-exceed \$25,000.
2. Amend the FY 2022|2023 Water Fund Budget by allocating \$12,500 from account 'Operating Expense' to account 'Consulting Fees:COSS'.

Respectfully,



BRIAN R. LADDUSAW, CPA
General Manager

Attachment(s):

1. IB Consulting Proposal – Annual Utility Updates and Reserve Policies



Solutions through Collaboration

Rubidoux Community Services District
Annual Utility Updates and Reserve Policies

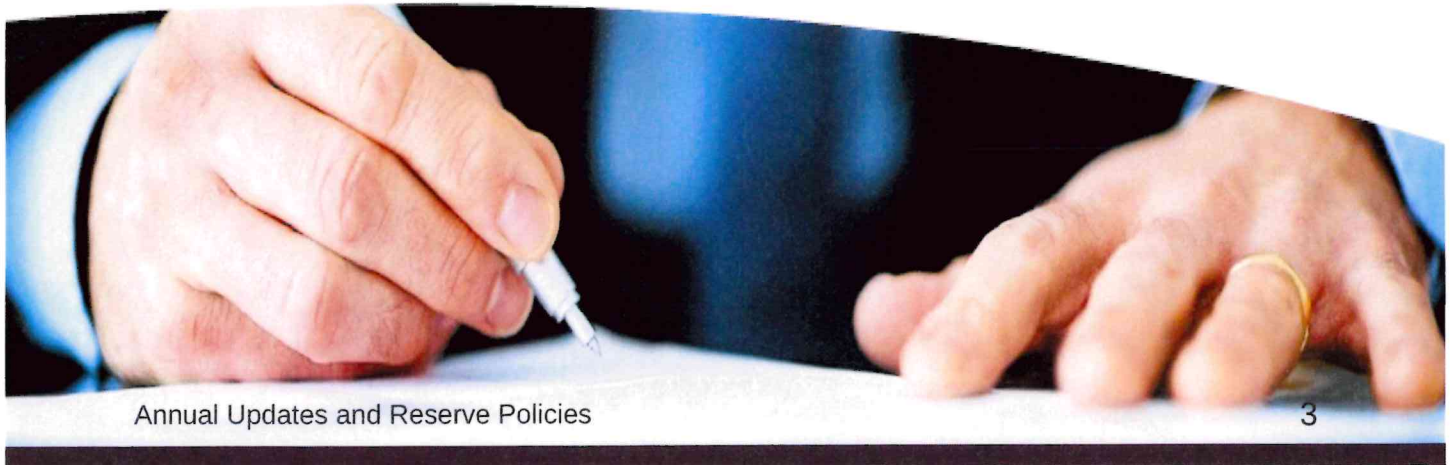
Submittal Date:

March 9, 2023

Budget and Hourly Rates

Below is our not-to-exceed cost estimate for annually updating each utility (Water and Wastewater). We will bill monthly based on our hourly rates and pass-through any travel expenses if the District requests any in-person meetings. In addition, our hourly rates are provided for assisting the District on other utility related matters on an on-call basis. For updating the District's formal Reserve Policies, we included a separate task not-to-exceed \$5,000.

Tasks	Description	Total Cost
1	Water Annual Updates (per year)	\$10,000
2	Wastewater Annual Updates (per year)	\$10,000
3	Reserve Policies (one-time expense)	\$5,000
Total		\$25,000
FY 2023 Hourly Rate Schedule		\$
	Principal	\$235 / Hr
	Senior Consultant	\$200 / Hr





Annual Updates

Our business philosophy is to become an extension of District staff and we always encourage our clients to reach out to us at any time (not just on a specific project). As such, we work closely and frequently with our existing clients as opposed to working with many clients on a one-time basis.

We continue to work with our clients after rates are adopted to ensure rates were implemented successfully and billed correctly. We also provide ongoing financial advisory services and annual updates to our clients. Annual updates review how the utility is performing financially when compared to the projections within the cost-of-service study. Although rates may have been adopted for multiple years, agencies typically analyze their financials, usage trends, and rate revenue to determine if the next rate adjustment needs to be set at the amount noticed or if it could be set at a reduced amount. We provide these services to several of our clients including Helix Water District, Roseville, Delta Diablo, Citrus Heights Water District, and Temescal Valley Water District.

Annual updates typically take 30 - 60 days to complete and occur at the start of the District's budgetary process. As part of our annual updates, we will perform the following tasks:

1. Updated all financials within the rate model to reflect the most recent actuals, updated reserve balances, and next fiscal year's budget.
2. Update actual usage, based on billing summaries, for each customer class and tier.
3. Recalculate debt coverage.
4. Incorporate any new expenses and capital improvements.
5. Determine if all proposed capital projects were completed for the current fiscal year or if certain projects will carry forward to the next fiscal year.
6. Determine the level of rate adjustment, up to the previously noticed rate.
7. Present findings and recommendations to District staff and the District Board.

Through these annual updates, our clients can track revenues and costs to make any necessary adjustments to rates.



Annual Updates serve as a financial performance review (report card). We review the utility's financials to capture changes to budgets, update usage trends, account for new connections, review rate revenue projections, and determine if rates can be less than what was noticed.

**11. Consider Acceptance of Water and Sewer Easement in Tract 37640: DM
2023-44**

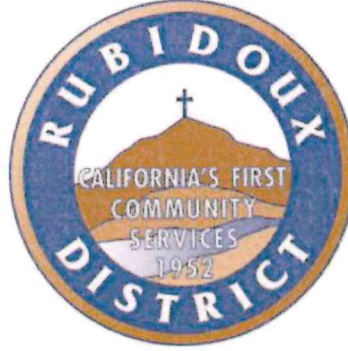
Rubidoux Community Services District

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 2023-44

May 4, 2023

To: Rubidoux Community Services District
Board of Directors

Subject: Consider Acceptance of Water and Sewer Easements in Tract 37640

BACKGROUND:

When a Developer builds a project, they often construct new water and wastewater pipelines to serve their project. Such is the case for Tract 37640 ("Tract") in the City of Jurupa Valley ("City"). This Tract is currently being processed through the City for recordation by Century Communities ("Century") and their surveying consultant. The water and wastewater pipelines within the Tract are located in several easements within the Tract as there are no public streets in which to place the water and wastewater pipelines. The District's 18" water transmission pipeline from the Atkinson Reservoir is also located within one of these easements, including a road access easement which comes into the Tract from Canal Street.

The Rubidoux Community Services District ("District") has required Century to indicate these easements on the Tract Map to be recorded. This is so there is a clear indication of where they are located for future access by the District. Once the pipelines are constructed by Century and dedicated to the District, the District will be obligated to maintain and operate the pipelines. The District has also required specific language to be on the Tract Map which places certain restrictions and encumbrances on the future use of the land under which the District's pipelines lie. This language reads as follows:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TO RUBIDOUX COMMUNITY SERVICES DISTRICT ("DISTRICT"), A PUBLIC AGENCY OF THE STATE OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, REPAIR, IMPROVE AND RELOCATE SEWER, WATER, AND RECYCLED WATER FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND DESIGNATED "SEWER, WATER, AND RECYCLED WATER EASEMENT" HEREON, TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT. OWNER RETAINS THE RIGHT TO USE THE EASEMENT AREA PROVIDED THAT OWNER SHALL NOT CONSTRUCT OR ERECT BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES OR IMPROVEMENTS, OR PLANT OR GROW TREES OR SHRUBS, OR CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED PIPELINES WITHOUT THE PRIOR WRITTEN CONSENT OF DISTRICT.

Additionally, for the easement on the access road entering the tract from Canal Street under which the District's 18" Transmission Pipeline is located, the District has required the following language:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TO RUBIDOUX COMMUNITY SERVICES ("DISTRICT"), A PUBLIC AGENCY OF THE STATE OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, ENLARGE, RECONSTRUCT, REPAIR, IMPROVE AND RELOCATE AN ACCESS ROAD FOR THE USE OF VEHICULAR TRAFFIC FOR ANY PURPOSE, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND DESIGNATED "ACCESS EASEMENT" HEREON. DISTRICT HAS THE RIGHT, BUT NOT THE DUTY, TO MAINTAIN A GRADED VEHICULAR ROADWAY IN GOOD REPAIR. OWNER RETAINS THE RIGHT TO USE THE EASEMENT AREA PROVIDED THAT OWNER SHALL NOT CONSTRUCT OR ERECT BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES OR IMPROVEMENTS, OR PLANT OR GROW TREES OR SHRUBS, OR CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED PIPELINES WITHOUT THE PRIOR WRITTEN CONSENT OF DISTRICT.

These easements have been reviewed by the District's Consultant, Krieger and Stewart for location and accuracy. Further, the language on the restrictions and encumbrances and the Acceptance Statement on the map has been reviewed by District Counsel, John Harper. The acceptance statement reads as follows and needs to be signed by the President of the Board of Directors of the District as well as its General Manager.

RUBIDOUX COMMUNITY SERVICES DISTRICT'S ACCEPTANCE STATEMENT I HEREBY STATE THAT THE EASEMENTS DEDICATED ON THIS MAP TO THE RUBIDOUX COMMUNITY SERVICES DISTRICT ARE HEREBY ACCEPTED AND THE DISTRICT CONSENTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

DATE:

Bernard Murphy, PRESIDENT OF THE RUBIDOUX COMMUNITY SERVICES DISTRICT BOARD OF DIRECTORS

DATE:

Brian R. Laddusaw, GENERAL MANAGER OF RUBIDOUX COMMUNITY SERVICES DISTRICT

Century Communities intends to record this map before the next regularly scheduled meeting of the Board of Directors of the District. The Board President and General Manager should sign the Acceptance of these easements on the Tract Map at the conclusion of tonight's Meeting.

RECOMMENDATIONS:

Staff recommends the Board of Directors consider the following:

1. Approve and Accept the Easements as shown on the Tract Map.
2. Have the Board President Sign the Acceptance of the Easements shown on the Tract Map.
3. Authorize the General Manager to sign the Acceptance of the Easements shown on the Tract Map.

Respectfully,



BRIAN R. LADDUSAW
General Manager

Attach: Tract Map for Tract 37650

LOT INFORMATION
NUMBER LOTS =132
LETTER LOTS=18
GROSS ACREAGE= 25.803 ACRES
NET ACREAGE= 22.290 ACRES

IN CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 37640

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 10 AND LOT 4 IN BLOCK 24 OF MAP OF WEST RIVERSIDE, ON FILE IN BOOK 9, PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY AND A PORTION OF LOTS 5, 6, AND 7 OF ARTHUR PARKS TRACT ON FILE IN BOOK 1, PAGE 21 OF MAPS RIVERSIDE COUNTY, CALIFORNIA.

VERTEX SURVEY, INC.

OCTOBER 2021

SHEET 1 OF 18

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____
20____ AT _____ M. IN BOOK _____ OF MAPS, AT
PAGES _____, AT THE REQUEST OF THE CITY CLERK OF
THE CITY OF JURUPA VALLEY.

NO. _____
FEE _____
PETER ALDANA, ASSESSOR - COUNTY CLERK - RECORDER
BY: _____ DEPUTY
SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE COMPANY

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PUBLIC PURPOSES: LOTS "A" THROUGH "C", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOTS "A" CANAL STREET, "B" AVALON STREET AND "C" AVALON STREET, THE OWNERS OF LOTS 216, 217, 220, 225, 226, 229 AND 230 (ALL OPEN SPACE) ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

AS A CONDITION OF DEDICATION OF LOT "B" AVALON STREET ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM FREEWAY ADJACENT THERETO, HAVE BEEN RELINQUISHED.

THE OWNER OF LOT 229 AND 230 ABUTTING ROUTE 60, ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM FREEWAY ADJACENT THERETO, HAVE BEEN RELINQUISHED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT TO THE CITY OF JURUPA VALLEY FOR EMERGENCY ACCESS PURPOSES: LOTS "D" THROUGH "R".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF JURUPA VALLEY AS AN EASEMENT: THE NORTHEASTERLY 5.00 FEET OF LOTS 139, 198, 225, AND 227. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF JURUPA VALLEY AS AN EASEMENT: A VARIABLE WIDTH EASEMENT ON LOT 229. THE DEDICATION IS FOR DRAINAGE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF JURUPA VALLEY AS AN EASEMENT FOR PUBLIC PURPOSES: A PORTION OF CANAL STREET, A PORTION OF LOT 228 AND LOTS "L", "N", "P", & "R", SHOWN AS EASEMENT "I", FOR STORM DRAIN PURPOSES, ACCESS AND APPURTENANCES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TO RUBIDOUX COMMUNITY SERVICES DISTRICT ("DISTRICT"), A PUBLIC AGENCY OF THE STATE OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, REPAIR, IMPROVE AND RELOCATE SEWER, WATER AND RECYCLED WATER FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND DESIGNATED AS EASEMENT NOTE "D", "E", "H" & "J" AND OVER LOTS "D" THROUGH "R", INCLUSIVE, HEREON, TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANT IN SAID EASEMENT. OWNER RETAINS THE RIGHT TO USE THE EASEMENT AREA PROVIDED THAT OWNER SHALL NO CONSTRUCT OR ERECT BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES OR IMPROVEMENTS, OR PLANT OR GROW TREES OR SHRUBS, OR CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED PIPELINES WITHOUT PRIOR WRITTEN CONSENT OF DISTRICT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TO RUBIDOUX COMMUNITY SERVICES ("DISTRICT"), A PUBLIC AGENCY OF THE STATE OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, ENLARGE, RECONSTRUCT, REPAIR, IMPROVE AND RELOCATE AN ACCESS ROAD FOR THE USE OF VEHICULAR TRAFFIC FOR ANY PURPOSE, ALL AS SHOWN ON THIS MAP WITH THE SUBDIVISION AND DESIGNATED EASEMENT NOTE "D", SPECIFICALLY OVER LOT 216, "ACCESS EASEMENT" HEREON. DISTRICT HAS THE RIGHT, BUT NOT THE DUTY, TO MAINTAIN A GRADED VEHICULAR ROADWAY IN GOOD REPAIR. OWNER RETAINS THE RIGHT TO USE THE EASEMENT AREA PROVIDED THAT OWNER SHALL NOT CONSTRUCT OR ERECT BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES OR IMPROVEMENTS, OR PLANT OR GROW TREES OR SHRUBS, OR CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED PIPELINES WITHOUT THE PRIOR WRITTEN CONSENT OF DISTRICT.

WE HEREBY RETAIN LOTS "D"(JUNIPER PLACE), "E"(LOCKWOOD ROAD), "F"(MAPLE STREET), "G"(CORBIN LANE), "H"(CORBIN LANE), "I"(BOWLINE LANE), "J"(BOWLINE LANE), "K"(ALTA DRIVE), "L"(MAHOGANY DRIVE), "M"(OAK GROVE ROAD), "N"(EDGEWATER PLACE), "O"(MEADOW PLACE), "P"(POPPYVIEW ROAD), "Q"(ORCHID DRIVE), "R"(POPPYVIEW ROAD) AND "R"(POPPYVIEW ROAD) FOR PRIVATE STREETS FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS 216 THROUGH 232 INCLUSIVE FOR OPEN SPACE PURPOSES, SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES. CENTURY COMMUNITIES OF CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

AUTHORIZED SIGNER (AS AGENT)
JUSTIN BREWER, DIVISION PRESIDENT

CITY ENGINEER'S STATEMENT

I, VIRPAL SINGH TOOR, HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE TRACT MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL CITY OF JURUPA VALLEY ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: _____, 20____

VIRPAL SINGH TOOR, RCE 46281
CITY ENGINEER

I, DENNIS W. JANDA, HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: _____, 20____

DENNIS W. JANDA, L.S. 6359
CITY SURVEYOR

ABANDONMENT NOTE:

PURSUANT TO SECTIONS 66434 AND 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING: THAT PORTION OF ALTA STREET AS SHOWN ON MAP OF WEST RIVERSIDE PER MAP BOOK 9, PAGE 34 DEDICATED TO THE COUNTY OF RIVERSIDE FOR PUBLIC USE AND ROAD PURPOSES PER RESOLUTION DOC. IN BOOK 1397 PAGES 187-189 AND CANAL STREET AS GRANTED IN INST. NO. 2007-233818, REC. 4-6-2007 O.R. WITHIN THIS TRACT MAP.

EXCEPTING AND RESERVING FROM THE ABANDONMENT AN EASEMENT TO THE CITY FOR PUBLIC UTILITIES AND PUBLIC SERVICE FACILITIES, TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE REMOVE AND RENEW SUCH UTILITIES AND FACILITIES, AND FOR INCIDENTAL PURPOSES, PURSUANT TO SECTION 8340 OF THE STREETS AND HIGHWAY CODE.

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: _____
CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ _____.

DATE: _____
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

SURVEYORS STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MR. VINCENT ZOU ON APRIL 19, 2018. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP, AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

MIKE LOPEZ, L.S. 8995

DATE _____



CITY COUNCIL'S STATEMENT

THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. THE COUNCIL DECLARES THAT THE ACCEPTANCE OF THE OFFERS IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT SAID STREETS SHALL NOT BECOME PART OF THE CITY MAINTAINED STREET SYSTEM UNTIL ACCEPTED BY RESOLUTION OF THIS COUNCIL ADOPTED PURSUANT TO SECTION 1806 OF THE STREETS AND HIGHWAYS CODE. THE EASEMENTS FOR STREET AND PUBLIC UTILITY PURPOSES: LOTS "A" CANAL STREET, "B" AVALON STREET AND "C" AVALON STREET.

THE OFFER OF DEDICATION OF LOT "D" (JUNIPER PLACE), LOT "E" (LOCKWOOD ROAD), LOT "F" (MAPLE STREET), LOT "G" (CORBIN LANE), LOT "H" (CORBIN LANE), LOT "I" (BOWLINE LANE), LOT "J" (BOWLINE LANE), LOT "K" (ALTA DRIVE), LOT "L" (MAHOGANY DRIVE), LOT "M" (OAK GROVE ROAD), LOT "N" (EDGEWATER PLACE), LOT "O" (MEADOW PLACE), LOT "P" (POPPYVIEW ROAD), LOT "Q" (ORCHID DRIVE) AND LOT "R" (POPPYVIEW ROAD) FOR EMERGENCY ACCESS PURPOSES IS HEREBY ACCEPTED, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH CITY STANDARDS.

THE OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES OVER THE NORTHEASTERLY 5.00 FEET OF LOTS 139, 198, 225 AND 227 IS HEREBY ACCEPTED AND SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH CITY STANDARDS.

THE OFFER OF DEDICATION OVER A PORTION OF LOT 229 FOR DRAINAGE PURPOSES IS HEREBY ACCEPTED AND SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH CITY STANDARDS.

THE OFFER OF DEDICATION OF A PORTION OF CANAL STREET, A PORTION OF LOT 228 AND LOTS "L", "N", "P" & "R", AS SHOWN AS EASEMENT "I", FOR STORM DRAIN PURPOSES, ACCESS AND APPURTENANCES IS HEREBY NOT ACCEPTED.

DATE: _____

CITY OF JURUPA VALLEY,
STATE OF CALIFORNIA

ATTEST:
CITY CLERK

BY: CHRIS BARAJAS, MAYOR

BY: VICTORIA WASKO, CITY CLERK

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED.

RIVERSIDE PORTLAND CEMENT COMPANY, HOLDER OF AN EASEMENT FOR SMOKE, GAS, DUST AND VAPOR AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 19, 1914 IN BOOK 397 OF DEEDS, PAGE 1, RIVERSIDE COUNTY RECORDS.

RIVERSIDE PORTLAND CEMENT COMPANY, HOLDER OF AN EASEMENT FOR SMOKE, GASES, DUST AND VAPOR AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 9, 1915 IN BOOK 434 OF DEEDS, PAGE 55 RIVERSIDE COUNTY RECORDS.

RIVERSIDE PORTLAND CEMENT COMPANY HOLDER OF AN EASEMENT FOR SMOKE, GASES, DUST AND VAPOR AND INCIDENTAL PURPOSES, RECORDED JUNE 22, 1917 IN BOOK 463 OF DEEDS, PAGE 168, OF OFFICIAL RECORDS.

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENT

SCHEDULE A, RUBIDOUX RANCHO, SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.M.

TRACT NO. 37640

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 10 AND LOT 4 IN BLOCK 24 OF MAP OF WEST RIVERSIDE, ON FILE IN BOOK 9, PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY AND A PORTION OF LOTS 5, 6, AND 7 OF ARTHUR PARKS TRACT ON FILE IN BOOK 1, PAGE 21 OF MAPS RIVERSIDE COUNTY, CALIFORNIA.

VERTEX SURVEY, INC.

OCTOBER 2021

NOTE:

SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT.
SEE SHEET 4 FOR SURVEYOR'S NOTES, MAP REFERENCES, MONUMENT NOTES, BASIS OF BEARINGS, BOUNDARY SHEET DETAILS.
SEE SHEET 5 FOR INDEX, VICINITY MAP.
SEE SHEET 6 THROUGH 10 FOR MAP BOUNDARY
SEE SHEET 11 THROUGH 13 FOR DETAILS
SEE SHEET 14 FOR LOTS 216, 217 & 226 DETAIL
SEE SHEET 15 FOR LOT AREA TABLES

NOTARY ACKNOWLEDGEMENT

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 _____ }

ON _____ BEFORE ME, _____,
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.

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

SIGNATURE: _____ PRINT NAME: _____

MY COMMISSION NUMBER IS: _____

MY COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

RUBIDOUX COMMUNITY SERVICES DISTRICT'S

ACCEPTANCE STATEMENT

I HEREBY STATE THAT THE EASEMENTS DEDICATED ON THIS MAP TO THE RUBIDOUX COMMUNITY SERVICES DISTRICT ARE HEREBY ACCEPTED AND THE DISTRICT CONSENTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

BY: BERNARD MURPHY, PRESIDENT OF THE RUBIDOUX COMMUNITY SERVICES DISTRICT BOARD OF DIRECTORS DATED: _____

BY: BRIAN R. LADDUSAW, GENERAL MANAGER OF RUBIDOUX COMMUNITY SERVICES DISTRICT DATED: _____

EASEMENT NOTES:

NOT PLOTTABLE

RIVERSIDE PORTLAND CEMENT COMPANY, HOLDER OF AN EASEMENT FOR SMOKE, GAS, DUST AND VAPOR AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 19, 1914 IN BOOK 397 OF DEEDS, PAGE 1, RIVERSIDE COUNTY RECORDS.

RIVERSIDE PORTLAND CEMENT COMPANY, HOLDER OF AN EASEMENT FOR SMOKE, GASES, DUST AND VAPOR AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 9, 1915 IN BOOK 434 OF DEEDS, PAGE 55 RIVERSIDE COUNTY RECORDS.

RIVERSIDE PORTLAND CEMENT COMPANY HOLDER OF AN EASEMENT FOR SMOKE, GASES, DUST AND VAPOR AND INCIDENTAL PURPOSES, RECORDED JUNE 22, 1917 IN BOOK 463 OF DEEDS, PAGE 168, OF OFFICIAL RECORDS.

- (A) AVALON STREET DEDICATED FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES.
- (B) CANAL STREET DEDICATED FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES.
- (C) A 5.00' WIDE EASEMENT DEDICATED TO THE CITY OF JURUPA VALLEY OVER LOT 139, LOT 198, LOT 225 AND LOT 227 FOR PUBLIC UTILITY, INGRESS AND EGRESS PURPOSES.
- (D) AN EASEMENT DEDICATED TO THE RUBIDOUX COMMUNITY SERVICES DISTRICT OVER LOTS 9, 22, 33, 81, 112, 122, 123, 125, 140, 142, 143, 153, 156, 157, 159, 177, 182, 183, 181, 182, 203, 204, 207, 208, 214, 215, 216, 217, 218, 219, 221, 223, 224, 225, 228, 231, AND 232, FOR PUBLIC WATER LINE PURPOSES, INGRESS, EGRESS AND APPURTENANCES.
- (E) A 15' WIDE EASEMENT DEDICATED TO THE RUBIDOUX COMMUNITY SERVICES DISTRICT OVER A PORTION OF LOT 228 FOR PUBLIC UTILITY, CONSTRUCTION, MAINTENANCE, INGRESS, AND EGRESS PURPOSES.
- (F) A VARIABLE WIDTH EASEMENT DEDICATED TO THE CITY OF JURUPA VALLEY OVER A PORTION OF LOT 229 FOR DRAINAGE PURPOSES.
- (H) CANAL STREET DEDICATED TO THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR PUBLIC UTILITY, INGRESS AND EGRESS PURPOSES.
- (I) AN EASEMENT DEDICATED TO THE CITY OF JURUPA VALLEY OVER A PORTION OF CANAL STREET, A PORTION OF LOT 228 AND LOTS "L", "N", "P" & "R" FOR STORM DRAIN PURPOSES, ACCESS AND APPURTENANCES.
- (J) A VARIABLE WIDTH EASEMENT DEDICATED TO THE RUBIDOUX COMMUNITY SERVICES DISTRICT OVER LOT 217 FOR PUBLIC SEWER LINE PURPOSES, INGRESS, EGRESS AND APPURTENANCES.

IN CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 37640

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 10 AND LOT 4 IN BLOCK 24 OF MAP WEST RIVERSIDE, ON FILE IN BOOK 9, PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY AND A PORTION OF LOTS 5, 6, AND 7 OF ARTHUR PARKS TRACT ON FILE IN BOOK 1, PAGE 21 OF MAPS RIVERSIDE COUNTY, CALIFORNIA.

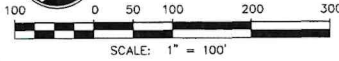
VERTEX SURVEY, INC.

OCTOBER 2021

BOUNDARY SHEET

LEGEND

SNF SEARCHED, NOTHING FOUND
 ESTAB ESTABLISHED
 REC RECORD
 BRG BEARING
 DIST DISTANCE
 M MEASURED
 DN DOWN
 ACCPT ACCEPTED
 PROP PROPOSED
 BC BEGINNING OF CURVE
 EC END OF CURVE
 (R) RADIAL BEARING
 c CALCULATED FROM RECORD



NOTE:

SEE SHEET 2 FOR EASEMENT NOTES.
 SEE SHEET 4 FOR SURVEYOR'S NOTES, MAP REFERENCES, MONUMENT NOTES, BASIS OF BEARINGS, BOUNDARY SHEET DETAILS.
 SEE SHEET 5 FOR INDEX, VICINITY MAP.
 SEE SHEET 6 THROUGH 10 FOR MAP BOUNDARY SHEET DETAILS.
 SEE SHEET 11 THROUGH 13 FOR DETAILS.
 SEE SHEET 14 FOR LOTS 216 & 217.
 SEE SHEET 15 FOR SQUARE FOOTAGE OF LOTS

CURVE TABLE			REC. CURVE TABLE			
NO.	RADIUS	LENGTH	DELTA	RADIUS	LENGTH	DELTA
C1	25.00'	27.24'	62°26'20"	[25.00']	27.24'	62°26'16"
C2	42.00'	105.72'	144°13'30"	[42.00']	105.72'	144°13'26"
C3	1000.00'	163.55'	09°22'15"	[1000.00']	164.06'	09°24'00">
C4	1000.00'	186.31'	10°40'30"	[1000.00']	186.07'	10°39'40">
C5	2000.00'	12.17'	00°20'55"	[2000.00']	12.89'	00°22'09"
C6	152.75'	76.36'	28°38'31"	-----	-----	-----
C7	447.22'	104.46'	13°23'00"	-----	-----	-----
C8	313.70'	92.71'	16°56'00"	-----	-----	-----
C9	203.18'	87.00'	24°32'00"	-----	-----	-----
C10	142.75'	75.89'	30°27'31"	[142.75']	75.89'	30°27'31"
C11	437.22'	102.13'	13°23'00"	[437.22']	102.13'	13°23'00"
C12	323.70'	95.67'	16°56'00"	[323.70']	95.67'	16°56'00"
C13	193.18'	82.72'	24°32'00"	[193.18']	82.72'	24°32'00"

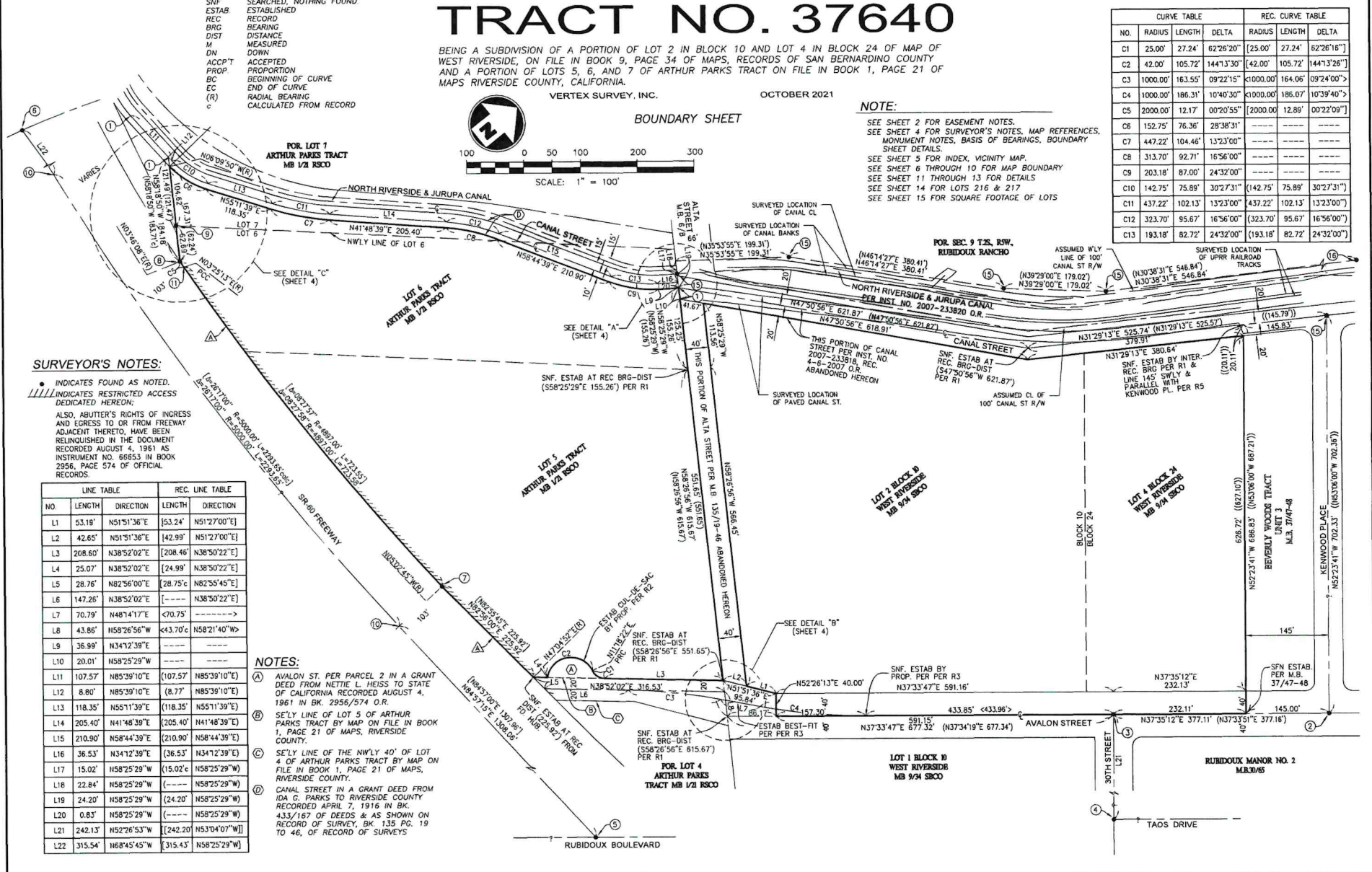
SURVEYOR'S NOTES:

• INDICATES FOUND AS NOTED.
 // INDICATES RESTRICTED ACCESS DEDICATED HEREON;
 ALSO, ADJUTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM FREEDWAY ADJACENT THERETO, HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED AUGUST 4, 1961 AS INSTRUMENT NO. 66653 IN BOOK 2956, PAGE 574 OF OFFICIAL RECORDS.

LINE TABLE		REC. LINE TABLE		
NO.	LENGTH	DIRECTION	LENGTH	DIRECTION
L1	53.18'	N51°51'36"E	[53.24']	N51°27'00"E
L2	42.65'	N51°51'36"E	[42.99']	N51°27'00"E
L3	208.60'	N38°52'02"E	[208.46']	N38°50'22"E
L4	25.07'	N38°52'02"E	[24.99']	N38°50'22"E
L5	28.76'	N82°56'00"W	[28.75']	N82°55'45"E
L6	147.26'	N38°52'02"E	-----	N38°50'22"E
L7	70.79'	N48°41'17"E	<70.75'	-----
L8	43.86'	N58°26'56"W	<43.70'	N58°21'40"W
L9	36.99'	N34°12'39"E	-----	-----
L10	20.01'	N58°25'29"W	-----	-----
L11	107.57'	N85°39'10"E	[107.57']	N85°39'10"E
L12	8.80'	N85°39'10"E	[8.77']	N85°39'10"E
L13	118.35'	N55°11'39"E	[118.35']	N55°11'39"E
L14	205.40'	N41°48'39"E	[205.40']	N41°48'39"E
L15	210.90'	N58°44'39"E	[210.90']	N58°44'39"E
L16	36.53'	N34°12'39"E	[36.53']	N34°12'39"E
L17	15.02'	N58°25'29"W	[15.02']	N58°25'29"W
L18	22.84'	N58°25'29"W	-----	N58°25'29"W
L19	24.20'	N58°25'29"W	[24.20']	N58°25'29"W
L20	0.83'	N58°25'29"W	-----	N58°25'29"W
L21	242.13'	N52°26'53"W	[242.20']	N53°04'07"W
L22	315.54'	N68°45'45"W	[315.43']	N58°25'29"W

NOTES:

- (A) AVALON ST. PER PARCEL 2 IN A GRANT DEED FROM NETTIE L. HESS TO STATE OF CALIFORNIA RECORDED AUGUST 4, 1961 IN BK. 2956/574 O.R.
- (B) SE'LY LINE OF LOT 5 OF ARTHUR PARKS TRACT BY MAP ON FILE IN BOOK 1, PAGE 21 OF MAPS, RIVERSIDE COUNTY.
- (C) SE'LY LINE OF THE NW'LY 40' OF LOT 4 OF ARTHUR PARKS TRACT BY MAP ON FILE IN BOOK 1, PAGE 21 OF MAPS, RIVERSIDE COUNTY.
- (D) CANAL STREET IN A GRANT DEED FROM OMA G. PARKS TO RIVERSIDE COUNTY RECORDED APRIL 7, 1916 IN BK. 433/167 OF DEEDS & AS SHOWN ON RECORD OF SURVEY, BK. 135 PG. 19 TO 46, OF RECORD OF SURVEYS



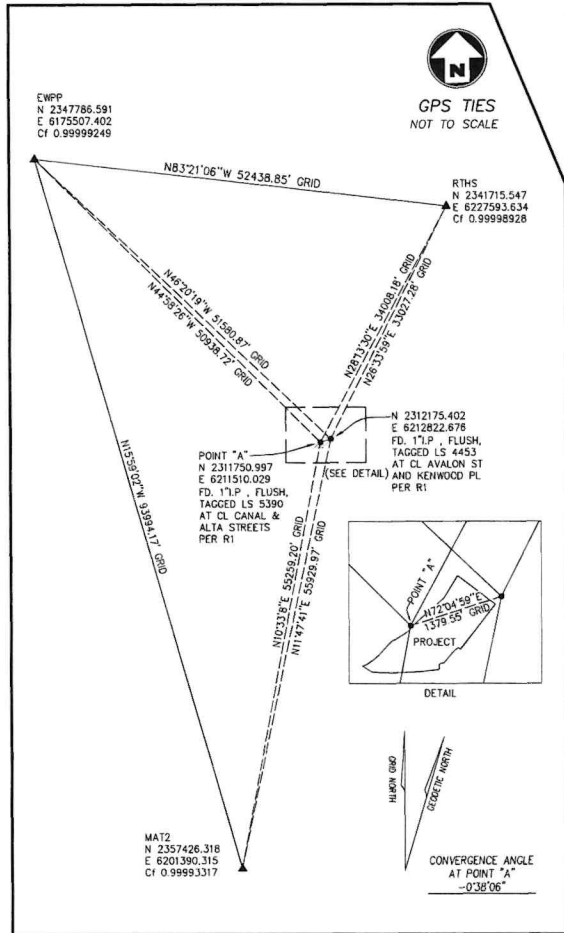
TRACT NO. 37640

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 10 AND LOT 4 IN BLOCK 24 OF MAP OF WEST RIVERSIDE, ON FILE IN BOOK 9, PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY AND A PORTION OF LOTS 5, 6, AND 7 OF ARTHUR PARKS TRACT ON FILE IN BOOK 1, PAGE 21 OF MAPS RIVERSIDE COUNTY, CALIFORNIA.

VERTEX SURVEY, INC.

OCTOBER 2021

NOTES & BOUNDARY DETAIL SHEET



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "RTHS", "MAT2", AND "EWPP" NAD83(NSRS2007) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GROUND, QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.999989249. CALCULATIONS ARE MADE AT THE FD 1" I.P. TAGGED 5043 AT THE CL OF CANAL & ALTA ST W/THE COORDINATES OF N 2311750.997', E 6211510.029, USING AN ELEVATION OF 877.67 FEET

SURVEYOR'S NOTES:

REFERENCES:

- R1 () INDICATES RECORD DATA PER R.S.B. 135/19-46.
- R2 [] INDICATES RECORD DATA PER CALTRANS RIGHT-OF-WAY MAPS 905044, 905045, 905051 & 905084 RIV. CD. SURVEY FILE NO. 204/117-118.
- R3 { } INDICATES RECORD DATA PER DEED IN BK.1330, PGS 52&53 O.R.
- R4 < > INDICATES RECORD DATA PER R.S.B. 53/38-39.
- R5 (()) INDICATES RECORD DATA PER BEVERLY WOODS TRACT UNIT NO. 3 PER M.B. 37/47-48.
- R6 [[]] INDICATES RECORD DATA PER RUBIDOUX MANOR PER M.B. 30/41-42.

MONUMENT NOTES:

- ① SNF. ESTAB. PER REC. BRG-DIST PER R1.
- ② 1" I.P. TAGGED LS 4453, DN. 0.2', PER R1.
- ③ FD. 1" I.P. TAGGED LS 7181, FLUSH, PER R1
- ④ FD. 3/4" I.P. TAGGED RCFC WCD, FLUSH, PER CR 02-229.
- ⑤ FD. 2.5" CALTRANS ON BRIDGE DECK PER CALTRANS RIGHT-OF-WAY MAP NO. 905051.
- ⑥ FD. 2" CALTRANS ON BRIDGE DECK PER CALTRANS RIGHT-OF-WAY MAP NO. 905084.
- ⑦ FD. 2X2 HUB (NO TAG), [2" CALTRANS DISK PER R2, SFN], ACCT' IN LIEU OF CALTRANS DISK
- ⑧ FD. REBAR W/ 1" BC, TAGGED CALTRANS, DEPT. OF TRANSPORTATION.
- ⑨ FD. 2X2 HUB & TAG TAGGED RCE 862, DN. 0.2', PER R1 & R2
- ⑩ BC, EC NOT SEARCHED FOR. ESTAB. BY PROPORTION PER R2.
- ⑪ SNF. ESTAB. FROM CL STATIONING PER R2.
- ⑫ SNF. ESTAB. AT BRG-DIST (558'26'56"E 551.65') PER R1
- ⑬ SNF. ESTAB. AT BRG-DIST (558'26'56"E 615.67') PER R1
- ⑭ SFN. ESTAB. BT INTERSECTION
- ⑮ FD. 1" I.P. TAGGED LS 5390
- ⑯ FD. 1" I.P. NO TAG, OPEN PIPE
- INDICATES FOUND MONUMENT AS FOUND
- INDICATES SET 1" I.P. AND TAG "LS 8995", FLUSH.

SET LEAD AND TAG "LS 8995" IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR BC'S, EC'S, PCC'S, PRC'S, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.

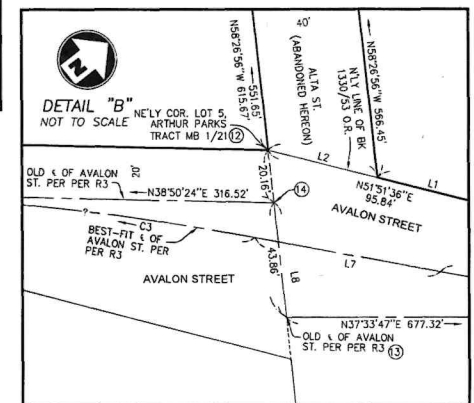
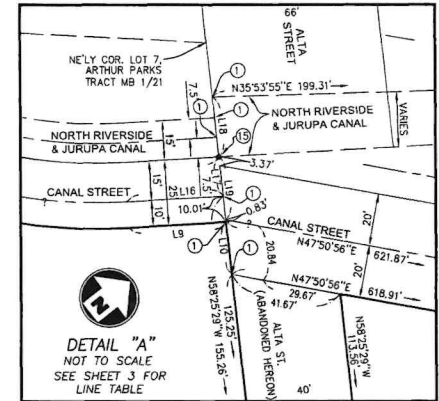
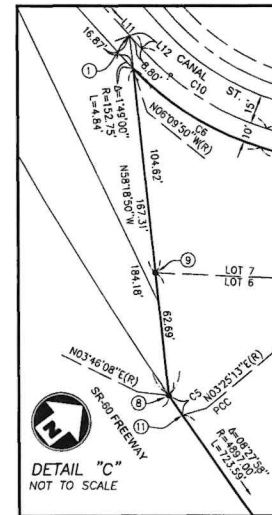
SET A 1" I.P. AND TAG OR NAIL AND TAG ON FINISH SURFACE "LS 8995" FLUSH, AT ALL REAR LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY.

SET LEAD TACK AND TAG "LS 8995", FLUSH, IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PRODUCED 4.75' AT ALL FRONT CORNERS OR 0.25' BEHIND RIGHT-OF-WAY LINE.

ALL MONUMENTS SHOWN AS "SET" ARE SET PER RIVERSIDE COUNTY ORDINANCE 4E1.10, AND IN ACCORDANCE FOR THIS WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP.

NOTE:

- SEE SHEET 2 FOR EASEMENT NOTES.
- SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT.
- SEE SHEET 5 FOR INDEX, VICINITY MAP.
- SEE SHEET 6 THROUGH 10 FOR MAP BOUNDARY.
- SEE SHEET 11 THROUGH 13 FOR DETAILS.
- SEE SHEET 14 FOR LOTS 216 & 217.
- SEE SHEET 15 FOR SQUARE FOOTAGE OF LOTS.



IN CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 5 OF 18

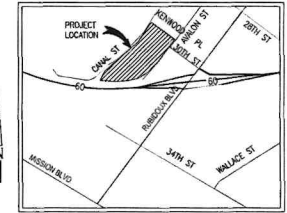
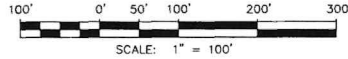
TRACT NO. 37640

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 10 AND LOT 4 IN BLOCK 24 OF MAP OF WEST RIVERSIDE, ON FILE IN BOOK 9, PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY AND A PORTION OF LOTS 5, 6, AND 7 OF ARTHUR PARKS TRACT ON FILE IN BOOK 1, PAGE 21 OF MAPS RIVERSIDE COUNTY, CALIFORNIA.

VERTEX SURVEY, INC.

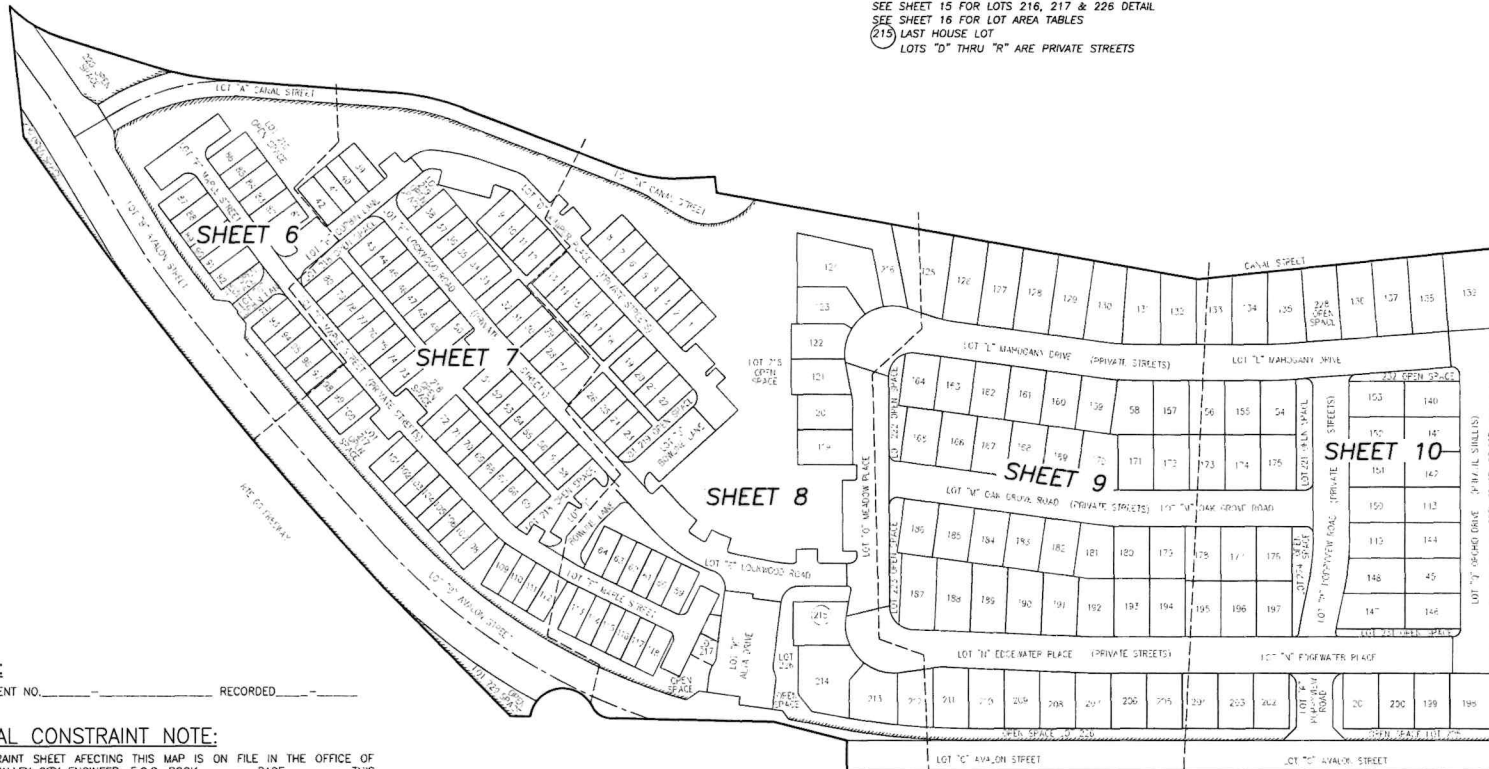
OCTOBER 2021

INDEX SHEET



VICINITY MAP
NO SCALE
SECTION 9 - T2S R5W
RUBIDOUX RANCHO

- NOTES:**
- SEE SHEET 2 FOR EASEMENT NOTES.
 - SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT.
 - SEE SHEET 4 FOR SURVEYOR'S NOTES, MAP REFERENCES, MONUMENT NOTES, BASIS OF BEARINGS, BOUNDARY SHEET DETAILS.
 - SEE SHEET 6 THROUGH 10 FOR MAP BOUNDARY
 - SEE SHEET 11 THROUGH 14 FOR DETAILS
 - SEE SHEET 15 FOR LOTS 216, 217 & 228 DETAIL
 - SEE SHEET 16 FOR LOT AREA TABLES
 - ②15 LAST HOUSE LOT
 - LOTS "D" THRU "R" ARE PRIVATE STREETS



C.C.&R. NOTE:

C.C.&R.'S PER INSTRUMENT NO. _____ RECORDED _____
20 _____

ENVIRONMENTAL CONSTRAINT NOTE:

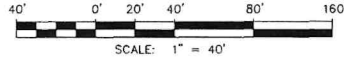
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE CITY OF JURUPA VALLEY CITY ENGINEER, E.C.S. BOOK _____, PAGE _____ THIS AFFECTS ALL LOTS.

TRACT NO. 37640

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 10 AND LOT 4 IN BLOCK 24 OF MAP OF WEST RIVERSIDE, ON FILE IN BOOK 9, PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY AND A PORTION OF LOTS 5, 6, AND 7 OF ARTHUR PARKS TRACT ON FILE IN BOOK 1, PAGE 21 OF MAPS RIVERSIDE COUNTY, CALIFORNIA.

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OCTOBER 2011

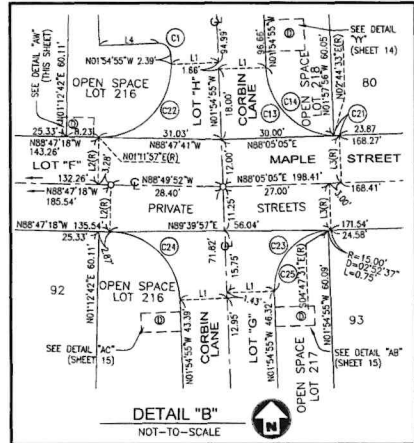
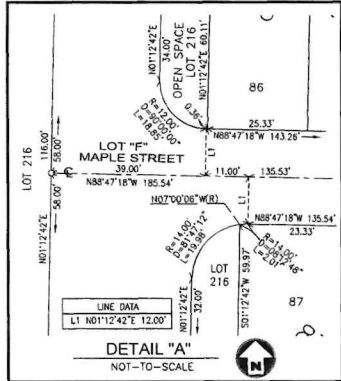


NOTES:

- SEE SHEET 2 FOR EASEMENT NOTES.
- SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT.
- SEE SHEET 4 FOR SURVEYOR'S NOTES, MAP REFERENCES, MONUMENT NOTES, BASIS OF BEARINGS, BOUNDARY SHEET DETAILS.
- SEE SHEET 5 FOR INDEX, VICINITY MAP.
- SEE SHEET 6 THROUGH 10 FOR MAP BOUNDARY.
- SEE SHEET 11 THROUGH 13 FOR DETAILS.
- SEE SHEET 14 FOR LOTS 216, 217 & 226 DETAIL.
- SEE SHEET 15 FOR LOT AREA TABLES.
- LOTS "D" THRU "R" ARE PRIVATE STREETS

LEGEND

- (A) AVALON STREET DEDICATED TO THE CITY OF JURUPA VALLEY FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES.
- (B) CANAL STREET DEDICATED TO THE CITY OF JURUPA VALLEY FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES.
- (D) AN EASEMENT TO THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR PUBLIC WATER LINE PURPOSES, INGRESS, EGRESS AND APPURTENANCES.

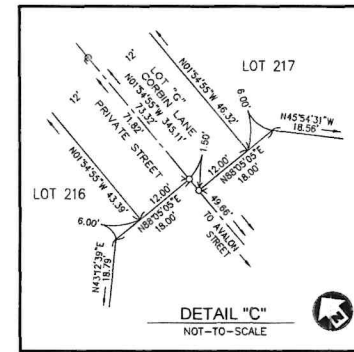
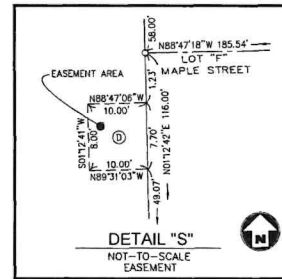
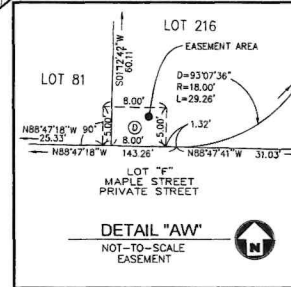
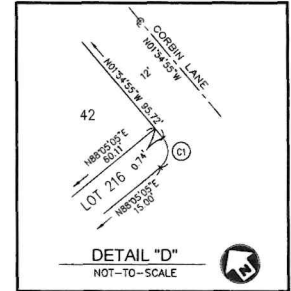
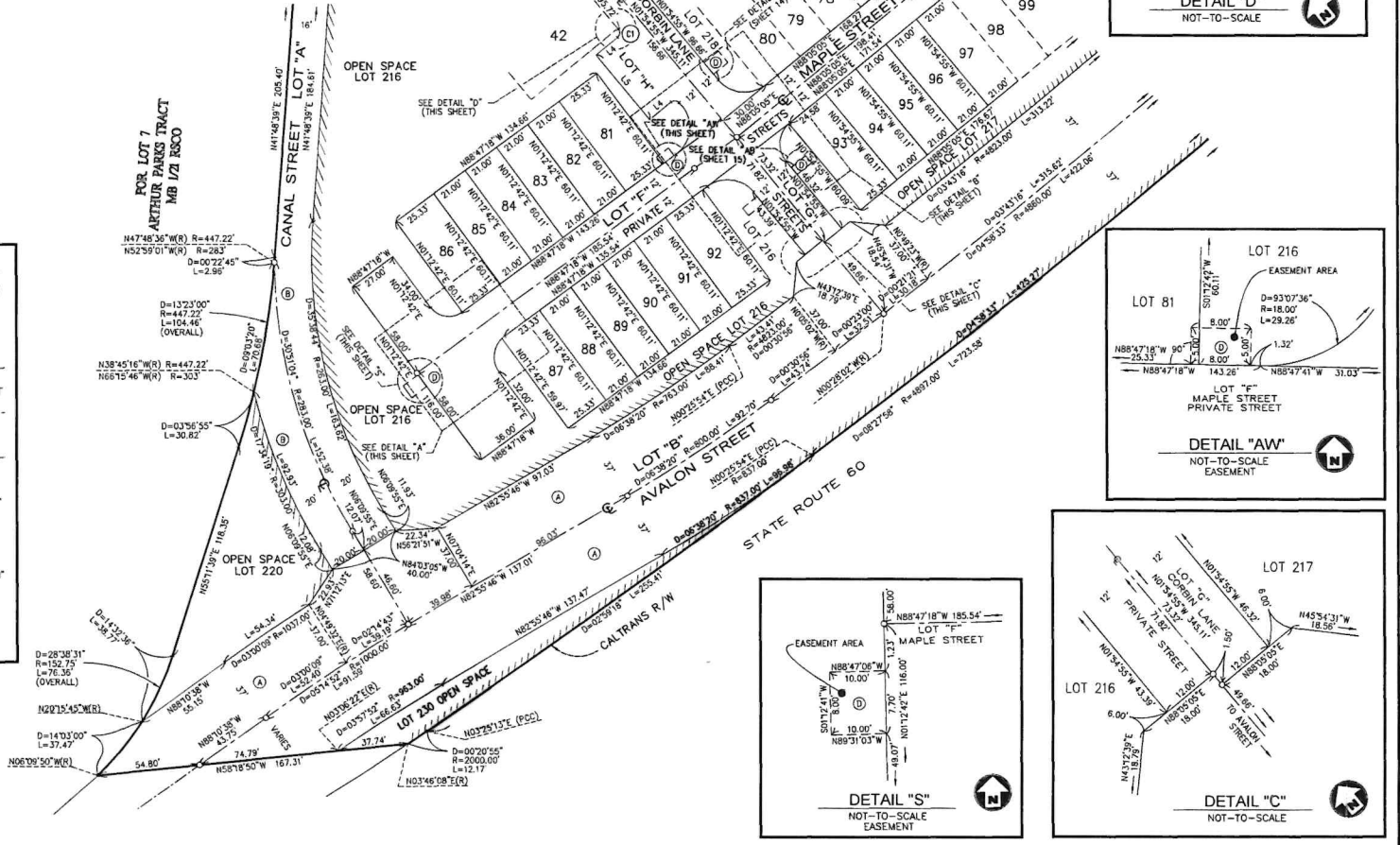


CURVE DATA

NO.	BEARING	DIST.
(1)	D=90°00'00"	R=3.00' L=4.71'
(13)	D=90°00'00"	R=18.00' L=28.27'
(14)	D=85°20'32"	R=18.00' L=28.81'
(17)	D=04°39'28"	R=18.00' L=1.46'
(20)	D=93°06'52"	R=18.00' L=29.25'
(23)	D=90°00'00"	R=15.00' L=23.56'
(24)	D=88°52'24"	R=18.00' L=27.29'
(25)	D=87°07'23"	R=15.00' L=22.81'

LINE DATA

NO.	BEARING	DIST.
L1	N88°05'05"E	12.00'
L2	N01°12'42"E	12.00'
L3	N01°34'55"E	12.00'
L4	N88°05'05"E	15.00'
L5	N01°34'55"W	45.00'

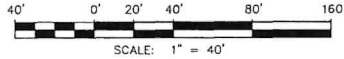


TRACT NO. 37640

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 10 AND LOT 4 IN BLOCK 24 OF MAP OF WEST RIVERSIDE, ON FILE IN BOOK 9, PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY AND A PORTION OF LOTS 5, 6, AND 7 OF ARTHUR PARKS TRACT ON FILE IN BOOK 1, PAGE 21 OF MAPS RIVERSIDE COUNTY, CALIFORNIA.

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OCTOBER 2021



CURVE DATA

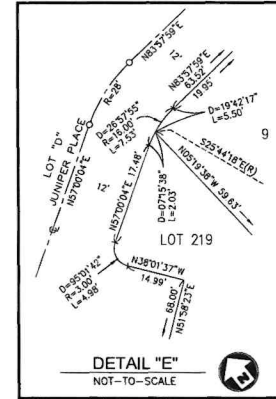
- (C1) D=90°00'00" R=3.00' L=4.71'
- (C2) D=26°57'55" R=40.00' L=18.83'
- (C3) D=26°57'55" R=28.00' L=13.18'
- (C4) D=97°06'34" R=3.00' L=5.08'
- (C5) D=02°04'24" R=248.00' L=8.97'
- (C6) D=44°42'19" R=16.00' L=12.48'
- (C7) D=44°42'19" R=28.00' L=21.85'
- (C8) D=44°42'19" R=40.00' L=31.21'
- (C9) D=90°00'00" R=18.00' L=28.27'
- (C10) D=85°20'32" R=18.00' L=26.81'
- (C11) D=87°02'27" R=3.00' L=4.56'
- (C12) D=75°31'21" R=15.00' L=19.77'
- (C13) D=104°28'39" R=3.00' L=5.47'
- (C14) D=16°25'17" R=100.00' L=28.66'
- (C15) D=101°32'13" R=3.00' L=5.32'
- (C16) D=78°27'47" R=18.00' L=24.65'
- (C17) D=04°39'28" R=18.00' L=1.46'

NOTES:

- SEE SHEET 2 FOR EASEMENT NOTES.
- SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT.
- SEE SHEET 4 FOR SURVEYOR'S NOTES, MAP REFERENCES, MONUMENT NOTES, BASIS OF BEARINGS, BOUNDARY SHEET DETAILS.
- SEE SHEET 5 FOR INDEX, VICINITY MAP.
- SEE SHEET 6 THROUGH 10 FOR MAP BOUNDARY
- SEE SHEET 11 THROUGH 13 FOR DETAILS
- SEE SHEET 14 FOR LOTS 216, 217 & 226 DETAIL
- SEE SHEET 15 FOR LOT AREA TABLES
- LOTS "D" THRU "R" ARE PRIVATE STREETS

LEGEND

- (A) AVALON STREET DEDICATED TO THE CITY OF JURUPA VALLEY FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES.
- (B) CANAL STREET DEDICATED TO THE CITY OF JURUPA VALLEY FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES.
- (D) AN EASEMENT TO THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR PUBLIC WATER LINE PURPOSES, INGRESS, EGRESS AND APPURTENANCES.
- (F) A VARIABLE WIDTH EASEMENT TO THE CITY OF JURUPA VALLEY OVER A PORTION OF LOT 229 FOR DRAINAGE PURPOSES.

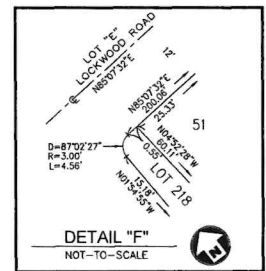


FOR LOT 7
ARTHUR PARKS TRACT
MB 1/21 R300



LINE DATA

NO.	BEARING	DIST.
L1	N88°05'05\"	12.00'
L2	N01°54'55\"	12.00'
L3	N85°07'32\"	14.62'
L4	N88°42'15\"	14.70'
L5	N88°05'05\"	12.00'
L6	N38°01'37\"	16.00'
L7	N88°05'05\"	12.19'



SEE SHEET 6

TRACT NO. 37640

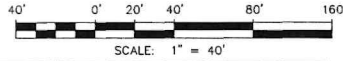
BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 10 AND LOT 4 IN BLOCK 24 OF MAP OF WEST RIVERSIDE, ON FILE IN BOOK 9, PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY AND A PORTION OF LOTS 5, 6, AND 7 OF ARTHUR PARKS TRACT ON FILE IN BOOK 1, PAGE 21 OF MAPS RIVERSIDE COUNTY, CALIFORNIA.

VERTEX SURVEY, INC.

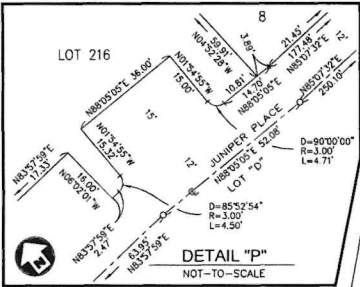
OCTOBER 2021

NOTES:

- SEE SHEET 2 FOR EASEMENT NOTES.
- SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT.
- SEE SHEET 4 FOR SURVEYOR'S NOTES, MAP REFERENCES, MONUMENT NOTES, BASIS OF BEARINGS, BOUNDARY SHEET DETAILS.
- SEE SHEET 5 FOR INDEX, VICINITY MAP.
- SEE SHEET 6 THROUGH 10 FOR MAP BOUNDARY.
- SEE SHEET 11 THROUGH 13 FOR DETAILS.
- SEE SHEET 14 FOR LOTS 216, 217 & 226 DETAIL.
- SEE SHEET 15 FOR LOT AREA TABLES.
- (215) LAST HOUSE LOT.
- LOTS "D" THRU "R" ARE PRIVATE STREETS.



SCALE: 1" = 40'



CURVE DATA

Curve No.	Bearing	Dist.	Chord	Angle
1	D=90°00'00"	R=3.00'	L=4.71'	
2	D=91°05'42"	R=3.00'	L=4.77'	
3	D=105°3'39"	R=142.00'	L=27.00'	
4	D=06°51'49"	R=180.00'	L=19.17'	
5	D=10°04'02"	R=142.00'	L=24.95'	
6	D=90°00'00"	R=10.00'	L=15.71'	
7	D=16°25'17"	R=83.00'	L=23.78'	
8	D=87°20'12"	R=13.00'	L=19.82'	
9	D=16°25'17"	R=100.00'	L=28.66'	

LINE DATA

No.	Bearing	Dist.
L1	N85°07'32"E	12.00'
L2	N85°07'32"E	27.00'
L3	N85°07'32"E	12.48'
L4	N88°42'15"E	17.00'
L5	N04°52'28"W	12.00'
L6	N63°42'15"E	27.00'
L7	N58°25'29"W	0.83'
L8	S42°09'04"E	20.00'

- LEGEND**
- (A) AVALON STREET DEDICATED TO THE CITY OF JURUPA VALLEY FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES.
 - (B) CANAL STREET DEDICATED TO THE CITY OF JURUPA VALLEY FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES.
 - (C) AN EASEMENT TO THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR PUBLIC WATER LINE PURPOSES, INGRESS, EGRESS AND APPURTENANCES.
 - (D) CANAL STREET DEDICATED TO RUBIDOUX COMMUNITY SERVICES DISTRICT FOR PUBLIC UTILITY, INGRESS AND EGRESS PURPOSES.
 - (E) AN EASEMENT DEDICATED TO THE CITY OF JURUPA VALLEY OVER A PORTION OF CANAL STREET, A PORTION OF LOT 228 AND LOTS "L", "N", "P" & "R" FOR STORM DRAIN PURPOSES, ACCESS AND APPURTENANCES.

EASEMENT LINE DATA

No.	Bearing	Dist.
E1	N47°50'56"E	21.60'
E2	S58°00'53"E	17.07'
E3	N31°50'07"E	10.93'
E4	N78°09'07"E	60.87'
E5	N50°01'56"E	130.77'
E6	S53°16'15"E	80.17'



SEE SHEET 9

SEE SHEET 7

FOR SEC. 9 T2S. R07E. RUBIDOUX RAINCATCHER

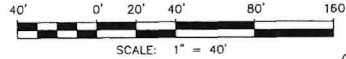
FOR LOT 4 & ARTHUR PARKS TRACT MAP 1/2 BSCO

TRACT NO. 37640

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 10 AND LOT 4 IN BLOCK 24 OF MAP OF WEST RIVERSIDE, ON FILE IN BOOK 9, PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY AND A PORTION OF LOTS 5, 6, AND 7 OF ARTHUR PARKS TRACT ON FILE IN BOOK 1, PAGE 21 OF MAPS RIVERSIDE COUNTY, CALIFORNIA.

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OCTOBER 2021



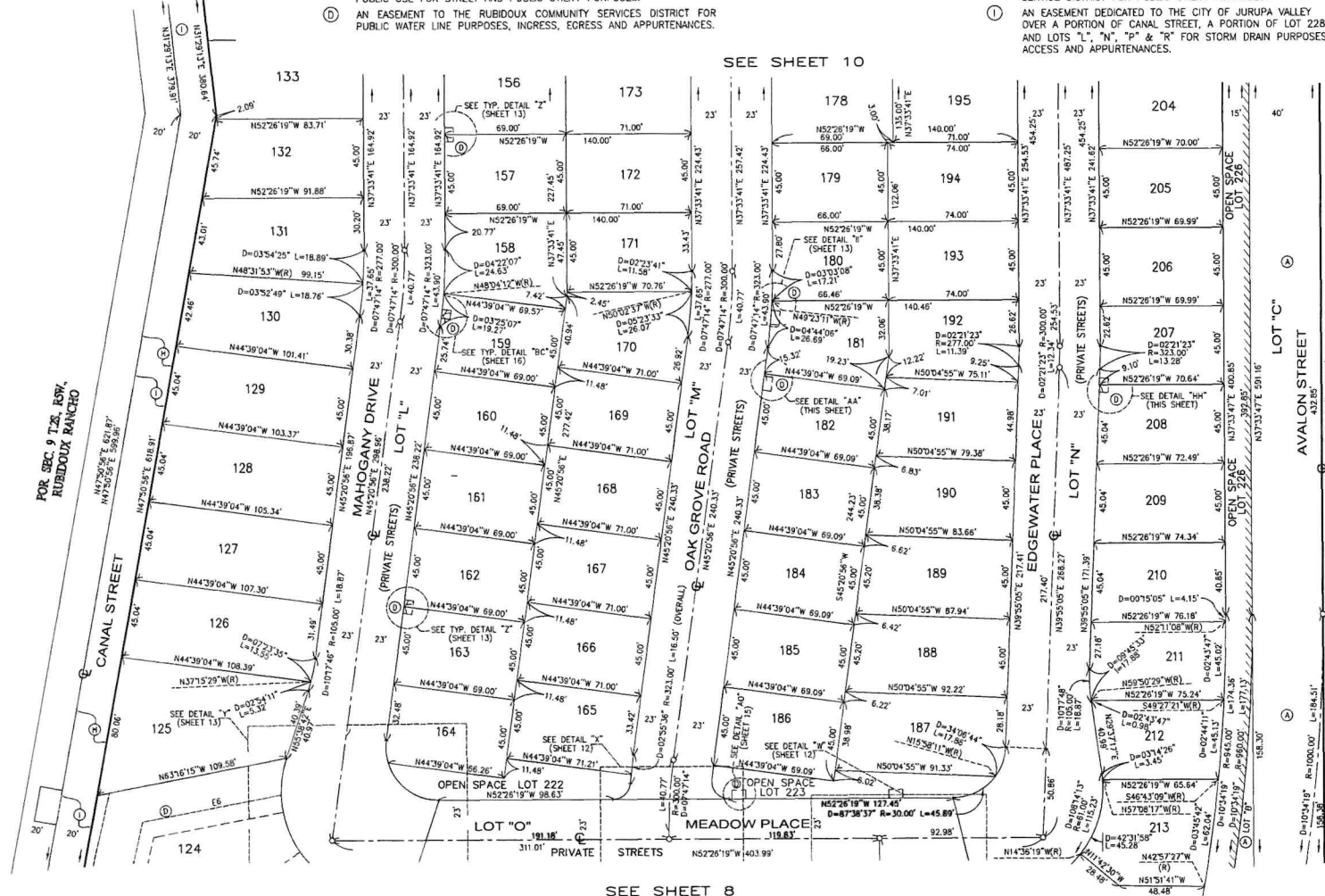
- LEGEND**
- (A) AVALON STREET DEDICATED TO THE CITY OF JURUPA VALLEY FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES.
 - (D) AN EASEMENT TO THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR PUBLIC WATER LINE PURPOSES, INGRESS, EGRESS AND APPURTENANCES.

- LEGEND (CONT.)**
- (H) CANAL STREET DEDICATED TO THE RUBIDOUX COMMUNITY SERVICE DISTRICT FOR PUBLIC UTILITY PURPOSES.
 - (I) AN EASEMENT DEDICATED TO THE CITY OF JURUPA VALLEY OVER A PORTION OF CANAL STREET, A PORTION OF LOT 228 AND LOTS "L", "N", "P" & "R" FOR STORM DRAIN PURPOSES, ACCESS AND APPURTENANCES.

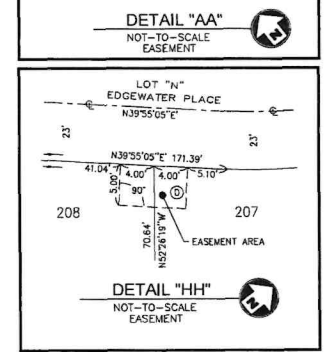
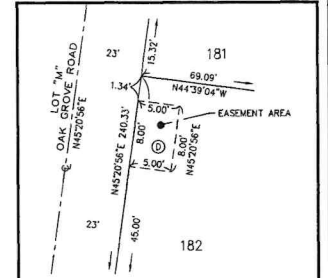
NOTES:

- SEE SHEET 2 FOR EASEMENT NOTES
- SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT.
- SEE SHEET 4 FOR SURVEYOR'S NOTES, MAP REFERENCES, MONUMENT NOTES, BASIS OF BEARINGS, BOUNDARY SHEET DETAILS.
- SEE SHEET 5 FOR INDEX, VICINITY MAP.
- SEE SHEET 6 THROUGH 10 FOR MAP BOUNDARY
- SEE SHEET 11 THROUGH 13 FOR DETAILS
- SEE SHEET 14 FOR LOTS 216, 217 & 226 DETAIL
- SEE SHEET 15 FOR LOT AREA TABLES
- LOTS "D" THRU "R" ARE PRIVATE STREETS

SEE SHEET 10



SEE SHEET 8



TRACT NO. 37640

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 10 AND LOT 4 IN BLOCK 24 OF MAP OF WEST RIVERSIDE, ON FILE IN BOOK 9, PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY AND A PORTION OF LOTS 5, 6, AND 7 OF ARTHUR PARKS TRACT ON FILE IN BOOK 1, PAGE 21 OF MAPS RIVERSIDE COUNTY, CALIFORNIA.

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OCTOBER 2011



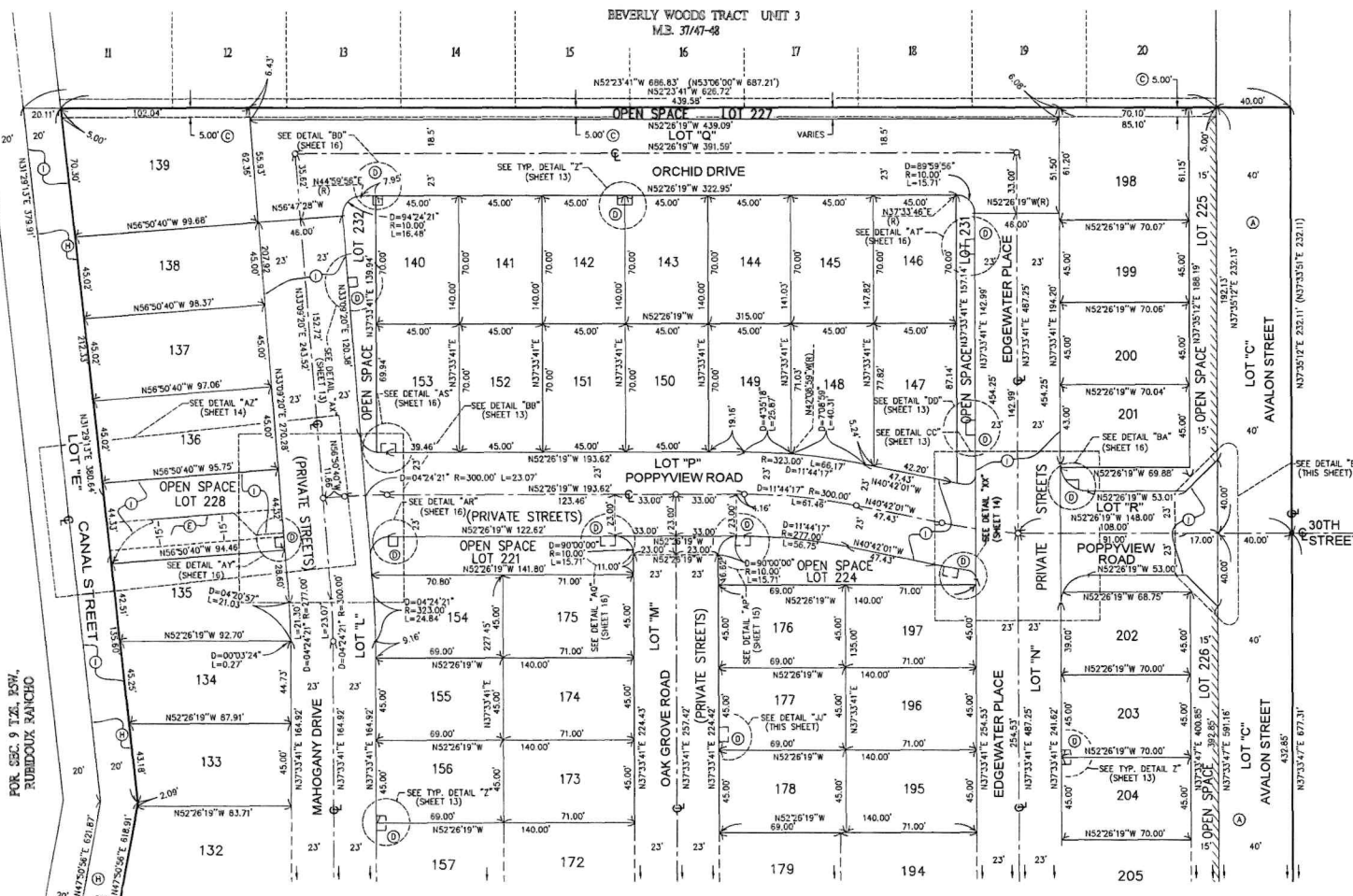
0' 20' 40' 80' 160'



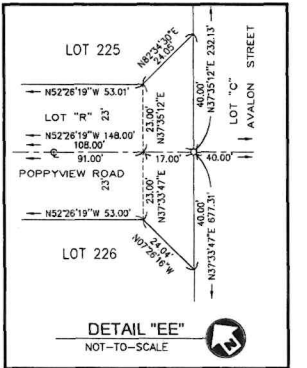
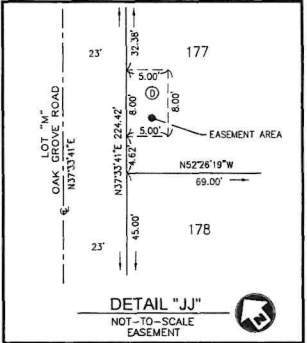
SCALE: 1" = 40'

NOTES:

- SEE SHEET 2 FOR EASEMENT NOTES.
- SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT.
- SEE SHEET 4 FOR SURVEYOR'S NOTES, MAP REFERENCES, MONUMENT NOTES, BASIS OF BEARINGS, BOUNDARY SHEET DETAILS.
- SEE SHEET 5 FOR INDEX, VICINITY MAP.
- SEE SHEET 6 THROUGH 10 FOR MAP BOUNDARY.
- SEE SHEET 11 THROUGH 13 FOR MAP DETAILS.
- SEE SHEET 14 FOR LOTS 216, 217 & 226 DETAIL.
- SEE SHEET 15 FOR LOT AREA TABLES.
- LOTS "D" THRU "R" ARE PRIVATE STREETS.



SEE SHEET 9



- LEGEND**
- (A) AVALON STREET DEDICATED TO THE CITY OF JURUPA VALLEY FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES.
 - (C) A 5.00' WIDE EASEMENT TO THE CITY OF JURUPA VALLEY OVER LOT 139, LOT 198, LOT 225 AND LOT 227 FOR PUBLIC UTILITY PURPOSES.
 - (D) AN EASEMENT TO THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR PUBLIC UTILITY PURPOSES, INGRESS, AND APPURTENANCES.
 - (E) A 15' WIDE EASEMENT TO THE RUBIDOUX COMMUNITY SERVICES DISTRICT OVER A PORTION OF LOT 228 FOR PUBLIC UTILITY, CONSTRUCTION, MAINTENANCE, INGRESS & EGRESS PURPOSES.
 - (H) CANAL STREET DEDICATED TO THE RUBIDOUX COMMUNITY SERVICE DISTRICT FOR PUBLIC UTILITY PURPOSES.
 - (I) AN EASEMENT DEDICATED TO THE CITY OF JURUPA VALLEY OVER A PORTION OF CANAL STREET, A PORTION OF LOT 228 AND LOTS "L", "N", "P" & "R" FOR STORM DRAIN PURPOSES, ACCESS AND APPURTENANCES.

FOR SEC. 9 T.2S. 15W., RUBIDOUX RANCHO

TRACT NO. 37640

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VERTEX SURVEY, INC.

OCTOBER 201

NOTES:

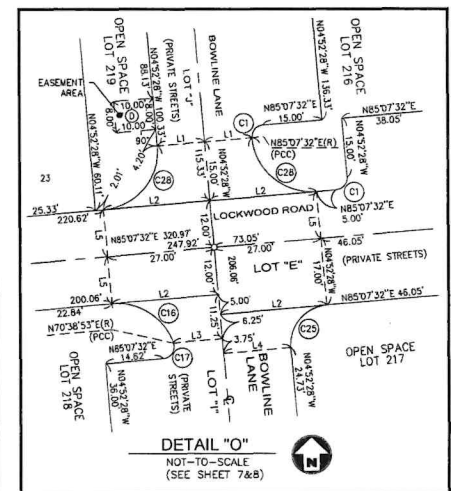
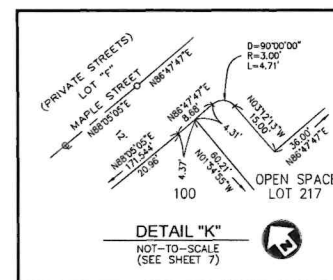
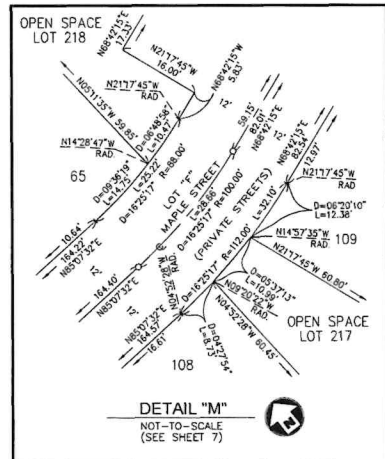
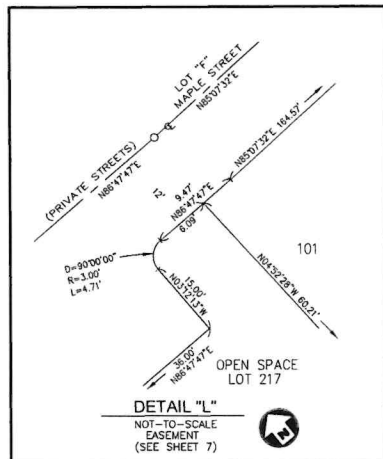
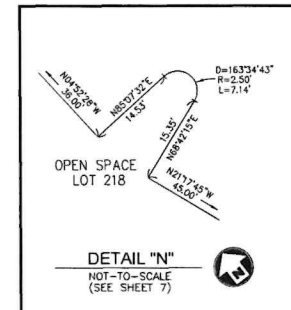
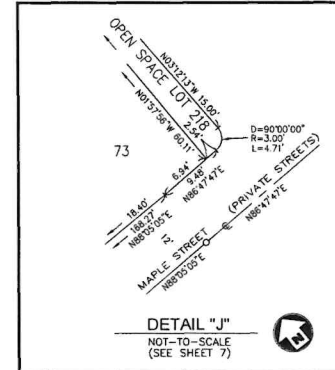
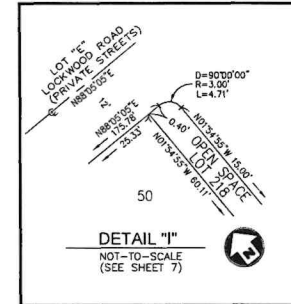
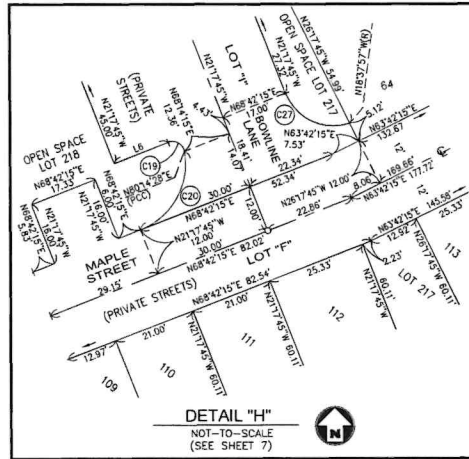
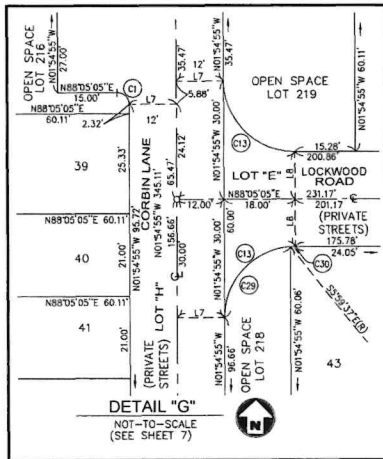
- SEE SHEET 2 FOR EASEMENT NOTES
- SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT.
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- SEE SHEET 6 THROUGH 10 FOR MAP BOUNDARY
- SEE SHEET 11 THROUGH 13 FOR MAP DETAILS
- SEE SHEET 14 FOR LOTS 216, 217 & 226 DETAIL
- SEE SHEET 15 FOR LOT AREA TABLES

LINE DATA

NO.	BEARING	DIST.
L1	N85°07'32"E	12.00'
L2	N85°07'32"E	27.00'
L3	N85°07'32"E	12.48'
L4	N85°07'32"E	17.00'
L5	N04°52'28"W(R)	12.00'
L6	N68°42'15"E	14.70'
L7	N88°05'05"E	12.00'
L8	N01°54'55"W	12.00'

CURVE DATA

- (C1) D=90°00'00" R=3.00' L=4.71'
- (C13) D=90°00'00" R=18.00' L=28.27'
- (C19) D=75°31'21" R=15.00' L=19.77'
- (C17) D=104°28'39" R=3.00' L=5.47'
- (C18) D=101°32'13" R=3.00' L=5.32'
- (C20) D=78°27'47" R=18.00' L=24.65'
- (C25) D=90°00'00" R=10.00' L=15.71'
- (C27) D=87°20'12" R=13.00' L=19.82'
- (C28) D=90°00'00" R=15.00' L=23.56'
- (C29) D=85°55'18" R=18.00' L=26.99'
- (C30) D=47°44'2" R=18.00' L=1.28'
- (C31) D=90°00'00" R=15.00' L=23.56'

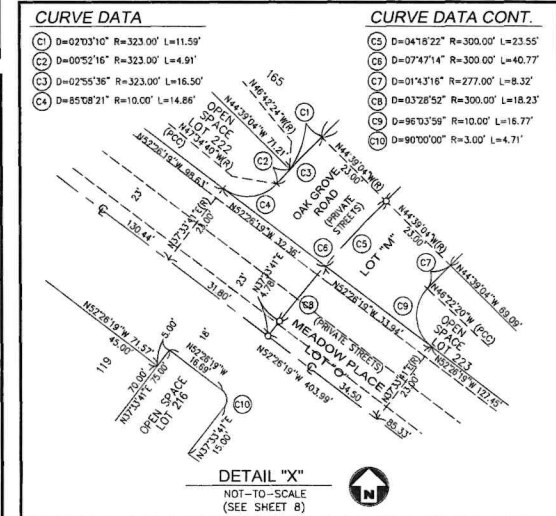
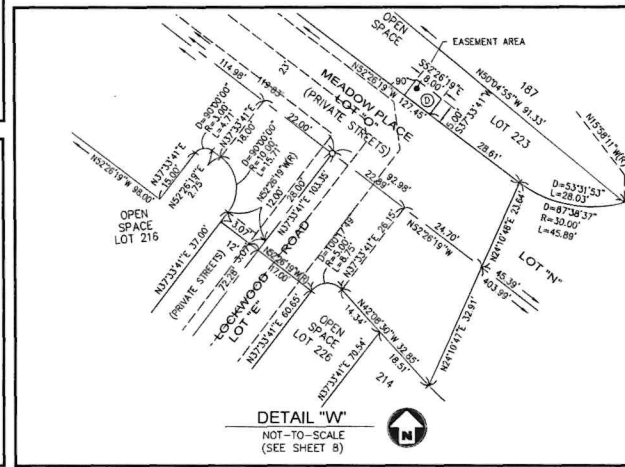
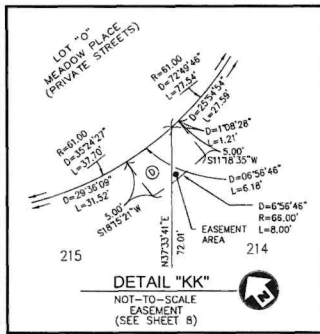
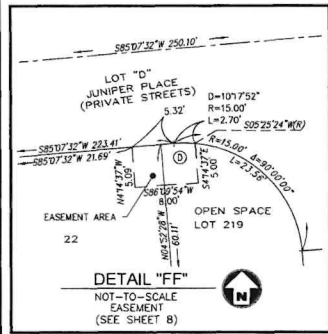
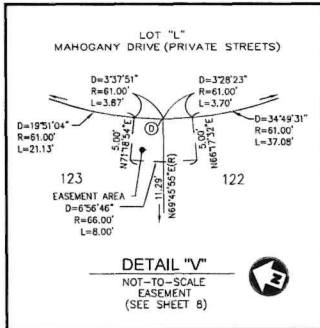
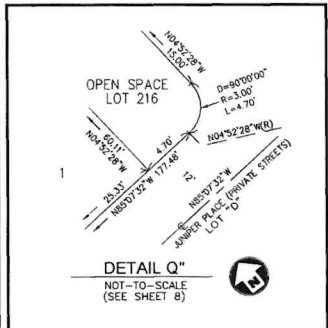
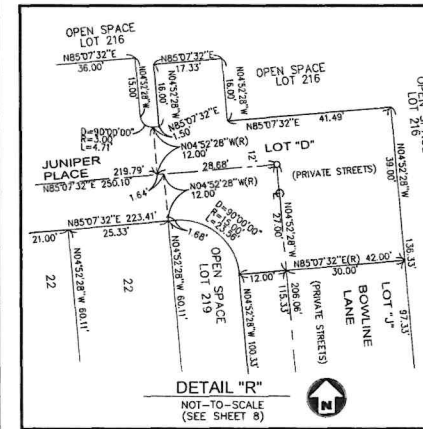
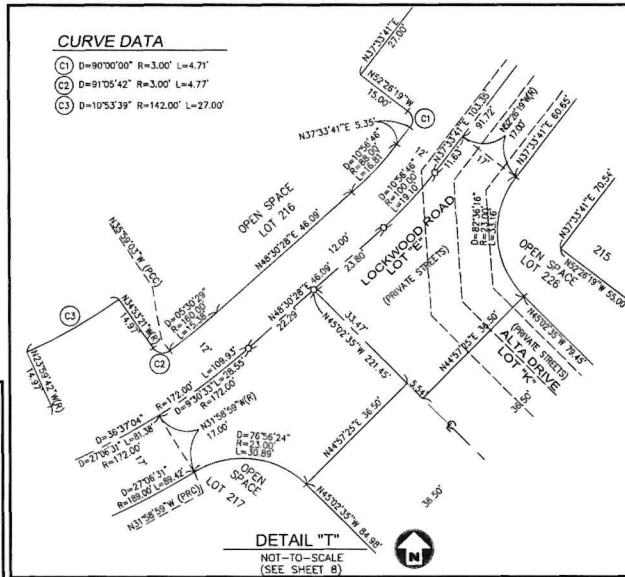
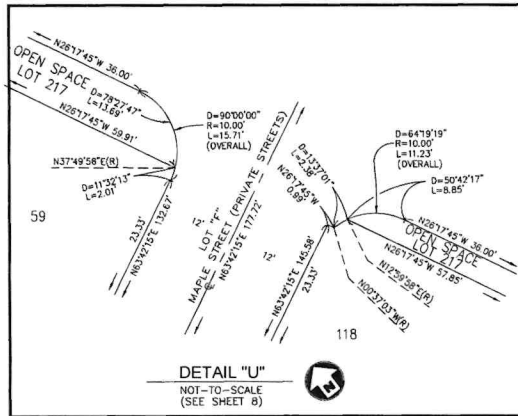


TRACT NO. 37640

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 10 AND LOT 4 IN BLOCK 24 OF MAP OF WEST RIVERSIDE, ON FILE IN BOOK 9, PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY AND A PORTION OF LOTS 5, 6, AND 7 OF ARTHUR PARKS TRACT ON FILE IN BOOK 1, PAGE 21 OF MAPS RIVERSIDE COUNTY, CALIFORNIA.

VERTEX SURVEY, INC.

OCTOBER 2021



NOTES:

- SEE SHEET 2 FOR EASEMENT NOTES.
- SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT.
- SEE SHEET 4 FOR SURVEYOR'S NOTES, MAP REFERENCES, MONUMENT NOTES, BASIS OF BEARINGS, BOUNDARY SHEET DETAILS.
- SEE SHEET 5 FOR INDEX, VICINITY MAP.
- SEE SHEET 6 THROUGH 10 FOR MAP BOUNDARY.
- SEE SHEET 11 THROUGH 13 FOR DETAILS.
- SEE SHEET 14 FOR LOTS 216, 217 & 226 DETAIL.
- SEE SHEET 15 FOR LOT AREA TABLES.

CURVE DATA

- (C1) D=90°00'00" R=3.00' L=4.71'
- (C2) D=91°05'42" R=3.00' L=4.77'
- (C3) D=10°53'39" R=142.00' L=27.00'

CURVE DATA

- (C1) D=02°03'10" R=323.00' L=11.59'
- (C2) D=00°52'16" R=323.00' L=4.91'
- (C3) D=02°55'36" R=323.00' L=16.50'
- (C4) D=85°08'21" R=10.00' L=14.86'

CURVE DATA CONT.

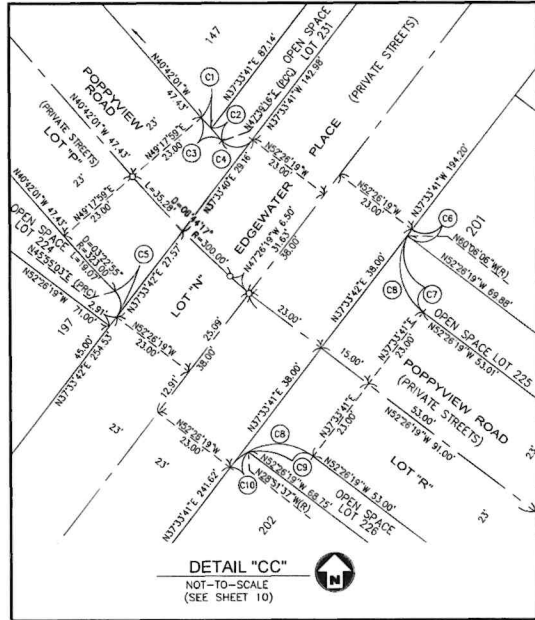
- (C5) D=04°16'22" R=300.00' L=23.55'
- (C6) D=07°47'14" R=300.00' L=40.77'
- (C7) D=01°43'16" R=277.00' L=8.32'
- (C8) D=03°28'52" R=300.00' L=18.23'
- (C9) D=96°03'59" R=10.00' L=16.77'
- (C10) D=90°00'00" R=3.00' L=4.71'

TRACT NO. 37640

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 10 AND LOT 4 IN BLOCK 24 OF MAP OF WEST RIVERSIDE, ON FILE IN BOOK 9, PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY AND A PORTION OF LOTS 5, 6, AND 7 OF ARTHUR PARKS TRACT ON FILE IN BOOK 1, PAGE 21 OF MAPS RIVERSIDE COUNTY, CALIFORNIA.

VERTEX SURVEY, INC.

OCTOBER 2021

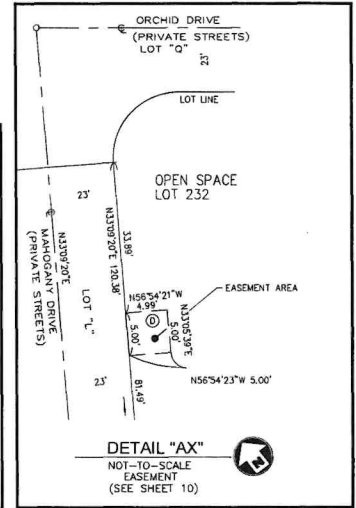
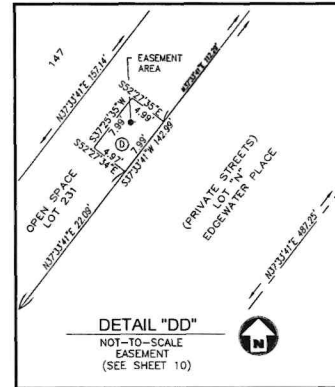
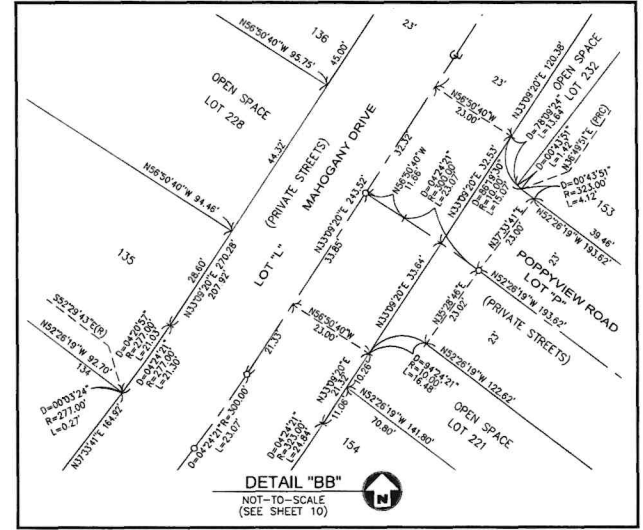
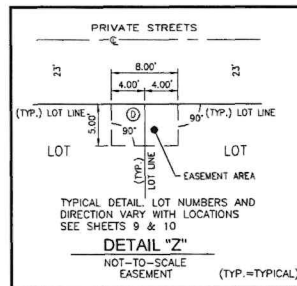
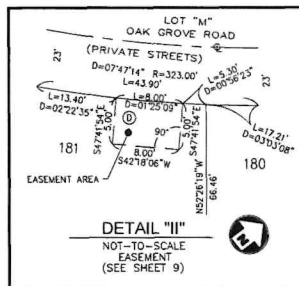
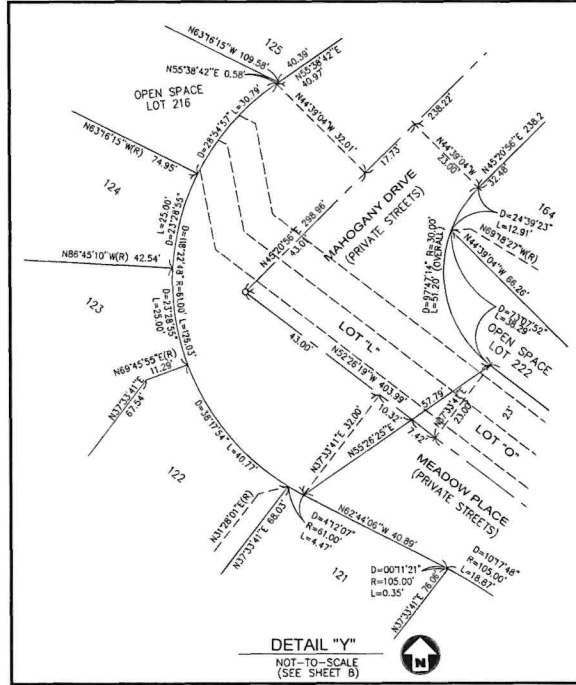


CURVE DATA

- | | |
|-----------------------------------|------------------------------------|
| (C1) D=0°46'40" R=277.00' L=3.76' | (C6) D=7°39'47" R=15.00' L=2.01' |
| (C2) D=0°05'20" R=277.00' L=4.19' | (C7) D=82°20'13" R=15.00' L=21.56' |
| (C3) D=0°15'38" R=277.00' L=7.95' | (C8) D=90°00'00" R=15.00' L=23.56' |
| (C4) D=100°05'35" R=5.00' L=8.73' | (C9) D=66°25'18" R=15.00' L=17.39' |
| (C5) D=81°38'38" R=5.00' L=7.12' | (C10) D=23°34'42" R=15.00' L=6.17' |

NOTES:

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- SEE SHEET 15 FOR LOT AREA TABLES

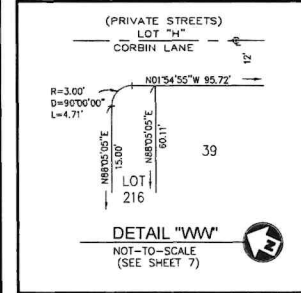
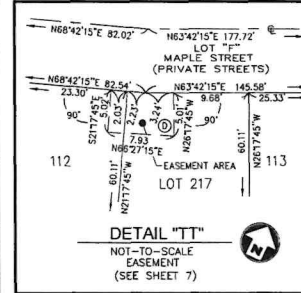
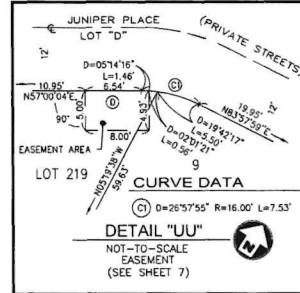
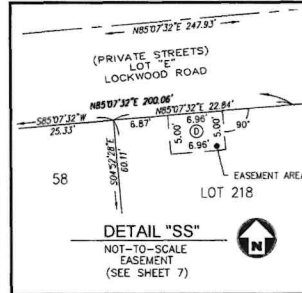
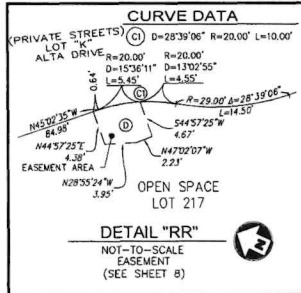
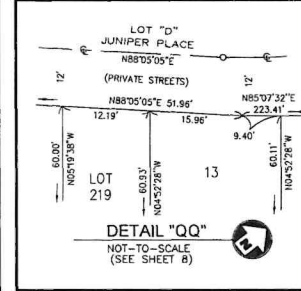
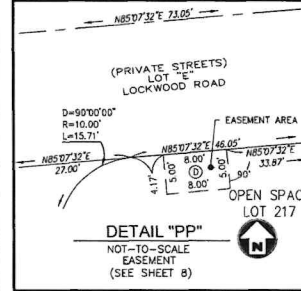
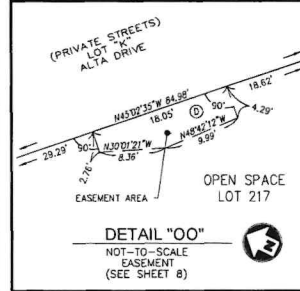
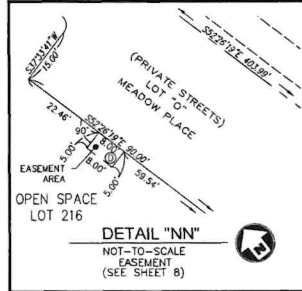
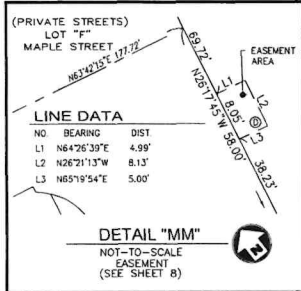


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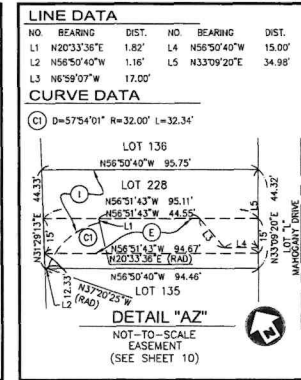
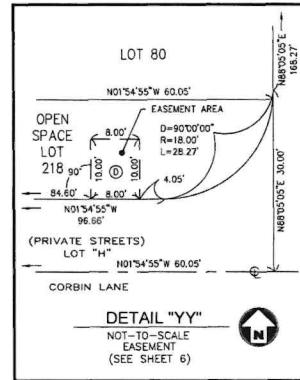
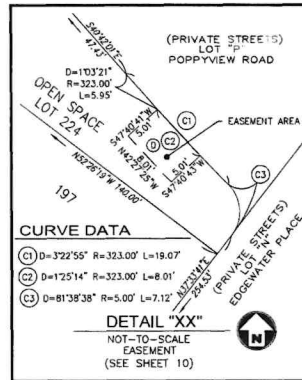
VERTEX SURVEY, INC.

OCTOBER 2021



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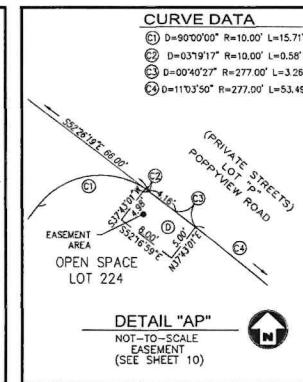
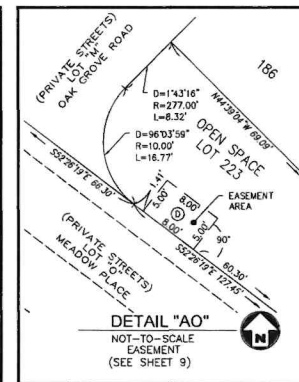
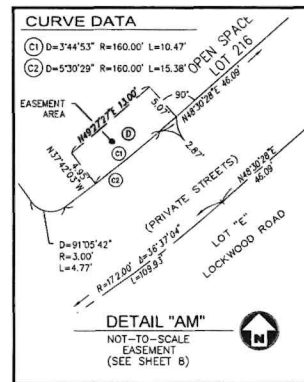
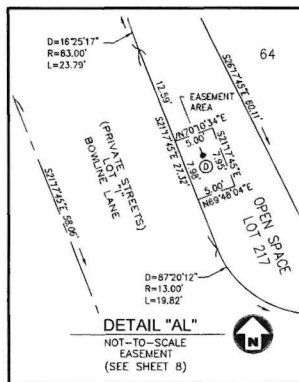
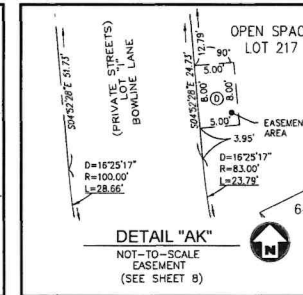
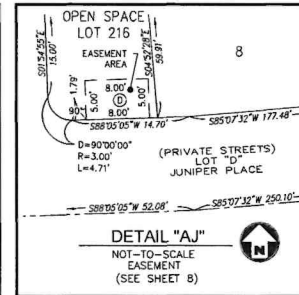
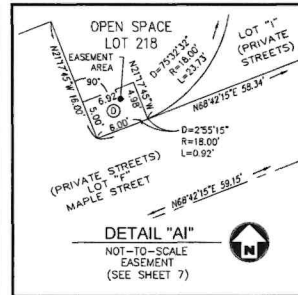
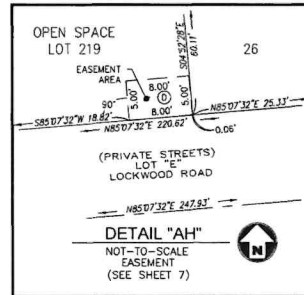
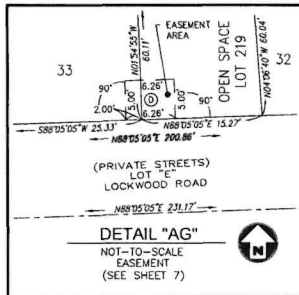
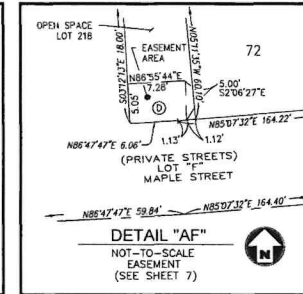
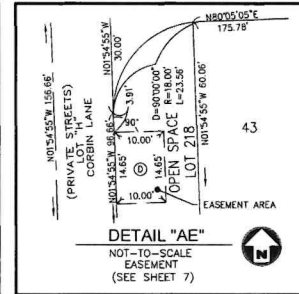
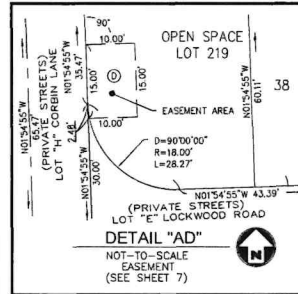
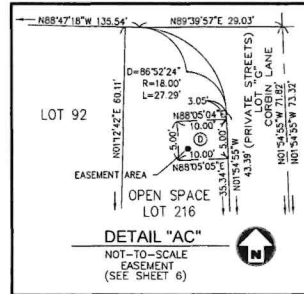
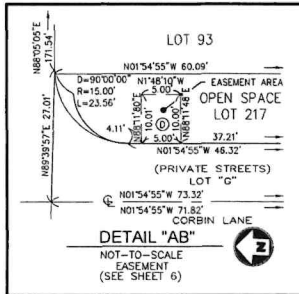
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VERTEX SURVEY, INC.

OCTOBER 2021

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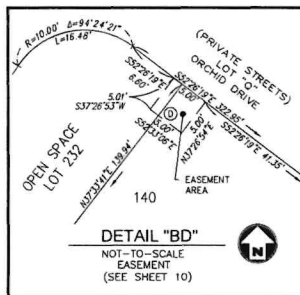
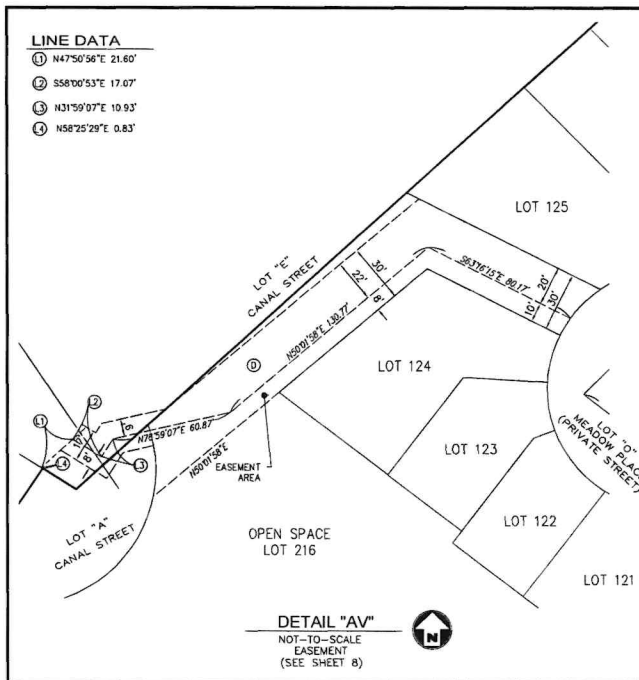
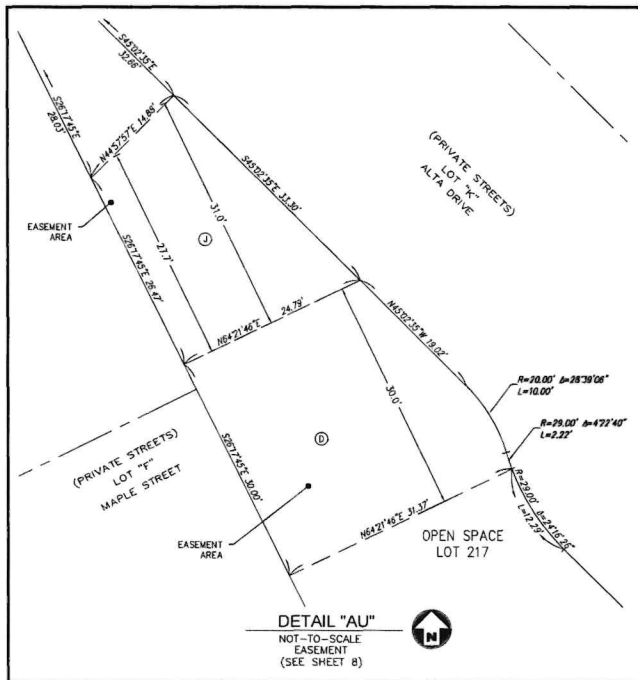
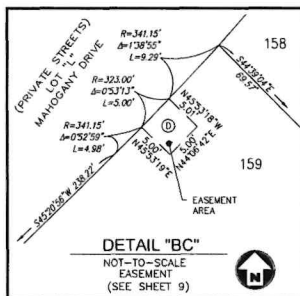
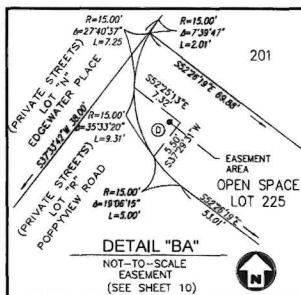
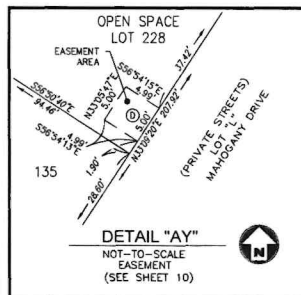
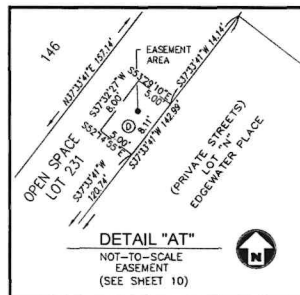
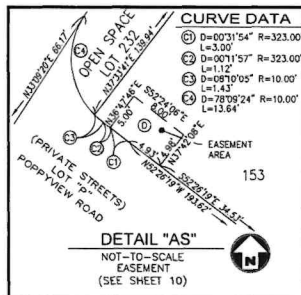
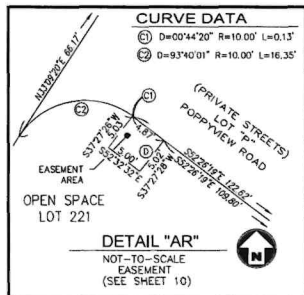
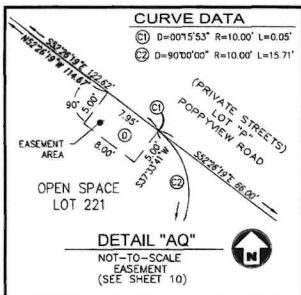
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VERTEX SURVEY, INC.

OCTOBER 2021

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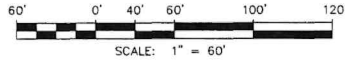
- LINE DATA**
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 - ② S58°00'53"E 17.07'
 - ③ N31°59'07"E 10.93'
 - ④ N58°25'29"E 0.83'

TRACT NO. 37640

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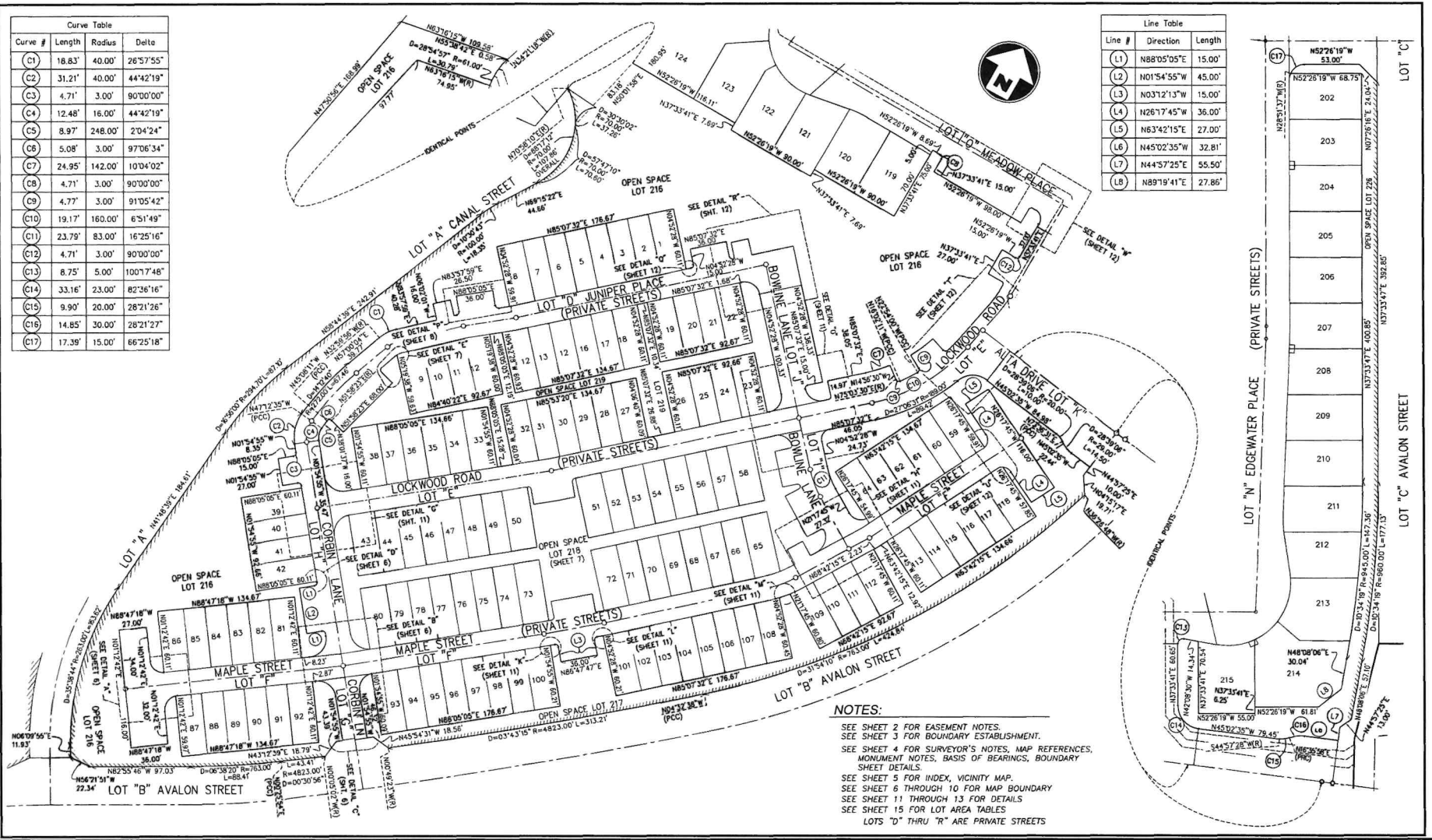
VERTEX SURVEY, INC.

OCTOBER 2011

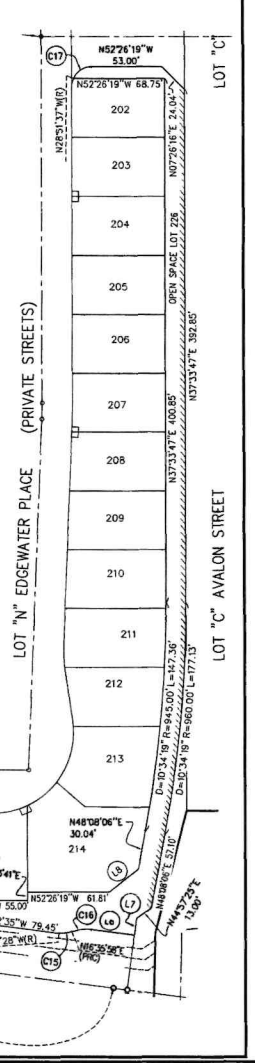


Curve Table			
Curve #	Length	Radius	Delta
(C1)	18.83'	40.00'	26°57'55"
(C2)	31.21'	40.00'	44°42'19"
(C3)	4.71'	3.00'	90°00'00"
(C4)	12.48'	16.00'	44°42'19"
(C5)	8.97'	248.00'	2°04'24"
(C6)	5.08'	3.00'	97°06'34"
(C7)	24.95'	142.00'	10°04'02"
(C8)	4.71'	3.00'	90°00'00"
(C9)	4.77'	3.00'	91°05'42"
(C10)	19.17'	160.00'	6°51'49"
(C11)	23.79'	83.00'	16°25'16"
(C12)	4.71'	3.00'	90°00'00"
(C13)	8.75'	5.00'	100°17'46"
(C14)	33.16'	23.00'	82°36'16"
(C15)	9.90'	20.00'	28°21'26"
(C16)	14.85'	30.00'	28°21'27"
(C17)	17.39'	15.00'	66°25'18"

Line Table		
Line #	Direction	Length
(L1)	N88°05'05"E	15.00'
(L2)	N01°54'55"W	45.00'
(L3)	N03°12'13"W	15.00'
(L4)	N26°17'45"W	36.00'
(L5)	N63°42'15"E	27.00'
(L6)	N45°02'35"W	32.81'
(L7)	N44°57'25"E	55.50'
(L8)	N89°19'41"E	27.86'



NOTES:
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 SEE SHEET 4 FOR SURVEYOR'S NOTES, MAP REFERENCES, MONUMENT NOTES, BASIS OF BEARINGS, BOUNDARY SHEET DETAILS.
 SEE SHEET 5 FOR INDEX, VICINITY MAP.
 SEE SHEET 6 THROUGH 10 FOR MAP BOUNDARY.
 SEE SHEET 11 THROUGH 13 FOR DETAILS.
 SEE SHEET 15 FOR LOT AREA TABLES.
 LOTS "D" THRU "R" ARE PRIVATE STREETS



IN CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 37640

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 10 AND LOT 4 IN BLOCK 24 OF MAP OF WEST RIVERSIDE, ON FILE IN BOOK 9, PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY AND A PORTION OF LOTS 5, 6, AND 7 OF ARTHUR PARKS TRACT ON FILE IN BOOK 1, PAGE 21 OF MAPS RIVERSIDE COUNTY, CALIFORNIA.

VERTEX SURVEY, INC.

OCTOBER 2021

NOTES:

- SEE SHEET 2 FOR EASEMENT NOTES.
- SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT.
- SEE SHEET 4 FOR SURVEYOR'S NOTES, MAP REFERENCES, MONUMENT NOTES, BASIS OF BEARINGS, BOUNDARY SHEET DETAILS.
- SEE SHEET 5 FOR INDEX, VICINITY MAP.
- SEE SHEET 6 THROUGH 10 FOR MAP BOUNDARY.
- SEE SHEET 11 THROUGH 13 FOR DETAILS.
- SEE SHEET 14 FOR LOTS 216, 217 & 226 DETAIL.

LOT AREA TABLE	
LOT #	AREA
LOT 1	1523 SQ.FT.
LOT 2	1262 SQ.FT.
LOT 3	1262 SQ.FT.
LOT 4	1262 SQ.FT.
LOT 5	1262 SQ.FT.
LOT 6	1262 SQ.FT.
LOT 7	1262 SQ.FT.
LOT 8	1522 SQ.FT.
LOT 9	1537 SQ.FT.
LOT 10	1281 SQ.FT.
LOT 11	1287 SQ.FT.
LOT 12	1539 SQ.FT.
LOT 13	1529 SQ.FT.
LOT 14	1263 SQ.FT.
LOT 15	1262 SQ.FT.
LOT 16	1262 SQ.FT.
LOT 17	1262 SQ.FT.
LOT 18	1523 SQ.FT.
LOT 19	1523 SQ.FT.
LOT 20	1262 SQ.FT.
LOT 21	1262 SQ.FT.
LOT 22	1523 SQ.FT.
LOT 23	1523 SQ.FT.
LOT 24	1262 SQ.FT.
LOT 25	1262 SQ.FT.
LOT 26	1523 SQ.FT.
LOT 27	1526 SQ.FT.
LOT 28	1272 SQ.FT.
LOT 29	1278 SQ.FT.
LOT 30	1284 SQ.FT.
LOT 31	1287 SQ.FT.
LOT 32	1533 SQ.FT.
LOT 33	1523 SQ.FT.
LOT 34	1262 SQ.FT.
LOT 35	1262 SQ.FT.
LOT 36	1262 SQ.FT.
LOT 37	1262 SQ.FT.
LOT 38	1523 SQ.FT.
LOT 39	1523 SQ.FT.
LOT 40	1262 SQ.FT.

LOT AREA TABLE	
LOT #	AREA
LOT 41	1262 SQ.FT.
LOT 42	1523 SQ.FT.
LOT 43	1523 SQ.FT.
LOT 44	1262 SQ.FT.
LOT 45	1262 SQ.FT.
LOT 46	1262 SQ.FT.
LOT 47	1262 SQ.FT.
LOT 48	1262 SQ.FT.
LOT 49	1262 SQ.FT.
LOT 50	1523 SQ.FT.
LOT 51	1523 SQ.FT.
LOT 52	1262 SQ.FT.
LOT 53	1262 SQ.FT.
LOT 54	1262 SQ.FT.
LOT 55	1262 SQ.FT.
LOT 56	1262 SQ.FT.
LOT 57	1262 SQ.FT.
LOT 58	1523 SQ.FT.
LOT 59	1523 SQ.FT.
LOT 60	1262 SQ.FT.
LOT 61	1262 SQ.FT.
LOT 62	1262 SQ.FT.
LOT 63	1262 SQ.FT.
LOT 64	1523 SQ.FT.
LOT 65	1539 SQ.FT.
LOT 66	1279 SQ.FT.
LOT 67	1276 SQ.FT.
LOT 68	1274 SQ.FT.
LOT 69	1271 SQ.FT.
LOT 70	1269 SQ.FT.
LOT 71	1266 SQ.FT.
LOT 72	1524 SQ.FT.
LOT 73	1526 SQ.FT.
LOT 74	1265 SQ.FT.
LOT 75	1264 SQ.FT.
LOT 76	1264 SQ.FT.
LOT 77	1264 SQ.FT.
LOT 78	1263 SQ.FT.
LOT 79	1263 SQ.FT.
LOT 80	1523 SQ.FT.

LOT AREA TABLE	
LOT #	AREA
LOT 81	1523 SQ.FT.
LOT 82	1262 SQ.FT.
LOT 83	1262 SQ.FT.
LOT 84	1262 SQ.FT.
LOT 85	1262 SQ.FT.
LOT 86	1523 SQ.FT.
LOT 87	1523 SQ.FT.
LOT 88	1262 SQ.FT.
LOT 89	1262 SQ.FT.
LOT 90	1262 SQ.FT.
LOT 91	1262 SQ.FT.
LOT 92	1523 SQ.FT.
LOT 93	1523 SQ.FT.
LOT 94	1262 SQ.FT.
LOT 95	1262 SQ.FT.
LOT 96	1262 SQ.FT.
LOT 97	1262 SQ.FT.
LOT 98	1262 SQ.FT.
LOT 99	1262 SQ.FT.
LOT 100	1523 SQ.FT.
LOT 101	1523 SQ.FT.
LOT 102	1262 SQ.FT.
LOT 103	1262 SQ.FT.
LOT 104	1262 SQ.FT.
LOT 105	1262 SQ.FT.
LOT 106	1262 SQ.FT.
LOT 107	1262 SQ.FT.
LOT 108	1524 SQ.FT.
LOT 109	1526 SQ.FT.
LOT 110	1262 SQ.FT.
LOT 111	1262 SQ.FT.
LOT 112	1523 SQ.FT.
LOT 113	1522 SQ.FT.
LOT 114	1262 SQ.FT.
LOT 115	1262 SQ.FT.
LOT 116	1262 SQ.FT.
LOT 117	1262 SQ.FT.
LOT 118	1520 SQ.FT.
LOT 119	3150 SQ.FT.
LOT 120	3140 SQ.FT.

LOT AREA TABLE	
LOT #	AREA
LOT 121	3239 SQ.FT.
LOT 122	3173 SQ.FT.
LOT 123	3607 SQ.FT.
LOT 124	6844 SQ.FT.
LOT 125	6534 SQ.FT.
LOT 126	4869 SQ.FT.
LOT 127	4784 SQ.FT.
LOT 128	4696 SQ.FT.
LOT 129	4608 SQ.FT.
LOT 130	4595 SQ.FT.
LOT 131	4385 SQ.FT.
LOT 132	3951 SQ.FT.
LOT 133	3849 SQ.FT.
LOT 134	4064 SQ.FT.
LOT 135	4316 SQ.FT.
LOT 136	4338 SQ.FT.
LOT 137	4397 SQ.FT.
LOT 138	4456 SQ.FT.
LOT 139	6674 SQ.FT.
LOT 140	3150 SQ.FT.
LOT 141	3150 SQ.FT.
LOT 142	3150 SQ.FT.
LOT 143	3150 SQ.FT.
LOT 144	3150 SQ.FT.
LOT 145	3150 SQ.FT.
LOT 146	3150 SQ.FT.
LOT 147	3712 SQ.FT.
LOT 148	3326 SQ.FT.
LOT 149	3159 SQ.FT.
LOT 150	3150 SQ.FT.
LOT 151	3150 SQ.FT.
LOT 152	3150 SQ.FT.
LOT 153	3150 SQ.FT.
LOT 154	3128 SQ.FT.
LOT 155	3105 SQ.FT.
LOT 156	3105 SQ.FT.
LOT 157	3105 SQ.FT.
LOT 158	3469 SQ.FT.
LOT 159	3109 SQ.FT.
LOT 160	3105 SQ.FT.

LOT AREA TABLE	
LOT #	AREA
LOT 161	3105 SQ.FT.
LOT 162	3105 SQ.FT.
LOT 163	3105 SQ.FT.
LOT 164	3094 SQ.FT.
LOT 165	3196 SQ.FT.
LOT 166	3195 SQ.FT.
LOT 167	3195 SQ.FT.
LOT 168	3195 SQ.FT.
LOT 169	3195 SQ.FT.
LOT 170	3416 SQ.FT.
LOT 171	3194 SQ.FT.
LOT 172	3195 SQ.FT.
LOT 173	3195 SQ.FT.
LOT 174	3195 SQ.FT.
LOT 175	3195 SQ.FT.
LOT 176	3105 SQ.FT.
LOT 177	3105 SQ.FT.
LOT 178	3105 SQ.FT.
LOT 179	2970 SQ.FT.
LOT 180	2973 SQ.FT.
LOT 181	3177 SQ.FT.
LOT 182	3109 SQ.FT.
LOT 183	3109 SQ.FT.
LOT 184	3109 SQ.FT.
LOT 185	3109 SQ.FT.
LOT 186	3109 SQ.FT.
LOT 187	4218 SQ.FT.
LOT 188	4053 SQ.FT.
LOT 189	3861 SQ.FT.
LOT 190	3668 SQ.FT.
LOT 191	3474 SQ.FT.
LOT 192	3391 SQ.FT.
LOT 193	3330 SQ.FT.
LOT 194	3330 SQ.FT.
LOT 195	3195 SQ.FT.
LOT 196	3195 SQ.FT.
LOT 197	3195 SQ.FT.
LOT 198	4287 SQ.FT.
LOT 199	3153 SQ.FT.
LOT 200	3152 SQ.FT.

LOT AREA TABLE	
LOT #	AREA
LOT 201	3151 SQ.FT.
LOT 202	3147 SQ.FT.
LOT 203	3150 SQ.FT.
LOT 204	3150 SQ.FT.
LOT 205	3150 SQ.FT.
LOT 206	3150 SQ.FT.
LOT 207	3155 SQ.FT.
LOT 208	3220 SQ.FT.
LOT 209	3304 SQ.FT.
LOT 210	3387 SQ.FT.
LOT 211	3440 SQ.FT.
LOT 212	3176 SQ.FT.
LOT 213	3967 SQ.FT.
LOT 214	5836 SQ.FT.
LOT 215	3744 SQ.FT.
LOT 216	116653 SQ.FT.
LOT 217	25473 SQ.FT.
LOT 218	15121 SQ.FT.
LOT 219	12790 SQ.FT.
LOT 220	6226 SQ.FT.
LOT 221	2948 SQ.FT.
LOT 222	2274 SQ.FT.
LOT 223	2200 SQ.FT.
LOT 224	2696 SQ.FT.
LOT 225	3855 SQ.FT.
LOT 226	15446 SQ.FT.
LOT 227	2743 SQ.FT.
LOT 228	4215 SQ.FT.
LOT 229	3126 SQ.FT.
LOT 230	2461 SQ.FT.
LOT 231	1551 SQ.FT.
LOT 232	1827 SQ.FT.

IN CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 37640

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 10 AND LOT 4 IN BLOCK 24 OF MAP OF WEST RIVERSIDE, ON FILE IN BOOK 9, PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY AND A PORTION OF LOTS 5, 6, AND 7 OF ARTHUR PARKS TRACT ON FILE IN BOOK 1, PAGE 21 OF MAPS RIVERSIDE COUNTY, CALIFORNIA.

VERTEX SURVEY, INC.

OCTOBER 2021

NOTES:

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LOT AREA TABLE	
LOT #	AREA
LOT 1	1523 SQ.FT.
LOT 2	1262 SQ.FT.
LOT 3	1262 SQ.FT.
LOT 4	1262 SQ.FT.
LOT 5	1262 SQ.FT.
LOT 6	1262 SQ.FT.
LOT 7	1262 SQ.FT.
LOT 8	1522 SQ.FT.
LOT 9	1537 SQ.FT.
LOT 10	1281 SQ.FT.
LOT 11	1287 SQ.FT.
LOT 12	1539 SQ.FT.
LOT 13	1529 SQ.FT.
LOT 14	1263 SQ.FT.
LOT 15	1262 SQ.FT.
LOT 16	1262 SQ.FT.
LOT 17	1262 SQ.FT.
LOT 18	1523 SQ.FT.
LOT 19	1523 SQ.FT.
LOT 20	1262 SQ.FT.
LOT 21	1262 SQ.FT.
LOT 22	1523 SQ.FT.
LOT 23	1523 SQ.FT.
LOT 24	1262 SQ.FT.
LOT 25	1262 SQ.FT.
LOT 26	1523 SQ.FT.
LOT 27	1526 SQ.FT.
LOT 28	1272 SQ.FT.
LOT 29	1278 SQ.FT.
LOT 30	1284 SQ.FT.
LOT 31	1287 SQ.FT.
LOT 32	1533 SQ.FT.
LOT 33	1523 SQ.FT.
LOT 34	1262 SQ.FT.
LOT 35	1262 SQ.FT.
LOT 36	1262 SQ.FT.
LOT 37	1262 SQ.FT.
LOT 38	1523 SQ.FT.
LOT 39	1523 SQ.FT.
LOT 40	1262 SQ.FT.

LOT AREA TABLE	
LOT #	AREA
LOT 41	1262 SQ.FT.
LOT 42	1523 SQ.FT.
LOT 43	1523 SQ.FT.
LOT 44	1262 SQ.FT.
LOT 45	1262 SQ.FT.
LOT 46	1262 SQ.FT.
LOT 47	1262 SQ.FT.
LOT 48	1262 SQ.FT.
LOT 49	1262 SQ.FT.
LOT 50	1523 SQ.FT.
LOT 51	1523 SQ.FT.
LOT 52	1262 SQ.FT.
LOT 53	1262 SQ.FT.
LOT 54	1262 SQ.FT.
LOT 55	1262 SQ.FT.
LOT 56	1262 SQ.FT.
LOT 57	1262 SQ.FT.
LOT 58	1523 SQ.FT.
LOT 59	1523 SQ.FT.
LOT 60	1262 SQ.FT.
LOT 61	1262 SQ.FT.
LOT 62	1262 SQ.FT.
LOT 63	1262 SQ.FT.
LOT 64	1523 SQ.FT.
LOT 65	1539 SQ.FT.
LOT 66	1279 SQ.FT.
LOT 67	1276 SQ.FT.
LOT 68	1274 SQ.FT.
LOT 69	1271 SQ.FT.
LOT 70	1269 SQ.FT.
LOT 71	1266 SQ.FT.
LOT 72	1524 SQ.FT.
LOT 73	1526 SQ.FT.
LOT 74	1265 SQ.FT.
LOT 75	1264 SQ.FT.
LOT 76	1264 SQ.FT.
LOT 77	1264 SQ.FT.
LOT 78	1263 SQ.FT.
LOT 79	1263 SQ.FT.
LOT 80	1523 SQ.FT.

LOT AREA TABLE	
LOT #	AREA
LOT 81	1523 SQ.FT.
LOT 82	1262 SQ.FT.
LOT 83	1262 SQ.FT.
LOT 84	1262 SQ.FT.
LOT 85	1262 SQ.FT.
LOT 86	1523 SQ.FT.
LOT 87	1523 SQ.FT.
LOT 88	1262 SQ.FT.
LOT 89	1262 SQ.FT.
LOT 90	1262 SQ.FT.
LOT 91	1262 SQ.FT.
LOT 92	1523 SQ.FT.
LOT 93	1523 SQ.FT.
LOT 94	1262 SQ.FT.
LOT 95	1262 SQ.FT.
LOT 96	1262 SQ.FT.
LOT 97	1262 SQ.FT.
LOT 98	1262 SQ.FT.
LOT 99	1262 SQ.FT.
LOT 100	1523 SQ.FT.
LOT 101	1523 SQ.FT.
LOT 102	1262 SQ.FT.
LOT 103	1262 SQ.FT.
LOT 104	1262 SQ.FT.
LOT 105	1262 SQ.FT.
LOT 106	1262 SQ.FT.
LOT 107	1262 SQ.FT.
LOT 108	1524 SQ.FT.
LOT 109	1526 SQ.FT.
LOT 110	1262 SQ.FT.
LOT 111	1262 SQ.FT.
LOT 112	1523 SQ.FT.
LOT 113	1522 SQ.FT.
LOT 114	1262 SQ.FT.
LOT 115	1262 SQ.FT.
LOT 116	1262 SQ.FT.
LOT 117	1262 SQ.FT.
LOT 118	1520 SQ.FT.
LOT 119	3150 SQ.FT.
LOT 120	3140 SQ.FT.

LOT AREA TABLE	
LOT #	AREA
LOT 121	3239 SQ.FT.
LOT 122	3173 SQ.FT.
LOT 123	3607 SQ.FT.
LOT 124	6844 SQ.FT.
LOT 125	6534 SQ.FT.
LOT 126	4869 SQ.FT.
LOT 127	4784 SQ.FT.
LOT 128	4696 SQ.FT.
LOT 129	4608 SQ.FT.
LOT 130	4595 SQ.FT.
LOT 131	4385 SQ.FT.
LOT 132	3951 SQ.FT.
LOT 133	3849 SQ.FT.
LOT 134	4064 SQ.FT.
LOT 135	4316 SQ.FT.
LOT 136	4338 SQ.FT.
LOT 137	4397 SQ.FT.
LOT 138	4456 SQ.FT.
LOT 139	6674 SQ.FT.
LOT 140	3150 SQ.FT.
LOT 141	3150 SQ.FT.
LOT 142	3150 SQ.FT.
LOT 143	3150 SQ.FT.
LOT 144	3150 SQ.FT.
LOT 145	3150 SQ.FT.
LOT 146	3150 SQ.FT.
LOT 147	3712 SQ.FT.
LOT 148	3326 SQ.FT.
LOT 149	3159 SQ.FT.
LOT 150	3150 SQ.FT.
LOT 151	3150 SQ.FT.
LOT 152	3150 SQ.FT.
LOT 153	3150 SQ.FT.
LOT 154	3128 SQ.FT.
LOT 155	3105 SQ.FT.
LOT 156	3105 SQ.FT.
LOT 157	3105 SQ.FT.
LOT 158	3469 SQ.FT.
LOT 159	3109 SQ.FT.
LOT 160	3105 SQ.FT.

LOT AREA TABLE	
LOT #	AREA
LOT 161	3105 SQ.FT.
LOT 162	3105 SQ.FT.
LOT 163	3105 SQ.FT.
LOT 164	3094 SQ.FT.
LOT 165	3196 SQ.FT.
LOT 166	3195 SQ.FT.
LOT 167	3195 SQ.FT.
LOT 168	3195 SQ.FT.
LOT 169	3195 SQ.FT.
LOT 170	3416 SQ.FT.
LOT 171	3194 SQ.FT.
LOT 172	3195 SQ.FT.
LOT 173	3195 SQ.FT.
LOT 174	3195 SQ.FT.
LOT 175	3195 SQ.FT.
LOT 176	3105 SQ.FT.
LOT 177	3105 SQ.FT.
LOT 178	3105 SQ.FT.
LOT 179	2970 SQ.FT.
LOT 180	2973 SQ.FT.
LOT 181	3177 SQ.FT.
LOT 182	3109 SQ.FT.
LOT 183	3109 SQ.FT.
LOT 184	3109 SQ.FT.
LOT 185	3109 SQ.FT.
LOT 186	3109 SQ.FT.
LOT 187	4218 SQ.FT.
LOT 188	4053 SQ.FT.
LOT 189	3861 SQ.FT.
LOT 190	3668 SQ.FT.
LOT 191	3474 SQ.FT.
LOT 192	3391 SQ.FT.
LOT 193	3330 SQ.FT.
LOT 194	3330 SQ.FT.
LOT 195	3195 SQ.FT.
LOT 196	3195 SQ.FT.
LOT 197	3195 SQ.FT.
LOT 198	4287 SQ.FT.
LOT 199	3153 SQ.FT.
LOT 200	3152 SQ.FT.

LOT AREA TABLE	
LOT #	AREA
LOT 201	3151 SQ.FT.
LOT 202	3147 SQ.FT.
LOT 203	3150 SQ.FT.
LOT 204	3150 SQ.FT.
LOT 205	3150 SQ.FT.
LOT 206	3150 SQ.FT.
LOT 207	3155 SQ.FT.
LOT 208	3220 SQ.FT.
LOT 209	3304 SQ.FT.
LOT 210	3387 SQ.FT.
LOT 211	3440 SQ.FT.
LOT 212	3176 SQ.FT.
LOT 213	3967 SQ.FT.
LOT 214	5836 SQ.FT.
LOT 215	3744 SQ.FT.
LOT 216	116653 SQ.FT.
LOT 217	25473 SQ.FT.
LOT 218	15121 SQ.FT.
LOT 219	12790 SQ.FT.
LOT 220	6226 SQ.FT.
LOT 221	2948 SQ.FT.
LOT 222	2274 SQ.FT.
LOT 223	2200 SQ.FT.
LOT 224	2696 SQ.FT.
LOT 225	3855 SQ.FT.
LOT 226	15446 SQ.FT.
LOT 227	2743 SQ.FT.
LOT 228	4215 SQ.FT.
LOT 229	3126 SQ.FT.
LOT 230	2461 SQ.FT.
LOT 231	1551 SQ.FT.
LOT 232	1827 SQ.FT.

12. Consider Proposal with Water Resources Economics for On-
Call Services and Rate Implementation: **DM 2023-45**

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 2023-45

May 4, 2023

To: Rubidoux Community Services District
Board of Directors

Subject: Consider Proposal with Water Resources Economics for On-Call Services and Rate Implementation

BACKGROUND:

In October 2021, the District hired Sanjay Gaur of Water Resources Economics to work as an extension of staff during the Rubidoux Community Services District's ("District") Comprehensive Cost of Services Study ("COSS") which began in January 2022 and concluded in December 2022. Mr. Gaur was a valuable resource for the District during this time given his expertise in the field of financial modeling and rate development. He was essential in reviewing and issuing the District's Request for Proposal ("RFP") which ultimately led to the hiring of IB Consulting ("IB") and was instrumental to the District in 2022 to ensure IB followed the scope and timeline originally outlined in their proposal. With his help, the District successfully adopted a new defensive 5-year rate plan in December 2022.

Earlier in the evening, staff sought acceptance of a proposal from IB Consulting and budget amendment to assist staff in updating the District's water and sewer utilities to determine if a rate adjustment to the water and/or sewer rates were necessary for the financial stability of the District. Additionally, staff sought assistance in updating the District's reserve policies to align with the methodology outlined within the COSS.

Staff wishes to engage with Water Resources Economics during the current budgeting cycle to aid staff with this update. The total cost of the proposed scope of work is a not-to-exceed amount of \$5,000, which staff tends to split 50/50 with the water and sewer funds. Total budget impact to each fund is \$2,500. It was noted during the staff report for DM 2023-43, the water fund required a budget amendment of \$12,500 from excess capacity in the 'Operating Expense' account to fund the work of IB. Likewise, staff is recommending an additional budget amendment in the 'Operating Expense' account by transferring \$2,500 to account 'Consulting Fees:COSS' to cover the cost of this additional work. This leaves a budget amount of \$281,300 in the 'Operating Expense' account, which is more than sufficient to cover the remaining operating expenses for the water fund. Similarly,

a budget amendment is needed in the sewer fund to cover this additional work as the proposal from IB used the remaining monies available in the sewer funds 'Consulting Fees:COSS' account. When reviewing the budget to actual for the sewer fund, staff noted excess capacity in the District's 'Hydrowash' account. The current balance in the account is approximately \$53,000 (ending 4/30/23) and has a budget amount of \$250,000. Staff recommends the Board amend the FY 2022|2023 sewer fund budget by transferring \$2,500 from the District's sewer fund budget 'Hydrowash' account to its 'Consulting Fees: COSS' account.

RECOMMENDATION:

Management recommends the Board of Director's authorize the General Manager to:

1. Accept the proposal from Water Resources Economics and issue a Task Order to Water Resources Economics in an amount not-to-exceed \$5,000.
2. Amend the FY 2022|2023 Operating Budgets as follows:
 - a. Transfer \$2,500 from the District's Water Fund Budget 'Operating Expense' account to its 'Consulting Fees:COSS' account.
 - b. Transfer \$2,500 from the District's Sewer Fund Budget 'Hydrowash' account to its 'Consulting Fees:COSS' account.

Respectfully,



BRIAN R. LADDUSAW, CPA
General Manager

Attachment(s):

1. Water Resources Economics – Proposal



February 24, 2023

Brian Laddusaw
General Manager
Rubidoux Community Services District
3590 Rubidoux Blvd
Jurupa Valley, CA 92509

Subject: Proposal for Post Prop 218 and Logistics

Dear Mr. Laddusaw,

Water Resources Economics, LLC (WRE) is pleased to submit this proposal to Rubidoux Community Services District (District) for service associated with Post Prop 218 and Logistics. I am available to aid with Post Prop 218 and Logistics, as called upon. My hourly rate is \$245 and I will invoice the District based on time and material, to not to exceed for \$5,000. Below and attached is my qualification in rate making.

The District is seeking a consultant who is considered an expert in rate making in California and understands the future challenges agencies in the state will face and WRE is well-qualified to provide this service. I have conducted hundreds of water and wastewater rate studies over the last 25 years throughout California and am an expert in developing rates that can withstand different financial and legal challenges. I understand the various technical, political, and regulatory standards associated with designing such rates. I have attached my resume showing the agencies I have worked with over the last two decades, along with numerous published articles I have authored on this subject.

It would be my pleasure to assist the District on this important project. If you have any questions, please contact me at 213-327-4405 or by email at sgaur@water-economics.com

Sincerely,

Sanjay Gaur
Principal Consultant
Water Resources Economics, LLC

Proposal for Post Prop 218 and Logistics

Rubidoux Community Service District

Statement of Qualifications and Experience

Water Resources Economics – Our Role in the Water Community

Water and wastewater agencies are facing many different challenges, including water scarcity, the need to refurbish aging infrastructure, increased water quality needs, lack of trust of government, increased participation based on information that may not be accurate, and ever-increasing rates. Water Resources Economics was developed to tackle these challenges. By having an open, transparent dialogue, we are able to convey the value that water and wastewater services provide to the community and the challenges it faces.

Proposed Rate Advisor

Sanjay Gaur has more than 25 years of financial and rate consulting experience with water and wastewater utilities and has served as a consultant to more than 100 agencies in Arizona, California, Nevada, and the Caribbean. He has provided his insight into utility rate and conservation-related matters through articles in *Journal AWWA* and other publications and served as an expert source on rates development quoted in the *Los Angeles Times* and *New York Times*. He has co-authored several industry guides, including AWWA's *Manual M1 Principles of Water Rates, Fees and Charges, 7th Edition*; AWWA's *Water Rates, Fees, and the Legal Environment, 2nd Edition*; and *Water and Wastewater Finance and Pricing: The Changing Landscape*. He is a member of AWWA's Rates and Charges Committee. Mr. Gaur was a Peace Corps volunteer in Bulgaria. He holds a master's degree in Applied Economics from UC Santa Cruz and a Master in Public Administration - International Development from the Kennedy School of Government, Harvard University.

Resume attached, beginning on page 8.

Example Work / References

City of Santa Cruz

Rosemary Menard, Water Director
Santa Cruz Water Department
RMenard@cityofsantacruz.com
(831) 420-5205

Mr. Gaur has assisted Santa Cruz Water Department since 2010. The City of Santa Cruz water use is one of the lowest in the United States. In addition, community members understand the scarcity of water and are sensitive to affordability concerns for low-end water users. Community members are active and demand that the water rates reflect these values. However, this translates into revenue instability for water enterprise, especially during water rationing in drought conditions. In addition, the water enterprise is undergoing an intensive capital refurbishment plan over the next 10 years. Water enterprise needs to issue debt and needs to show the rating agencies that they can meet these future obligations, especially given that 90% of the revenue is dependent on water sales. Mr. Gaur has successfully assisted the Water Department in meeting both goals, having water rates that reflect the scarcity and promote affordability, while demonstrating to the bond market it can meet future obligations. Mr. Gaur has successfully had the City adopt a five-year rate schedule, drought rates and capacity fees.

Proposal for Post Prop 218 and Logistics

Rubidoux Community Service District

Quote from Ms. Menard:

I have had several opportunities to work with Sanjay Gaur on utility financial planning over the last eight years and I greatly appreciate his comprehensive knowledge of utility financial planning and rate-making principles and practices. He works collaboratively with his clients, understands the difference between analysis and policy decisions, and facilitates effective engagement of utility staff, governing board policy makers and community interests in financial planning and rate-making processes. Working with Sanjay is a strategy that any agency can use to “up their game” when it comes to the challenging public policy issues many utilities face today.

Placer County Water Agency

Joseph H. Parker

Director of Financial Services

jhparker@pcwa.net

530-823-4875

Mr. Gaur has assisted Placer County Water Agency since 2015. The most significant rate study he conducted for the Agency was in 2017, where the agency had many different types of services and rates. These rates were developed independently by acquiring different water agencies. Mr. Gaur assisted the Agency in developing a comprehensive cost-of-service study that showed the nexus of how the rates are determined for treated retail, treated wholesale, untreated retail, and untreated resale. The process was complicated by having to address the historical canal system developed during the California Gold Rush and the rationality of the miner’s-inch rates for agriculture that sustained the cultural aspect of the county, while meeting state regulatory requirements. Mr. Gaur facilitated several workshops with Executive Staff, and members of the Finance Committee and Board. The rates were adopted successfully in 2017.

Quote from Mr. Parker:

Over the years, Sanjay Gaur has been and continues to be an exceptional asset for my agency. I have collaborated with Sanjay for almost 15 years and have appreciated his original thinking, his preparedness, and his ability to facilitate technical discussions and quickly respond to detailed questions in a clear, articulate manner. I first met Sanjay soon after I became Chair of ACWA’s Finance Committee and during my ten years as Chair, Sanjay’s expertise was a source of support for ACWA members, as he led training sessions at ACWA’s semi-annual conferences. Sanjay is a strong communicator supported by sharp analytical skills and a solution-focused attitude. His insight has been appreciated by my Board and gained him respect as our “go-to” resource.

Western Municipal Water District

Kevin C. Mascaro

Director of Finance

kmascaro@wmwd.com

(951) 571-7160

Mr. Gaur has worked with Western Municipal Water District since 2007. He assisted the District on several financial and rate matters. The most significant study was the development and implementation

Proposal for Post Prop 218 and Logistics

Rubidoux Community Service District

of a water budget rate structure. The District moved from a uniform rate structure to a tiered water budget rate. The rate structure was successfully implemented, which helped the agency promote water efficiency, affordability for essential use and enhance revenue stability. In 2018, Western Municipal Water District had a rate challenge over its water budget rates. Mr. Gaur assisted the District in developing the legal arguments and the District prevailed in the lawsuit.

Quote: Mr. Mascaro

For over a decade, Sanjay has provided wisdom to our agency in the formulation of water rates and capacity charge policies. His intelligence, personable character, and proven industry insight have benefited us greatly.

Fallbrook Public Utility District

Jack Bebee

General Manager

jackb@fpud.com

(760) 728-1125;1105

Mr. Gaur assisted the District in adopting a five-year rate schedule in 2017. The District was evaluating an alternative water supply to increase reliability and provide water for future development. Mr. Gaur developed the appropriate financial strategy. In addition, the District's service area has historically been mainly agricultural. Increased water costs and property values have made this industry vulnerable, which has increased the political climate of any rate increase. Mr. Gaur successfully worked with the Board in having the five-year rates adopted.

Quote from Mr. Bebee:

Sanjay played a critical role in getting our District on a solid financial footing through development of our financial plan and a five-year rate increase strategy. His ability to help explain the District's financial needs to both our governing board as well as a very engaged public was key to our successful implementation of a sustainable financial program.

Proposal for Post Prop 218 and Logistics

Rubidoux Community Service District

Resume

PROFILE

Sanjay Gaur has more than 25 years of financial and rate consulting experience with water and wastewater utilities and has served as a consultant to more than 100 agencies in Arizona, California, Nevada and the Caribbean. He has provided his insight into utility rate and conservation-related matters through articles in *Journal AWWA* and other publications and served as an expert source on rates development quoted in the *Los Angeles Times* and *New York Times*. He has co-authored several industry guides, including *AWWA's Manual M1 Principles of Water Rates, Fees and Charges, 7th Edition*; *AWWA's Water Rates, Fees, and the Legal Environment, Second Edition*; and *Water and Wastewater Finance and Pricing: The Changing Landscape*. He is a member of AWWA's Rates and Charges Committee. Mr. Gaur was a Peace Corps volunteer in Bulgaria. He holds a master's degree in Applied Economics from UC Santa Cruz and a Master in Public Administration - International Development from the Kennedy School of Government, Harvard University.

TECHNICAL SPECIALTIES

Financial analysis	Capacity fee studies
Cost of service studies	Cost benefit analysis
Conservation rate structure design	Econometric analysis

PROFESSIONAL HISTORY

- **Water Resources Economics, LLC**, Principal Consultant (2021-present)
- **Raftelis Financial Consultants, Inc.**, Vice President (2015-2021); Senior Manager (2012-2014); Manager (2009-2012)
- **Red Oak Consulting**, Division of Malcolm Pirnie (2007-2009)
- **MuniFinancial** (2005-2006)
- **A & N Technical Services** (1999–2003)
- **United States Peace Corps**, Bulgaria (1995-1997)

EDUCATION

Master in Public Administration - International Development, Kennedy School of Government - Harvard University (2003)

Master of Science, Applied Economics - University of California, Santa Cruz (1994)

Bachelor of Arts, Economics and Environmental Studies - University of California, Santa Cruz (1992)

RECENT PROJECT EXPERIENCE

- | | |
|--|---|
| - Alameda County Water District (CA) - Financial Plan Study and Annual Updates, Conservation Tiered Rate Feasibility Analysis, Drought Rate Study, Water Cost of Service and Rate Study, and other Ad-hoc Support | - American Water Company (CA) - Water Rate Study |
| - Amador Water District (CA) – Water and Wastewater Rate Study | - City of Buckeye (AZ) – Water Rate Study and Capacity fee |
| | - Borrego Water District (CA) – Financial Planning Study, Groundwater Sustainability Plan, Water Rate Study, and Basin Management Evaluation |

Proposal for Post Prop 218 and Logistics

Rubidoux Community Service District

- **City of Calexico (CA)** - Water and Sewer Rate Study
- **City of Camarillo (CA)** – Water and Wastewater Rate Study, Financial Plan Study, and Cost of Service Study,
- **Carpinteria Sanitary District (CA)** – Sewer Rate and Fee Study
- **Castaic Lake Water Agency (CA)** – Wholesale Water Rate Study, Drought Rates, Rate Analysis, and Facility Capacity Fees
- **Central Basin Municipal Water District (CA)** – Financial Plan
- **City of Chino (CA)** – Water Budget Rate Design, Financial Plan Study and Cost of Service and Rate Design
- **City of Chowchilla (CA)** – Water and Wastewater Rate Study
- **Coastside County Water District (CA)** – Water Rate Study
- **Contra Costa Water District (CA)** – Financial Plan Study, Water Rate Study and Drought Rates Study
- **City of Corona (CA)** – Water Budget Rate Study, Wastewater Capacity Fees Study
- **Cucamonga Valley Water District (CA)** – Financial Plan, Water Conservation Rate Study, and Drought Rates
- **East Bay Municipal Utility District (CA)** – Water and Wastewater Cost of Service and Rate Study
- **Eastern Municipal Water District (CA)** – Water Budget Study and Financial Plan Study
- **East Orange County Water District (CA)** - Water Budget Study, Sewer Capacity Fees Study, and Financial Plan Study
- **Elsinore Valley Municipal Water District (CA)** – Financial Model, Drought Rate Analysis, Water and Recycled Water Rate Study, Capacity Fee Study, and Wastewater Rate Study
- **El Toro Water District (CA)** – Water Budget Study and Recycled Water Financial Plan Study
- **City of Escondido (CA)** – Water and Wastewater Rate Study and Capacity Fees Study
- **Fallbrook Public Utilities District (CA)** – Water, Wastewater and Recycled Water Rate Study
- **City of Florence (AZ)** – Water and Wastewater Rate Study
- **City of Gilbert (AZ)** – Fire Financial Plan
- **City of Glendora (CA)** – Water Budget Feasibility Study
- **City of Gridley (CA)** – Water Rate Study
- **Helix Water District (CA)** – Water Rate and Cost of Service Study
- **Hi-Desert Water District (CA)** – Water Rate Study
- **City of Hollister (CA)** - Sewer Rate and Impact Fee Study, Water Rates Study, and Capacity Fee Study
- **City of Huntington Beach (CA)** - Sewer Rate Study, Water Budget Rate Study, and Financial Plan Study
- **Imperial County Gateway County Service Area (CA)** – Water and Wastewater Rate Study
- **Indio Water Authority (CA)** - User Fee Study and Water Rate Study
- **Inland Empire Utilities Agency (CA)** – Conservation Rate Structure Workshop and Financial Plan Study
- **Inyo County Water Department (CA)** – Water Rate Study
- **Irvine Ranch Water District (CA)** - Conservation Study
- **Jurupa Community Services District (CA)** – Water Budget Study
- **La Habra Heights County Water District (CA)** – Wheeling Rate Study and Financial Plan Study
- **La Puente Valley County Water District (CA)** – Water Rate and Fee Study
- **Las Virgenes Municipal Water District (CA)** – Water Budget Rate Study, Water, RW and WW Financial Plan and Rate Studies, Capacity Fees Study
- **City of Livermore (CA)** – Water Cost of Service Study
- **City of Livingston (CA)** - Water Rate Study
- **City of Lomita (CA)** - Water Rate Workshop
- **City of Long Beach (CA)** - Water, Recycled Water and Wastewater Financial Plan and Rate Studies
- **Los Alamos Community Services District (CA)** – Water and Wastewater Rate Study
- **Los Angeles Department of Water and Power (CA)** - Daily Demand Estimates
- **City of Lynwood (CA)** - Cost Allocation Plan

Proposal for Post Prop 218 and Logistics

Rubidoux Community Service District

- **City of Malibu (CA)** – Wastewater and Recycled Water Rate Study
- **Mammoth Community Water District (CA)** – Water Rate Study
- **City of Merced (CA)** - Water and Sewer Rate and Impact Fee Study
- **Mesa Consolidated Water District (CA)** – Financial Plan Study, Cost Comparison Study, Water and Recycled Water Cost of Service and Rate Design Study
- **Metropolitan Water District of Southern California (CA)** – Drought Allocation Model, Long Range Financial Plan, and Cost of Service Evaluation
- **Mill Valley - Tamalpais Community Services District (CA)** – Financial Plan Study
- **Mojave Water Agency (CA)** – Financial Plan Study, Financial Impact Analysis for Water Exchange and Leasing Programs and Water Reliability Rate Development
- **Modesto Irrigation District (CA)** – Stormwater Fee Study
- **Monterey Peninsula Water Management District (CA)** - Water Budget Study
- **Municipal Water District of Orange County (CA)** - Conservation Potential Study and Rate Study
- **City of Newport Beach (CA)** – Water Rate Study
- **City of Palo Alto (CA)** – Water Cost of Service and Rate Study
- **Pasadena Water and Power (CA)** - Water Cost of Service and Rate Design Study
- **Placer County Water Agency (CA)** – Cost of Service, Rate, and Financial Plan Study
- **City of Pomona (CA)** – Rate Study
- **City of Port Hueneme (CA)** - Water and Solid Waste Rate Study
- **City of Orange (CA)** – Water and Sanitation Rate Study
- **Rancho California Water District (CA)** – Water Budget Rate Study, Water Demand Offset Fees, Commercial Water Budget Revision Study, Alternative Water Supply Feasibility Analysis
- **City of Reno (NV)** – Wastewater Rate Study
- **City of Rio Vista (CA)** - Water and Sewer Rate and Impact Fee Study
- **Rubidoux Community Services District (CA)** – Rate Advisor
- **Salton Community Services District (CA)** – Sewer Rate Study
- **San Benito County Water District (CA)** – Water Rate Study
- **City of San Clemente (CA)** – Water and Wastewater Rate Study
- **San Diego County Water Authority (CA)** - Indexing Model and Wholesale Water Rate
- **San Geronio Pass Water Agency (CA)** – Long Range Strategic Financial Plan
- **City of San Juan Capistrano (CA)** – Water Rate Study
- **Santa Clara Valley Water District (CA)** - Project Evaluation - Water Conservation Project
- **Santa Clarita Water District (CA)** – Retail Water Rate Study
- **City of Santa Cruz (CA)** - Financial Plan, Water Budget Feasibility Analysis, Cost of Service and Rate Study, Drought Rate Study, Capacity Fees Update and Water Demand Offset Fees Analysis, and Alternative Water Supply Feasibility Analysis
- **Scotts Valley Water District (CA)** – Water and Recycled Water Rate Study
- **City of Shasta Lake (CA)** – Water Rate Study and Water and Wastewater Capacity Fee Study
- **City of Sierra Madre (CA)** – Water and Sewer Rate Study
- **City of Signal Hill (CA)** – Water Rate and Cost of Service Study
- **City of Simi Valley (CA)** – Sewer Rate Study
- **Soquel Creek Water District (CA)** – Water Rate Structure Study
- **South Coast Water District (CA)** – Water Budget Assessment
- **South Mesa Water Company (CA)** – Rate Structure and Recycled Water Rate Study
- **City of South Gate (CA)** - Water Impact Fee
- **Sunnyslope County Water District (CA)** – Water Rates and Capacity Fees
- **Temescal Valley Water District (CA)** – Water and Sewer Rate Study and Capacity Fee Study
- **Trabuco Canyon Water District (CA)** – Water Rate Study

Proposal for Post Prop 218 and Logistics

Rubidoux Community Service District

- **City of Thousand Oaks (CA)** – Water and Wastewater Cost of Service and Financial Plan Study
- **City of Ventura (CA)** – Water and Wastewater Rate Study
- **City of Vista (CA)** - Sewer Rate and Connection Fee Study
- **Walnut Valley Water District (CA)** - Water Rate Study
- **City of Watsonville (CA)** – Utility Enterprise Rate Study
- **Western Municipal Water District (CA)** - Financial Plan, Capacity Fees, and Water Budget Rate Studies
- **Yorba Linda Water District (CA)** - Sewer and Water Budget Rate Study, Financial Plan Study, and Cost of Service Rate Study
- **Zone 7 Water Agency (CA)** – Cost of Service Study and Water Rate Study Update

Publications

- Wittern, M., Gaur, S., “**Protecting Against Water Rate Challenges With the Equivalent of Bear Spray,**” *Journal – American Water Works Association*, March 2022, Volume 114, Issue 2
- Harmon, K., Mukherjee, M., Gaur, S., Atwater D., “**Evaluating Water Saving from Budget-Based Tiered Rates in Orange County, California,**” *Water Economics and Policy*, 2021, Volume 07, No. 2, 2150007
- Gaur, S., Smith, V., Kostiuk, K., “**Mandates and Messaging: How Californians Responded to the State’s Historic Drought,**” *Journal – American Water Works Association*, March 2019, Volume 111, Number 3.
- Gaur, S., Magu, D. “**California Water Rate Trends: Maintaining Affordable Rates in a Volatile Environment,**” *Journal – American Water Works Association*, September 2017, Volume 109, Number 9.
- Contributing Author to “**M1 Principles of Water Rates, Fees and Charges**” 7th Edition, American Water Works Association, 2017.
- Gaur, S., Giardina, R.D., Kiger, M.H., Zieburz, W., “**Committee Report: Ripples from the San Juan Capistrano Decision,**” *Journal – American Water Works Association*, September 2016, Volume 108, Number 9.
- Gaur, S., Alikhan, A., Kostiuk, K. “**The Drought is over – Now is the time to develop drought rates,**” *CSMFO Magazine*, July 1, 2016.
- Gaur, S., Alikhan, A., Crea, J. “**Developing Drought Rates: Why Agencies Should Prepare for a Not-So-Rainy Day,**” January 2016, Volume 108, Number 1.
- Gaur, S., Isaac, Habib “**There’s Opportunity in the San Juan Capistrano Rates Decision,**” Source California-Nevada Section AWWA, Fall 2015, Volume 29, Number 4.
- Gaur, S., Atwater, D., “**California Water Rate Trends,**” *Journal – American Water Works Association*, January 2015, Volume 107, Number 1.
- Contributing Author to “**Water and Wastewater Finance and Pricing: The Changing Landscape,**” 4th Edition, 2015, CRC Press, Editor: George Raftelis.
- Gaur, S., Atwater, D., Cruz, J., “**Why do Water Agencies need Reserves?**” *Journal – American Water Works Association*, November 2014, Volume 106, Number 11.
- Gaur, S., Atwater, D., Lee, J., “**Conservation Rates Offer Options,**” CA/NV Section of American Water Works Association, Spring 2014, Volume 28, Number 2.
- Gaur, S., Lim, B., Phan, K., “**California Water Rate Trends,**” *Journal – American Water Works Association*, March 2013, Volume 105, Number 3.
- Contributing Author to “**Water Rates, Fees and the Legal Environment,**” 2nd Edition, American Water Works Association, 2010 Editor: C.(Kees) W. Corssmit.

Proposal for Post Prop 218 and Logistics

Rubidoux Community Service District

- Hildebrand, M. Gaur, S. and Salt, K. "**Water Conservation Made Legal: Water Budgets and California Law,**" *Journal of American Water Works*, 101:4 April 2009, p.85-89.
- Gaur, S. "**Policy Objectives in Designing Water Rates,**" *Journal of American Water Works*, 99:5 May 2007, p.112- 116.
- Gaur, S., "**Adelman and Morris Factor Analysis of Developing Countries,**" *The Journal of Policy Modeling*, Vol. 19, Issue 4, pp. 407-415, August 1997.

13. Directors Comments – Non-action

14. Adjournment