

Justification for Proposal and Preliminary Environmental Description Form

INTRODUCTION: The questions on this form and its supplements are designed to obtain enough data about the proposed project site to allow the Commission, its staff and others to adequately assess the project. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

GENERAL INFORMATION

1. NAME OF PROPOSAL: JUNIOR HIGH SCHOOL - HIGH SCHOOL SITE - RIVERSIDE PREPARATORY CHARTER SCHOOL & PIONEER

2. NAME OF APPLICANT: ORO GRANDE SCHOOL DISTRICT
MAILING ADDRESS: PO BOX 386 19175 THIRD ST
ORO GRANDE CA 92368
PHONE: (760) 243-5884
FAX: (760) 243-3766
E-MAIL ADDRESS: greg.lundeen@orogrande.org

3. GENERAL LOCATION OF PROPOSAL: 19900 NATIONAL TRAILS HWY
ORO GRANDE CA 92368

4. Does the application possess 100% written consent of each landowner in the subject territory?
YES NO If YES, provide written authorization for change.

5. Indicate the reasons that the proposed action has been requested. DEVELOPMENT
OF SCHOOL SITE REQUIRES POTABLE WATER SUPPLY
& SEWER CONNECTIONS

6. Would the proposal create a totally or substantially surrounded island of unincorporated territory?
YES NO If YES, please provide a written justification for the proposed boundary configuration.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area (defined in acres):
56.36 ACRES

2. Current dwelling units in area:
NONE

3. Approximate current population in area:
NONE

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):
RL RURAL LIVING
(SEE ATTACHMENT A.1-.6)

5. Describe any special land use concerns expressed in the above plans.
NONE

6. Indicate the existing land use.
AGRICULTURAL (HAY & STRAW)

What is the proposed land use?
JHS/HB SITE FOR CHARTER SCHOOL
FUTURE COLLEGE/UNIVERSITY

7. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:
a. Has pre-zoning been completed? YES ___ NO ___
b. If the response to "a" is NO, is the area in the process of pre-zoning? YES ___ NO ___

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

- Agricultural Land Uses
- Williamson Act Contract
- Any other unusual features of the area or permits required: _____
- Agricultural Preserve Designation
- Area where Special Permits are Required

9. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.

10. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES X NO ___ If YES, please explain:

SEWER, WATER, POTENTIAL STREET LIGHTING

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. GENERALLY LEVEL WITH A GENTLE SLOPE FROM EAST TO WEST

2. Describe any existing improvements on the site as % of total area.

Residential _____%	Agricultural _____%
Commercial _____%	Vacant <u>100</u> %
Industrial _____%	Other _____%

3. Describe the surrounding land uses:

NORTH RESIDENTIAL WITH SOME MINOR COMMERCIAL
 EAST FRONTAGE ON NATL TRAILS, COMMERCIAL & RESIDENTIAL
 SOUTH AGRICULTURAL WITH ONE RESIDENCE
 WEST MOJAVE RIVER & VACANT LAND

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

SITE GRADING & NECESSARY INFRASTRUCTURE TO SUPPORT
CLASSROOMS, GYM, STADIUM, FIELDS, RESTROOMS,
OFFICES & FOOD SERVICE AREAS

5. Will service extensions accomplished by this proposal induce growth on this site? YES ___ NO Adjacent sites? YES ___ NO Unincorporated Incorporated ___

6. Is this project a part of a larger project or series of projects? YES NO ___ If YES, please explain.

PHASED PROJECT: ADDITIONAL PHASES ON SAME
SITE WOULD INCLUDE ADDITIONAL CLASSROOMS
& RESTROOMS, SOME OFFICES & FOOD SERVICE INCLUDED

NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

ORO GRANDE SCHOOL DIST
 NAME ATTN GREG LUNDEEN TELEPHONE NO. 760 243 5884

ADDRESS:
PO BOX 386 19175 THIRD ST ORO GRANDE CA 92368

NAME SPECIAL DIST DIST DEPT TELEPHONE NO. 909-387-5940

ADDRESS:
157 W. FIFTH ST SAN BERNARDINO CA 92415-0450

NAME _____ TELEPHONE NO. _____

ADDRESS:

CERTIFICATION

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief. I understand that if this proposal is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

DATE MAY 5, 2010

Greg Hunden

SIGNATURE OF APPLICANT

GREG HUNDEN

PRINTED NAME OF APPLICANT

Assoc. Supt

TITLE

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- CITY INCORPORATION SUPPLEMENT
- FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ACTIVATION OF LATENT POWERS SUPPLEMENT

APPLICATION TO BE SUBMITTED TO:

LOCAL AGENCY FORMATION COMMISSION
215 NORTH D STREET, SUITE 204
SAN BERNARDINO, CA 92415-0490
PHONE: (909)383-9900 • FAX: (909) 383-9901
E-MAIL ADDRESS: lafco@lafco.sbcounty.gov

SUPPLEMENT SPHERE OF INFLUENCE CHANGE

INTRODUCTION: The questions on this form are designed to obtain data about the specific sphere of influence change proposal to allow the Commission, staff and others to adequately assess the project. You may also include any additional information that you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please provide an identification of the agencies involved in the proposed sphere of influence change(s):

SPHERE EXPANSION

CSA 42

SPECIAL DISTRICTS DEPT

157 W 5TH ST

SAN BERNARDINO CA

92415-0450

SPHERE REDUCTION

N/A

(SITE NOT SERVICED

PRESENTLY)

2. Provide a narrative description of the following factors of consideration as outlined in Government Code Section 56425. (If additional room for response is necessary, please attach additional sheets to this form.)

The present and planned land uses in the area, including agricultural and open-space lands.

MIXED USE OF RESIDENTIAL & AGRICULTURAL
WITH SOME ADJACENT COMMERCIAL FRONTAGE
THIS PARCEL WOULD BE USED FOR A JAS/HS
CHARTER SCHOOL SITE N/ FUTURE COLLEGE/UNIVERSITY

The present and probable need for public facilities and services in the area.

IMMEDIATE NEED WOULD BE FOR WATER &
SEWER SERVICES TO SITE. FIRE FLOW IS
SUFFICIENT TO MEET DIVISION OF STATE
ARCHITECT & FIRE MARSHALL REQUIREMENT

The present capacity of public facilities and a adequacy of public services that the agency to be expanded provides or is authorized to provide.

CURRENTLY SERVED BY PUBLIC SAFETY AGENCIES
EXCEPT FOR SPECIAL DISTRICTS

- d. Status of, and opportunities for, shared facilities.
- e. Accountability for community service needs, including governmental structure and operational efficiencies.

The narrative description shall be signed and certified by an official of the agency(s) involved with the sphere of influence review as to the accuracy of the information provided. If necessary, attach copies of documents supporting statements.

CERTIFICATION

I hereby certify that the statements furnished above present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 5-5-2010


SIGNATURE OF APPLICANT
GREG HUNDEN
PRINTED NAME
ASSOC SUPT
TITLE

SUPPLEMENT SPHERE OF INFLUENCE CHANGE

5. For any sphere of influence amendment either initiated by any agency or individual, or updated as mandated by Government Code 56425, the following service review information is required to be addressed in a narrative discussion, and attached to this supplemental form (See Government Code 56430):
- a. Growth and population projections for the affected area
 - b. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies.
 - c. Financial ability of agencies to provide services.
 - d. Status of, and opportunities for, shared facilities.
 - e. Accountability for community service needs, including governmental structure and operational efficiencies

This project is a public charter school site of 56.36 acres for the Junior High School and High School grade levels (7 – 12) for Riverside Preparatory School which is chartered by Oro Grande School District (OGSD). There is also future capacity for Pioneer Liberal Arts College and Pioneer University students. The address is 19900 National Trails Highway, Oro Grande. There is an additional small parcel (.73 acres) adjacent to San Bernardino County leased park land, (19121 Third St, Oro Grande), on which there are classrooms also serving the Riverside Preparatory students. This parcel is used for ingress and egress to the parking and bus loading areas of the school. It was part of a five acre purchase by OGSD from TXI - Riverside Cement Company (TXI). Both parcels were acquired at the same time in June 2009.

These areas were under agricultural use (56.36 acre parcel) or fallow (.73 acre parcel) when formerly owned by TXI. The areas were not habited nor supplied with water or sewer service. Since these sites are associated with school operations there will not be any additional permanent residents. However at full buildout in 2015 there will be capacity for 1,050 students (JHS/HS/College/ University) on site.

A Feasibility Study completed by Special Services District Department of San Bernardino County is attached which addresses items a, b, c, and e which are affirmatively stated. Addressing item d, school districts in California are subject to the Civic Center Act, which establishes protocols for publicly funded facilities for use of same by groups outside regular educational operations of a school site. The statute is silent on charter school facility operations. However, through established policies set by the Board of Directors shared facilities are or will be addressed but not at any time are any facilities so designated permanently.

SUPPLEMENT
ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS

INTRODUCTION: The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the Commission, staff and others to adequately assess the project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO	DETACHED FROM
SB COUNTY SPEC DISTRICT DEPT CSA42	N/A
157 W. FIFTH ST	
SAN BERNARDINO CA 92415-0450	

2. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

YES (SEE ATTACHED FEASIBILITY STUDY "B")
11 PAGES

3. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

NO

4. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

PROPOSED SYSTEM UPGRADES WOULD INCREASE
CAPACITIES & AVAILABLE WATER SUPPLY FOR
CSA 42

5. PLAN FOR SERVICES:

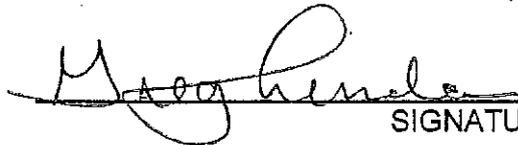
For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

1. A description of the level and range of each service to be provided to the affected territory.
2. An indication of when the service can be feasibly extended to the affected territory.
3. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.
4. The estimated cost of extending the service and a description of how the service or required improvements will be financed. A discussion of the sufficiency of revenues for anticipated service extensions and operations is also required.
5. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.
6. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).

CERTIFICATION

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 5-5-2010



SIGNATURE OF APPLICANT

/krm - 12/8/2000

SPECIAL DISTRICTS DEPARTMENT



COUNTY OF SAN BERNARDINO

157 West Fifth Street, Second Floor • San Bernardino, CA 92415-0450 • (909) 387-5940
Fax (909) 387-5968

JEFFREY O. RIGNEY
Director

RECEIVED
JUL 16 2010

July 15, 2010

LAFCO
San Bernardino County

Kathleen Rollings-McDonald
Local Agency Formation Commission
215 North "D" Street, Suite 204
San Bernardino, CA 92415-0490

SUBJECT: LAFCO ACTIONS 3146 AND 3147 – SPHERE OF INFLUENCE AMENDMENT AND REORGANIZATION BY ANNEXATION COUNTY SERVICE AREA 42 (ORO GRANDE) ORO GRANDE UNIFIED SCHOOL DISTRICT

Dear Kathleen,

The intent of this letter is to provide notification of the County of San Bernardino's, through its Special Districts Department, support for the proposed action noted above. County Service Area 42 (District) fully supports the amendment of its Sphere of Influence and ultimately the annexation of parcels APN 0468-161-04 and APN 0468-241-01 into its service area. The District has been working quite closely with the applicant in the development of the 56.36 acre parcel and has agreed to provide service to said parcel in accordance with the requirements of the feasibility study prepared for the property. Further, it is the Districts understanding that the 0.73 acre parcel will not require any service from the District at this time.

Should you have any questions or comments regarding the content of this letter or require additional information, please call me at the office.

Sincerely,

James A. Oravets
Division Manager

cc: Jeffrey O. Rigney, Director
Greg Lundeen, Oro Grande School District

GREGORY C. DEVEREAUX
County Administrative Officer

Board of Supervisors
BRAD MITZELFELT First District NEIL DERRY Third District
PAUL BIANE Second District GARY C. OVITT Fourth District
JOSIE GONZALES Fifth District

SPECIAL DISTRICTS DEPARTMENT

157 West Fifth Street, Second Floor • San Bernardino, CA 92415-0450 • (909) 387-5940
Fax (909) 387-5968



COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP

JEFFREY O. RIGNEY
Director

April 28, 2010

Oro Grande School District
19175 3rd Street
Oro Grande, CA 92368

3147

Attn: Mr. Greg Lundeen
Associate Superintendent

REFERENCE: COUNTY SERVICE AREA 42, (DISTRICT) – REVISED WATER AND
SEWER FEASIBILITY STUDY APN 0468-161-04, RIVERSIDE
PREPARATORY CHARTER SCHOOL (ORO GRANDE SCHOOL
DISTRICT)

Dear Mr. Lundeen:

The District has completed the revised subject feasibility study for the new preparatory charter school project on APN 0468-161-04 for connection to CSA 42 water and sewer system.

A. PROJECT DESCRIPTION

The proposed project is an expansion for a new school campus on approximately 56 acres having an approximate total building square footage of 182,480, which is planned to be constructed in four phases. The property is located within the North 1/2 of Section 19, Township 6 North and Range 4 West. The proposed Project is bound by TXI Parkway to the North with National Trails Highway located to the northeast. The location of the proposed Project is shown in Figure 1 (water) and Figure 2 (sewer).

The proposed Project is located outside the CSA 42 service area boundary and the CSA 42 sphere of influence. Therefore, it will require annexation (to include the full parcel unless a new parcel map is approved by the San Bernardino County Planning Department before the project proceeds forward), including all fees, and approval by the LAFCO Board and the San Bernardino County Board of Supervisions.

Table 1, attached at the end of this report, shows the plumbing fixture units count for the proposed project. Based on 1 equivalent dwelling unit (EDU) equating to 20 PFU, the total EDUs for the water requirement are estimated to be 34 while that for sewer is 41. The plumbing fixture unit (PFU) count was provided by the School District's Project Engineer. The School District must submit the final improvement plans of the proposed project for the purpose of verifying the final connection fees.

MARK H. UFFER
County Administrative Officer
NORMAN A. KANOLD
Assistant County Administrator
Public and Support
Services Group

	Board of Supervisors	
BRAD MITZELFELT	First District	NEIL DERRY Third District
PAUL BIANE	Second District	GARY C. OVITT Fourth District
JOSIE GONZALES	Fifth District	

B. WATER REQUIREMENT AND WATER SYSTEM ANALYSIS

The District's required operational well production set by the County Environmental Health Services Department (EHS) is currently at 200 gallons per minute (gpm) to meet the maximum day demand. The District at present has four water source wells providing domestic water to the system. These wells are located in a shallow aquifer that has a varying water table based on the seasonal rainfall recharge. The EHS requires that CSA 42 have the ability to meet max-day demand with its largest supply source out of service. The combined production rate of the existing wells ranges from 150 gpm (from September through April) to 300 gpm (from April through September). The combined well production currently does not meet EHS's required capacity on an average of one-third of the year; this well supply capacity concern becomes more prevalent if the largest production well is out of service.

The District's current supply of potable water is not sufficient to maintain continuous service for the proposed project, as determined by the EHS. Therefore, the project is required to provide the District with additional water supply in the form of a new domestic water well. The well must be designed to District Standards, drilled in accordance with District specifications, and equipped with equipment meeting AWWA, District and all industry standards and water quality objectives. Upon completion and successful testing, the well shall be deeded to the District for the use and benefit of the Project and the District.

An average day water demand of 500 gallons per day (gpd) per EDU was used based on similar rural communities in the high desert. To assess the impact of the project on the existing water system, the daily water requirements are estimated as shown below and the maximum-day demand takes into consideration that water usage occurs over an 8 to 10 hour period each day.

$$\begin{aligned} \text{Average day demand (ADD)} &= 34 \text{ EDU} \times 500 \text{ gpd/EDU} \\ &= 17,000 \text{ gpd} \end{aligned}$$

$$\begin{aligned} \text{Maximum day demand (MDD)} &= 2.5 \times \text{ADD} / 1,440 \text{ minutes per day} \\ &= 42,500 \text{ gpd} \\ &= 29.5 \text{ gpm (gallons per minute)} \end{aligned}$$

Fire Flow Requirements: At the time the existing water distribution system was constructed, the fire flow requirement was 750 gpm for two and half hours for rural development. The current fire flow for commercial/institutional development is as follows:

- 1,750 gpm for a 2 hour period from 3,600 - 4,800 SF building (Not Rated),
- 2,000 gpm for a 2 hour period from 4,801 - 6,200 SF building (Not Rated),
- 3,000 gpm for a 2 hour period from 11,301 - 13,400 SF building (Not Rated),
- 4,000 gpm for a 4 hour period from 20,000 - 23,300 SF building,
- 4,250 gpm for a 4 hour period from 23,301 - 26,300 SF building.
- 50% x above fire flows (4,000 gpm or 4,250 gpm) for buildings with sprinklers.

The above-mentioned fire flow requirements were obtained from the San Bernardino County Fire Department and represent the general requirements for this type of development. This project falls under the jurisdiction of the office of the California State Fire Marshall. The initial fire flow requirement, based on all structures having a fire sprinkler system, has been set by the State at 1,500 gpm for a 2-hour duration. A fire flow test, run by the District on March 30, 2010, indicated a calculated flow of 2,531 gpm at the required 20 pounds per square inch (psi) is available to the site. The District can provide fire protection to the project. The developer is responsible for the on-site design to maintain the available fire protection by minimizing head loss.

Water Supply and Storage Requirements: Required supply/storage for the proposed development is as shown below. CSA 42 staff will continue to monitor its supply and storage capability to ensure adequate service to its customers.

Domestic Water Supply Requirement (MDD)	=	29.5	gpm
Operational Storage-(0.3 x MDD)	=	12,750	gallons
Emergency Storage-(1.0 x MDD)	=	<u>42,500</u>	gallons
Storage Requirement Subtotal (without fire)	=	55,250	gallons
Fire Storage (1,500 gpm x 2 hours)	=	180,000	gallons

The proposed project receives water from the only reservoir serving CSA 42. The existing reservoir has a storage capacity of 250,000 gallons. Referencing the high water level at the reservoir (2,776 feet) and the approximate ground elevation at the project site (2,650 feet), the static pressure at the proposed parcel should theoretically be 55 psi. Figure 1 shows the existing distribution piping system near the proposed project location.

On-site Water Improvement: The School District will be entirely responsible for all costs of internal plumbing facilities. On site public distribution pipelines must be protected by detector check valves, back flow preventers, and reduced pressure (RP) devices as approved by the Special Districts Department and installed in proper easements.

Off-site Water Improvement: There is an existing 12-inch and 6-inch water distribution main along National Trails Highway on the northeast side for this project to connect to (see Figure 1). The School District is responsible for an 8-inch pipeline extension starting from the existing 6-inch pipeline at National Trails Highway running westerly along TXI Parkway for about 2,000 LF along the north side of the proposed project as part of Phase I of the project. Estimated cost of the off-site pipeline is about \$120,000 (This cost is for planning purposes only; it includes hydrants, piping, valves and engineering). The School District shall be required to reference all necessary utility easements on the design drawings and submit easement documents when presenting first plan check. The water system will be able to provide the maximum day demand requirement and maintain the minimum required residual pressure of 40 psi. The project must construct a new parallel water transmission line (12-inch) from the existing water reservoir to the Project site as part of Phase II of the project. The cost of the pipeline would be the responsibility of the Project.

C. WASTEWATER FLOW AND SEWER SYSTEM ANALYSIS

The proposed school expansion project will be considered as 41 EDUs. The average wastewater flow per EDU in CSA 42 is assumed to be 245 gpd as set forth by the Victor Valley Wastewater Reclamation Authority (VWRA). The projected wastewater flow is as follows:

$$\text{Projected Average Daily Flow} = 41 \text{ EDU's} \times 245 \text{ gpd/EDU} = 10,045 \text{ gpd}$$

Based on the estimated EDUs and the sewer system information for CSA 42, the existing sewer system has adequate capacity to serve the proposed project.

On-site Sewer Improvement: The School District is responsible for on-site collector sewer system and laterals. All public pipelines must be a minimum 8-inch in diameter. The sewer improvement plans must be submitted for plan check by CSA 42.

Off-site Sewer Improvement:

Option No. 1: An existing 8-inch collector sewer along Alley No. 5 is located on the northeast side of the proposed project to make connection; however the existing line is at a higher elevation. Therefore, the proposed project will be required to construct an on-site sewage lift station (refer to Figure 2 for the ground surface elevations based on the USGS map). The wastewater flows will be conveyed easterly along National Trails Highway via a public 4-inch force main for approximately 1,700 L.F. Then it will be connected to a proposed collector sewer of about 500 L.F. along National Trails Highway to tie-in to the existing clean out at Alley No. 5 (refer to Figure 2), and onto the VWRA wastewater treatment plant across the Mojave River via an existing gravity sewer pipeline, a VWRA sewage lift station and a gravity interceptor sewer (not shown in Figures 2 and 2A). The School District or its engineer must coordinate with CSA 42 staff regarding the actual point of connection. The estimated cost for the sewage pump station and force main extension is as follows:

1.	1,850 L.F. of 4-inch Force Main @ \$30/L.F.	\$ 55,500.00
2.	800 L.F. of 8-inch gravity sewer @ \$60/L.F.	\$ 48,000.00
3.	Two Submersible Private Sewage Pumps and Piping (Including allowance for wet well, power, control & telemetry, odor control, fencing, etc.)	<u>\$ 100,000.00</u>
	Subtotal =	\$ 203,500.00
	Allowance for Contingency, Engineering, Inspection and Administration (25%)	= \$ 50,875.00
	Total Estimated Project Cost	= <u>\$ 254,375.00</u>

VWRA verification of available capacity is required and will be addressed in conjunction with the annexation process. This Option will require that the School to maintain the new wastewater lift station.

Option No. 2: We have also identified in Figure 2A a gravity option (8-inch sewer; L = 2,400 L.F) where the wastewater flow can connect directly to the Oro Grande trunk sewer (maintained by the VVWRA). This option will require co-ordination between CSA 42 and the Victor Valley Wastewater Reclamation Authority (VVWRA) for available capacity. Estimated cost for the proposed trunk sewer is \$144,000.

For any utility easements required for offsite pipeline extensions, it is the School District's responsibility to acquire such easements prior to approval of waterline or sewerline construction plans. The School District shall be required to reference all necessary utility easements on the design drawings and submit easement documents when presenting first plan check. For the off-site pipeline extension, CSA 42 will consider a "reimbursement agreement" if other parcels along the pipeline extension can connect to this new pipeline.

D. COST OF REQUIRED IMPROVEMENTS AND CONNECTION FEES

Water Facilities:

Based on the equivalent dwelling unit (EDU) determination and current connection fee assessed for County Service Area 42, the water facility connection fee (to make improvements to water supply source, storage and transmission piping system) is estimated as follows:

$$\text{Connection fee} = 34 \text{ EDUs} \times \$ 2,314.42/\text{EDU} = \$ 78,690.28$$

Sewerage Facilities:

Based on the equivalent dwelling unit (EDU) count and current connection and regional treatment costs (for VVWRA interceptor and treatment/disposal/sludge handling), the sewer connection fees are as follows:

(1) CSA 42 connection fee: This fee is for utilizing existing collector sewer system. The connection cost is estimated as follows:

$$41 \text{ EDUs} \times \$ 407.35/\text{EDU} = \$ 16,701.35$$

(2) Regional connection fee: This fee is for utilizing capacity in the regional interceptor sewer and the treatment plant owned and operated by the VVWRA. The estimated regional connection fee is as follow:

$$41 \text{ EDUs} \times \$ 3,750/\text{EDU} = \$ 153,750.00$$

E. SUMMARY

The existing CSA 42 water and sewer systems are capable of providing service to the proposed Oro Grande school project subject to completion of the on-site improvements, off-site improvements, the payment of required local buy-in/connection and regional

connection fees as discussed above, and successful annexation to CSA 42. Following is a summary of costs associated with providing water and sewer service. These costs could vary depending on options identified in the study or mitigation requirement from County:

Water:

- (1) On-site piping / plumbing = School District to construct
(Including detector check valve and meter backflow RP devices)
- (2) Off-site piping = \$ 120,000.00
(Ownership to be conveyed to CSA 42 after installation)
- (3) Domestic Water Well = School District to construct
(Ownership to be conveyed to CSA 42 after testing and permitting)
- (4) Fire Sprinkler System = School District to install
- (6) CSA 42 Water Connection Fee = \$ 78,690.28

Sewer:

- (1) On-site piping / plumbing = School District to construct
- (2) Off-site piping (Option No. 1, Figure 2) = \$ 254,375.00
- (3) Off-site gravity piping (Option No. 2, Figure 2A) = \$144,000.00
(2,400 L.F. with some dewatering)
(Ownership to be conveyed to CSA 42 after installation)
- (4) CSA 42 sewerage connection fee = \$ 16,701.35
(Refer to Section D)
- (5) VVWRA regional connection fee = \$ 153,750.00
(Refer to Section D)

The monthly water user fee is based on the size of the water meter installed (fixed service charge) and the actual water usage. The monthly sewer user fee for each equivalent dwelling will be determined by Special Districts Department staff at the time of permit application. Water meter installation and sewer connection permit and other related plan check and inspection (for 8-inch water pipeline) fees will also be determined and collected at the time of permit application.

Information provided in this letter report is valid for a period of one year from the date of the Final Report. The above water and sewer connection fees, costs and credits will be subject to updates as well as inflationary adjustments by the County Special Districts Department, Water and Sanitation Division and the VVWRA, depending on commencement and completion of the project. If the Land Use Zoning, and/or project scope changes, then this study is no longer valid and this Feasibility Study will have to be revised based on the new land use status and any changes to the project.

The School district or its engineer may wish to schedule a meeting with CSA 42 staff to go over the report findings and recommendation. We trust that information provided in this Report will be helpful to the School District.

Sincerely,

A handwritten signature in black ink, appearing to read "James A. Oravets". The signature is fluid and cursive, with a large initial "J" and "O".

James A. Oravets
Division Manager

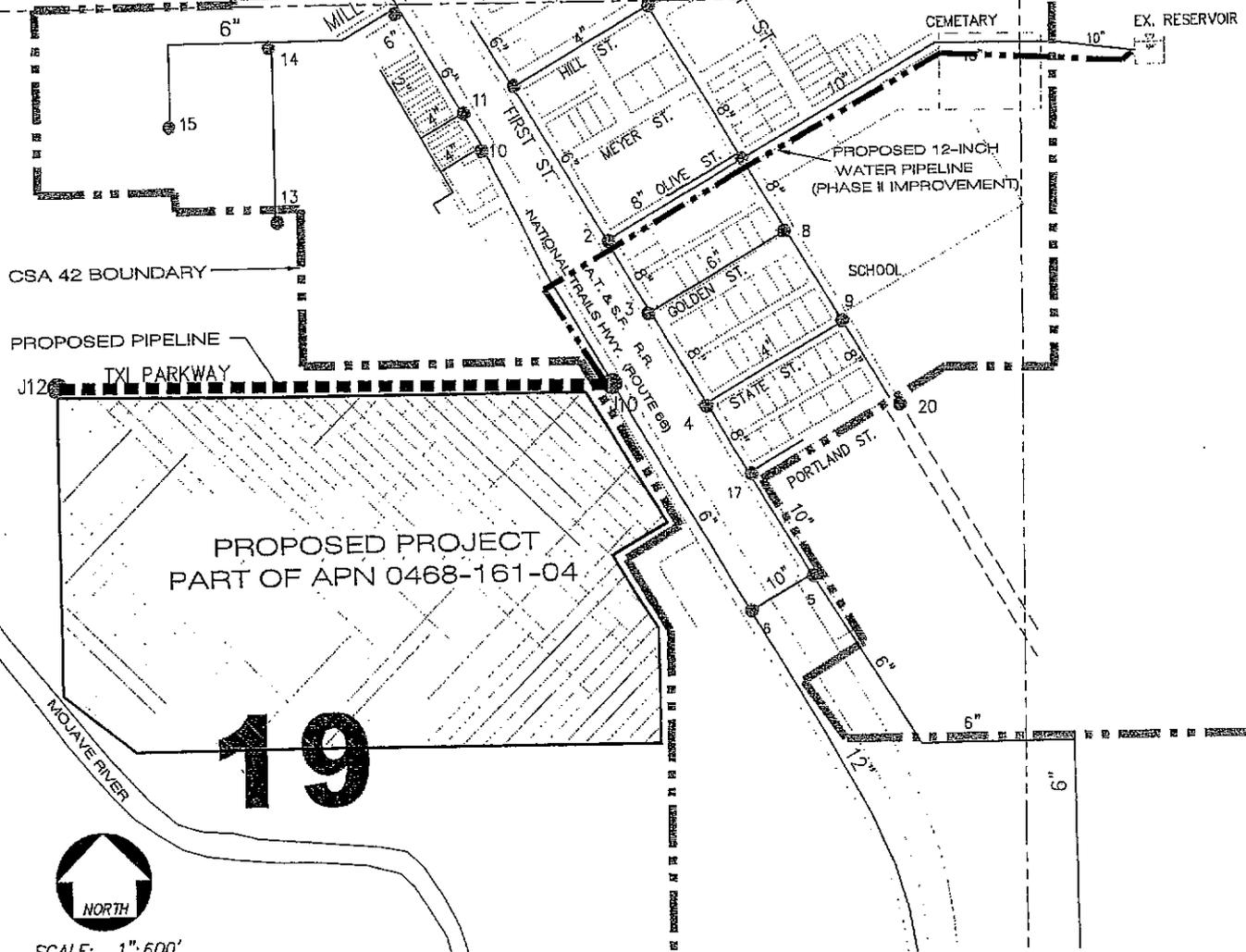
Enclosure

cc: Gary Martin, Division Engineer
Steve Samaras, Operations Manager

APN 0468-161-04

RIVERSIDE
CEMENT
COMPANY

CSA 42 BOUNDARY



CSA 42 BOUNDARY

PROPOSED PIPELINE

J12 TXI PARKWAY

PROPOSED PROJECT
PART OF APN 0468-161-04



SCALE: 1"=600'

- PROPOSED 8-INCH PIPELINE (L=2,000± FT)
- PROPOSED 12-INCH PIPELINE (PHASE II IMPROVEMENT)

PREPARED BY:

**So & Associates
Engineers Inc.**

FIGURE 1
COUNTY OF SAN BERNARDINO - CSA 42
WATER FEASIBILITY STUDY
APN 0468-161-04
(Oro Grande School District)

15"Ø TO WWRA WASTEWATER
TREATMENT PLANT

RIVERSIDE
CEMENT
COMPANY

CSA 42 BOUNDARY

CSA 42 BOUNDARY
APN 0468-161-04

PROPOSED
PUMP STA.

PROPOSED
FORCEMAIN

G.S. 2,630'

PROPOSED
SEWER

G.S. 2,650'

G.S. 2,610'

TXI PARKWAY

PROPOSED PROJECT
Part of APN 0468-161-04

19

APN 0468-161-04



SCALE: 1"=600'

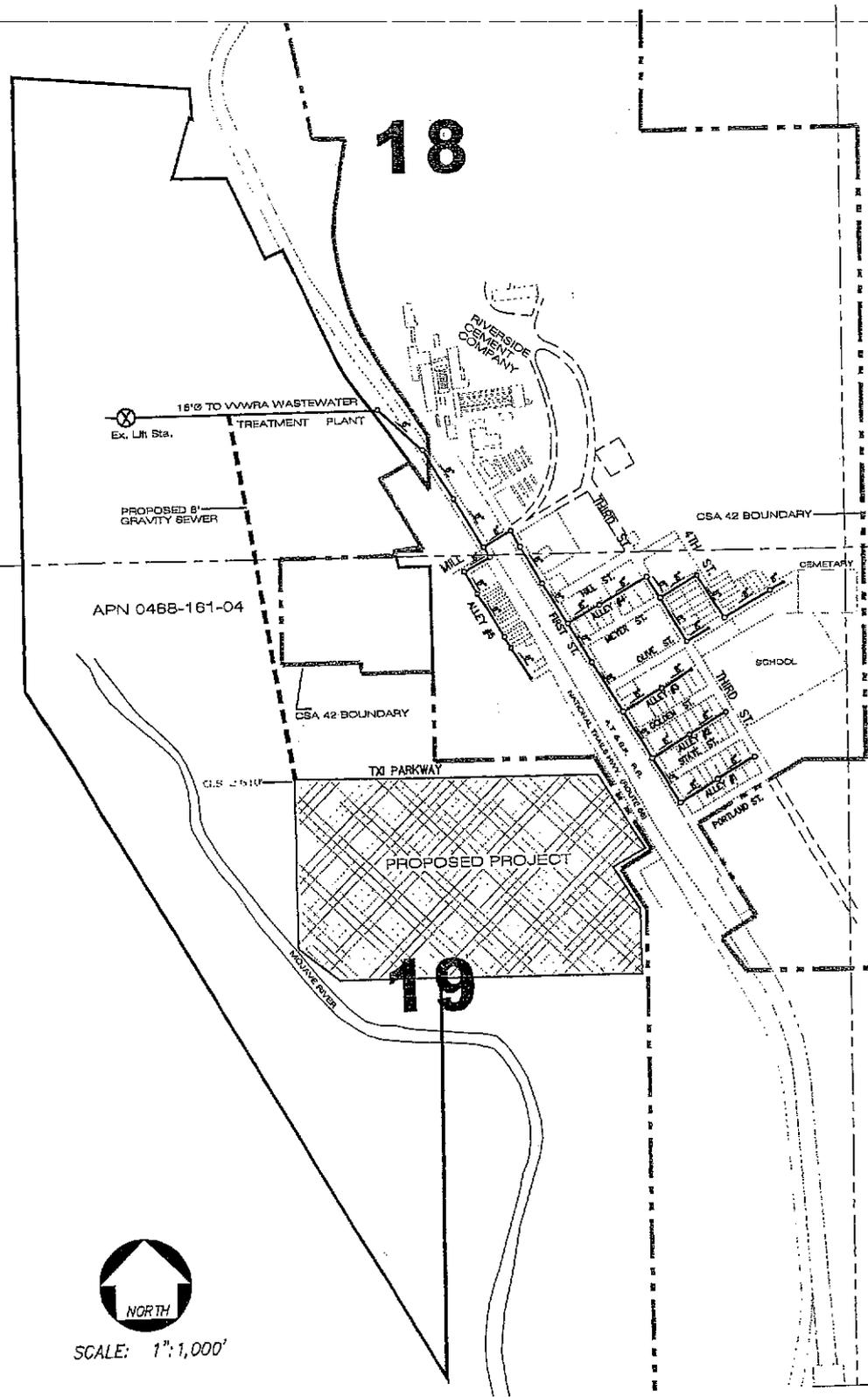
- PROPOSED 4-INCH SEWER FORCE MAIN (L=1,350± FT)
- PROPOSED 8-INCH SEWER COLLECTOR (L=800± FT)

PREPARED BY
**So & Associates
Engineers Inc.**

**FIGURE 2 (OPTION 1)
COUNTY OF SAN BERNARDINO - CSA 42
SEWER FEASIBILITY STUDY
APN 0468-161-04
(Oro Grande School District)**

18

19



18" TO WWRRA WASTEWATER
TREATMENT PLANT
Ex. Lift Sta.

PROPOSED 8"
GRAVITY SEWER

APN 0468-161-04

CSA 42 BOUNDARY

TXI PARKWAY

PROPOSED PROJECT

CSA 42 BOUNDARY

CEMETARY

SCHOOL



SCALE: 1"=1,000'

PROPOSED 8-INCH GRAVITY SEWER (L=2,400± FT)

FIGURE 2A (OPTION 2)
COUNTY OF SAN BERNARDINO - CSA 42
SEWER FEASIBILITY STUDY
 APN 0468-161-04
 (Oro Grande School District)

TABLE 1: PLUMBING FIXTURE UNIT COUNT
CSA 42: Riverside Preparatory Charter School

Building	Description	QTY	Water PFU	Sewer PFU	Water ⁽²⁾	Sewer ⁽²⁾
			Coefficient ⁽¹⁾	Coefficient ⁽¹⁾	PFU	PFU
School Building/Space	Water Closets	85	2.5	4	213	340
	Sinks	168	2	2	336	336
	Urinals	13	2	2	26	26
	Shower Heads	46	2	2	92	92
	Drinking Fountains	25	0.5	0.5	13	13
	Floor Sink	6	-	2	-	12
	Washing Machine	1	4	3	4	3
	Water Heaters	12	0.5	0.5	6	6
Total PFUs					689	828
Total EDUs⁽³⁾					34	41

Note:

- (1) Based on 2007 California Plumbing Code
- (2) The quantities were provided by the developer's engineer
- (3) 1 Equivalent Dwelling Unit (EDU) equivalent to 20 Plumbing Fixture Units (PFUs)