
Appendix K-2

Yucaipa Valley Water District Preliminary Service Evaluation



Yucaipa Valley Water District

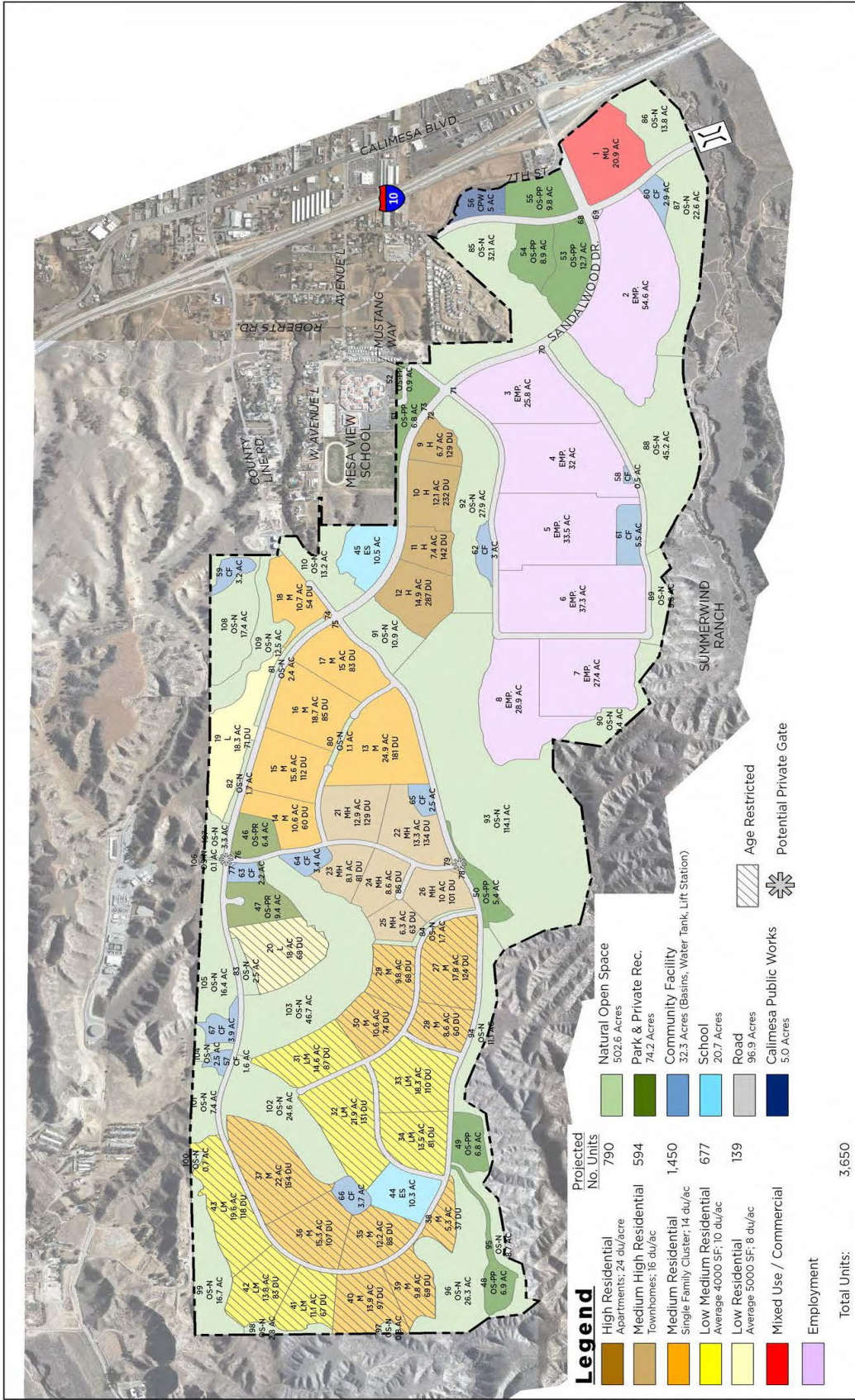
12770 Second Street • Post Office Box 730 • Yucaipa, California 92399-0730
(909) 797-5117 • Fax: (909) 797-6381 • www.yvwd.us

Preliminary Project Service Evaluation

Issuance Date:	May 6, 2025
Expiration Date:	May 7, 2026
Project:	Mesa Verde Specific Plan
Project Number:	Elements Project ID: 80, Task No: 87043
Applicant:	Shopoff Reality Investments Attn: David Graves 18565 Jamboree Road, Suite 200 Irvine, CA 92612
Developer (Owner):	Mesa Verde Owners, LLC Attn: Brian Rupp 18565 Jamboree Road, Suite 200 Irvine, CA 92612
Copies to:	Kelly Lucia, Planning Director City of Calimesa 908 Park Avenue Calimesa, CA 92320
Project Location:	South of County Line Road, West of Interstate 10
Tract Number:	33931
Gross Land Area	1,355 Acres
Drinking Water Provider:	Yucaipa Valley Water District
Recycled Water Provider:	Yucaipa Valley Water District
Sewer Service Provider:	Yucaipa Valley Water District

This Preliminary Project Service Evaluation authorizes the appropriate land use and planning entity to complete the recordation process for the proposed Project.

Once the specific Project concepts are completed and provided to the Yucaipa Valley Water District (“District”), a Development Agreement will be prepared outlining the specific requirements for drinking water, sewer, and recycled water service. **The Development Agreement will need to be fully executed by the Yucaipa Valley Water District and the Applicant/Developer prior to the issuance of any building permit.**



Legend

High Residential	Projected No. Units	790
Apartment: 24 du/acre		
Medium High Residential		594
Townhomes: 16 du/ac		
Medium Residential		1,450
Single Family Cluster: 14 du/ac		
Low Medium Residential		677
Average 4000 SF: 10 du/ac		
Low Residential		139
Average 5000 SF: 8 du/ac		
Mixed Use / Commercial		
Employment		
Total Units:		3,650

- Natural Open Space
502.6 Acres
- Park & Private Rec.
74.2 Acres
- Community Facility
32.3 Acres (Basins, Water Tank, Lift Station)
- School
20.7 Acres
- Road
96.9 Acres
- Callimesa Public Works
5.0 Acres
- Age Restricted
- Potential Private Gate

Preliminary Project Requirements

The District has not received all of the necessary information from the Applicant/Developer to fully evaluate the proposed Project at this time. Therefore, the Applicant should be aware that the following partial list of conditions may not represent the final requirements for this Project.

1. This Preliminary Project Service Evaluation outlines the expected service requirements for obtaining water and/or sewer service from the Yucaipa Valley Water District. While this letter may be used to support the recordation of the project map, it does not authorize the issuance of building permits or grant any vested rights to water or sewer service. The actual provision of water and/or sewer service will depend on the Applicant or Developer fulfilling all requirements set forth by the Yucaipa Valley Water District in a Development Agreement, which must be executed prior to the issuance of any building permits for the Project.
2. The Yucaipa Valley Water District recognizes that service conditions, market environment, environmental factors, and regulatory requirements are subject to changes. Therefore, this Preliminary Project Service Evaluation will expire 12 months from the date of this letter as identified above if a Development Agreement has not been executed before the expiration date.
3. Approved water and sewer construction drawings expire one year after their respective approval date. The Applicant/Developer will need to resubmit drinking water, recycled water, and sewer plans for re-evaluation one year after the plans have been approved and signed.
4. The Applicant must comply with the most current rules, regulations, policies, design criteria, and construction standards of this District, as they are amended or may hereafter be amended, whether written or otherwise in effect at the time of construction.
5. Full compliance with all rules, regulations, procedures, and Development Agreements are necessary to receive Certificates of Compliance from the land use or permitting authority.
6. Within the service area of the Yucaipa Valley Water District are other water-related facilities owned by private companies and the State of California. It is the responsibility of the Applicant to determine the impact of these facilities upon the proposed Project.
7. Slopes, walls, and structure overhangs are not allowed within any existing or proposed water or sewer easements. All existing and proposed sewer and water easements shall be a minimum of 20 feet wide with all-weather roadway surfaces and consistent with the latest District standards. Adequate separation must be maintained to ensure the integrity of all existing facilities.
8. The Applicant should review *the Yucaipa Valley Water Districts Standards and Drawings for Drinking Water, Sewer, and Recycled Water Facilities* to become familiar with general design and construction requirements.

9. The Yucaipa Valley Water District will not allow existing or proposed water or sewer facilities within the proximity of on-site stormwater detention basins without adequate mitigation and protection. The Applicant should coordinate the location of the on-site detention basins with the Engineering Department.
10. The Yucaipa Valley Water District has not reviewed the projected drinking water, recycled water, or sewer demand projections for this Project. The anticipated system demands will modify the preliminary requirements for on-site and off-site facilities. The Applicant should schedule a meeting to discuss this issue.
11. The Yucaipa Valley Water District has not reviewed the projected fire flow requirements for this Project. The fire flow demands will modify the preliminary requirements for on-site and off-site facilities. The Applicant should schedule a meeting to discuss this issue.
12. To properly conduct a review of the proposed infrastructure needed for this Project, the Applicant shall provide utility drawings for other facilities/infrastructure that may cause interference with the existing/proposed water and sewer facilities. These conflicts may include, but not be limited to detention basins, storm drains, electricity, gas, cable, etc.
13. All permits related to water and sewer facilities by other entities shall be at the expense of the Applicant.
14. The Applicant will be responsible for all fees and charges as established by the District for this Project, including, but not limited to the advanced payment of deposits for plan check and inspection of water and sewer related facilities. The Developer shall be responsible for the actual cost of plan check and inspection services required for the Project. Plan check and inspection deposits are typically 10% of the infrastructure construction cost.
 - A. Before executing a Development Agreement, the District will require an initial deposit from the Development based on the schedule below:
 - i. An initial deposit of \$2,500 and a minimum balance of \$1,000 for a Project that involves the construction of 1 to 2 proposed structures.
 - ii. An initial deposit of \$5,000 and a minimum balance of \$2,000 for a Project that involves the construction of 3 to 5 proposed structures.
 - iii. An initial deposit of \$10,000 and a minimum balance of \$3,000 for a Project that involves the construction of 6 to 20 proposed structures.
 - iv. An initial deposit of \$25,000 and a minimum balance of \$5,000 for all other Projects.
 - B. The minimum balance identified above will be evaluated by the District throughout the Project to make sure the minimum balance is available in the Project account before the District staff completes any Project related task or activity.

15. The Applicant shall be responsible for ensuring the property is within the service boundary of the Yucaipa Valley Water District before the approval of a Development Agreement with the Yucaipa Valley Water District. All costs related to annexation proceedings shall be the responsibility of the Applicant.
16. This Preliminary Project Service Evaluation does not provide a vested right, guarantee, or commitment of water or sewer related services from the District.
17. The District reserves the right to deny water and/or sewer service to the Project if any of the conditions contained in this letter and/or the Development Agreement are not satisfied.
18. Each parcel must be directly adjacent to the Yucaipa Valley Water District infrastructure that is used to provide service to the parcel.
19. The construction and/or use of a sewer dump station will not be permitted or approved as a part of the Project.

Special Conditions:

- A. General Requirements: The District has not yet received all the information needed to thoroughly assess the proposed Project. As a result, the following list of conditions is only partial and may not reflect the final requirements that will be imposed on this Project.
 - i. The Development is within Yucaipa Valley Water District service area.
 - ii. The Applicant/Developer shall submit plumbing plans and fixture unit calculations for an accurate determination of facility capacity fees and minimum meter sizes required to meet the needs of the project.
 - iii. Points of connection to the existing District infrastructure will need to be addressed in the Development Agreement and prior to construction.
 - iv. The Development is currently evaluating potential alternatives for emergency vehicle/equipment access to the northwestern portion of the Project area in case of fire or other emergencies. Presently, emergency responders can reach the Project area by traveling across the District's wastewater treatment plant property to support wildfire response efforts. Any decision to establish permanent emergency access for future development will require approval from the Yucaipa Valley Water District Board of Directors. At a minimum, this approval will be contingent upon the construction of all-weather access surfaces, proportional reimbursement of prior related access costs, and the implementation of security measures to safeguard District personnel and assets. The specific requirements for emergency access will be detailed in a separate agreement once the emergency access needs are more clearly defined.
- B. Preliminary Drinking Water and Recycled Water Requirements: The District has not received all of the necessary information to fully evaluate the proposed Project at this time. Therefore, the Applicant should be aware that the following partial list of

conditions is not representative of the final requirements and conditions for this Project.

- i. Drinking water infrastructure will need to be extended on-site and off-site to meet the needs of this project.
 - a. The Applicant/Developer shall submit plans and construct public facilities that adhere to District Design Drawing Standards.
 - b. The Project will require multiple connection points to the existing public drinking water system in each pressure zone that provides service and will be outlined in the Development Agreement.
 - c. The Applicant shall participate in the coordination of planned improvements relating joint infrastructure of the adjacent developments of Summerwind and the Oak Valley Town Center. Any contribution requirements for joint infrastructure shall be outlined in the Development Agreement.

- ii. Recycled water infrastructure will need to be extended on-site and off-site to meet the needs of this project.
 - a. The Applicant/Developer shall submit irrigation plans that specify the use of recycled water and adhere to District Design Drawing Standards.
 - b. The Applicant/Developer shall provide the Yucaipa Valley Water District with the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) to determine the appropriate recycled water Facility Capacity Charges for the Project.
 - c. The Project will require multiple connection points to the existing public recycled water system in each pressure zone that provides service and will be outlined in the Development Agreement.
 - d. The Applicant shall participate in the coordination of planned improvements relating joint infrastructure of the adjacent developments of Summerwind and the Oak Valley Town Center. Any contribution requirements for joint infrastructure shall be outlined in the Development Agreement.

C. Preliminary Sewer Requirements: The District has not received all of the necessary information to fully evaluate the proposed Project at this time. Therefore, the Applicant should be aware that the following partial list of conditions is not representative of the final requirements and conditions for this Project.

- i. Sewer infrastructure will need to be extended on-site and off-site to meet the needs of this Project.
 - a. Due to the topography of the Project area, sewer lift stations may be required to serve the project.

- b. The relocation of existing Lift Station No. 3 is planned within the Project area and shall be outlined in the Development Agreement. During the relocation of Lift Station No. 3, temporary sewer service will be provided utilizing the existing lift station at the discretion of the District. Details (including any required modifications) of the existing lift station for temporary use shall be included in the Development Agreement.
 - c. Sewer connections shall be coordinated with the District and outlined in the Development Agreement.
 - d. The Applicant shall participate in the coordination of planned improvements relating joint infrastructure of the adjacent developments of Summerwind and the Oak Valley Town Center. Any contribution requirements for joint infrastructure shall be outlined in the Development Agreement.
- D. Preliminary Construction Water Requirements: The District has not received all of the necessary information to fully evaluate the proposed Project at this time. Therefore, the Applicant should be aware that the following partial list of conditions is not representative of the final requirements and conditions for this Project.
- i. Construction water from the recycled water system will be used for all phases of construction for the project. Construction water will be metered by the District at the established point of connection and intermittent construction meetings may be required between the District and the Developer for construction water locations during construction phasing.

Matthew Porras

May 6, 2025

Matthew Porras, Director of Engineering

Date