WEST VALLEY WATER DISTRICT
855 W. BASE LINE ROAD, RIALTO, CA 92376
PH: (909) 875-1804
WWW.WVWD.ORG

SPECIAL ENGINEERING, OPERATIONS AND PLANNING COMMITTEE MEETING AGENDA

Tuesday, May 26, 2026, 5:00 PM

NOTICE IS HEREBY GIVEN that West Valley Water District has called a meeting of the Engineering, Operations and Planning Committee to meet in the Administrative Conference Room, 855 W. Base Line Road, Rialto, CA 92376.

BOARD OF DIRECTORS

Director Gregory Young, Chair
Director Estevan Bennett

Members of the public may attend the meeting in person at 855 W. Base Line Road, Rialto, CA 92376, or you may join the meeting using Zoom by clicking this link: https://us02web.zoom.us/j/8402937790. Public comment may be submitted via Zoom, by telephone by calling the following number and access code: Dial: (888) 475-4499, Access Code: 840-293-7790, or via email to administration@wvwd.org.

If you require additional assistance, please contact administration@wvwd.org.

CALL TO ORDER

PUBLIC PARTICIPATION

Any person wishing to speak to the Board of Directors on matters listed or not listed on the agenda, within its jurisdiction, is asked to complete a Speaker Card and submit it to the Board Secretary, if you are attending in person. For anyone joining on Zoom, please wait for the Board President's instruction to indicate that you would like to speak. Each speaker is limited to three (3) minutes. Under the State of California Brown Act, the Board of Directors is prohibited from discussing or taking action on any item not listed on the posted agenda. Comments related to noticed Public Hearing(s) and Business Matters will be heard during the occurrence of the item.

Public communication is the time for anyone to address the Board on any agenda item or anything under the jurisdiction of the District. Also, please remember that no disruptions from the crowd will be tolerated. If someone disrupts the meeting, they will be removed.

DISCUSSION ITEMS

1. Updates to the Engineering, Operations and Planning Committee

2. Minutes of the April 29, 2026, Special Committee Meeting **PG 5**

3. 2025 Water Quality Report **PG 9**

4. Water System Infrastructure Installation and Conveyance Agreement with Lennar Homes of California, LLC for Tract 20407 East Sycamore **PG 43**

5. Quitclaim for an Overlying Easement on APN 0239-031-52 and 0239-031-56 for Tract 20407 East Sycamore **PG 77**

ADJOURN

Please Note:

Material related to an item on this Agenda submitted to the Committee after distribution of the agenda packet are available for public inspection in the District's office located at 855 W. Baseline, Rialto, during normal business hours. Also, such documents are available on the District's website at www.wvwd.org subject to staff's ability to post the documents before the meeting.

Pursuant to Government Code Section 54954.2(a), any request for a disability-related modification or accommodation, including auxiliary aids or services, in order to attend or participate in the above-agendized public meeting should be directed to the Acting Board Secretary, Kara Johnson, at least 72 hours in advance of the meeting to ensure availability of the requested service or accommodation. Ms. Johnson may be contacted by telephone at (909) 875-1804 ext. 703, or in writing at the West Valley Water District, P.O. Box 920, Rialto, CA 92377-0920.

DECLARATION OF POSTING:

I declare under penalty of perjury, that I am employed by the West Valley Water District and posted the foregoing Agenda at the District Offices on May 21, 2026.

Kara Johnson

Kara Johnson, Acting Board Secretary

Date Posted: May 21, 2026

MINUTES
ENGINEERING, OPERATIONS AND PLANNING
SPECIAL COMMITTEE MEETING
of the
WEST VALLEY WATER DISTRICT
APRIL 29, 2026

I. CALL TO ORDER

Chair Young called the Engineering, Operations and Planning Committee meeting to order at 5:00 p.m.

Attendee Name	Present	Absent	Late	Arrived
Gregory Young	☑	☐	☐	
Estevan Bennett	☑	☐	☐	
John Thiel	☑	☐	☐	
Linda Jadeski	☑	☐	☐	
Rocky Welborn	☑	☐	☐	
Joanne Chan	☑	☐	☐	
Natalie Avila	☑	☐	☐	
Laine Carllson – WSC	☑	☐	☐	Virtual
Patricia Parks – WSC	☑	☐	☐	Virtual

II. PUBLIC PARTICIPATION

Chair Young inquired if anyone from the public would like to speak. No requests were received, therefore Chair Young closed the public comment period.

III. DISCUSSION ITEMS

1. Updates to the Engineering, Operations and Planning Committee

Director of Engineering Welborn provided updates on completed inspection by the State Water Resources Control Board for the State Revolving Loan program for the Roemer Expansion project, conservation rebate activities, progress of the Water Master Planning efforts, and Water Use Efficiency Master Plan.

Director of Operations Chan provided updates on PFAS Response limit updates, measurements from Rialto Well 6, summaries on the completed DDW inspection and current year rain totals.

Assistant General Manager Jadeski provided update on the status of the escrow for an ongoing property purchase for the future headquarters site.

2. Minutes for the March 26, 2026, Regular Committee Meeting

Committee approved the minutes as presented.

3. Adopt Ordinance No. 93 of the West Valley Water District Implementing California Assembly Bill 1572 Prohibiting the use of Potable Water for the Irrigation of Nonfunctional Turf

Director of Engineering Welborn presented the staff report.

The committee approved moving the item forward to the next Board of Director's meeting Business Item as a Public Hearing.

RESULT:	**REFERRED TO BOARD**
	Next: 5/21/2026 6:00 PM

4. Adopt Resolution 2026-04, Adopting the 2025 Upper Santa Ana River Watershed Regional Urban Water Management Plan

Director of Engineering Welborn presented the staff report.

The Consultant team from Water Systems Consulting provided a presentation describing the findings of the 2025 RUWMP.

The committee approved moving the item forward to the next Board of Director's meeting Business Item as a Public Hearing.

RESULT:	**REFERRED TO BOARD**
	Next: 05/21/2026 6:00 PM

5. Adopt Resolution 2026-05, Adopting the Water Shortage Contingency Plan

Director of Engineering Welborn presented the staff report.

The Consultant team from Water Systems Consulting provided a presentation describing the findings of the 2025 RUWMP.

The committee approved moving the item forward to the next Board of Director's meeting Business Item as a Public Hearing.

RESULT:	**REFERRED TO BOARD**
	Next: 05/21/2026 6:00 PM

6. Approve Third Amendment to the Water Spreading Agreement with the San Bernardino County Flood Control

Director of Operations Chan presented the staff report.

The committee approved moving the item forward to the next Board of Director's meeting Business Item.

RESULT:	**REFERRED TO BOARD** **Next: 05/21/2026 6:00 PM**

7. Well 1A Rehabilitation

Director of Operations Chan presented the staff report.

The committee approved moving the item forward to the next Board of Director's meeting Consent Calendar.

RESULT:	**REFERRED TO BOARD** **Next: 05/21/2026 6:00 PM**

8. Professional Services Agreement with OCMI, Inc. for West Valley Water District New Headquarters Facility

Project Manager Avila presented the staff report.

The committee approved moving the item forward to the next Board of Director's meeting Business Item.

RESULT:	**REFERRED TO BOARD** **Next: 05/21/2026 6:00 PM**

IV. ADJOURN

Chair Young adjourned the meeting at 6:09 p.m.

ATTEST:

_____
Kara Johnson, Acting Board Secretary

Minutes were approved on _____ by the Engineering, Operations and Planning Committee of the West Valley Water District.

STAFF REPORT

DATE: May 26, 2026

TO: Engineering, Operations and Planning Committee

FROM: Joanne Chan, Director of Operations

SUBJECT: 2025 Water Quality Report

STRATEGIC GOAL:

Strategic Goal 7 – Realize Health, Safety, and Regulatory Compliance; Objective 7A - Prepare for and Comply with Evolving Water Regulations

MEETING HISTORY:

N/A

BACKGROUND:

The United States Environmental Protection Agency (EPA) and the State Water Resources Control Board, Division of Drinking Water, require community water systems to prepare and distribute an Annual Consumer Confidence Report (CCR), also referred to as the Water Quality Report. The report provides customers with information regarding the source and quality of the drinking water, including monitoring results, regulatory compliance, and public health information.

The Annual CCR/Water Quality Report summarizes water quality testing performed during calendar year 2025 and confirms whether the West Valley Water District's (District) drinking water met all applicable federal and state drinking water standards.

The report must be distributed to all customers by July 1 of each year and made available to the public.

Beginning in 2027, new regulatory requirements will require community water systems to distribute the report twice annually. The first report will be due by July 1, 2027, and will cover calendar year 2026 water quality data. A second report will be due by December 31, 2027, and will include any updates or changes occurring between January 1, 2027, and June 30, 2027.

DISCUSSION:

During calendar year 2025, the District's water system conducted extensive testing for microbiological contaminants, inorganic compounds, disinfection byproducts, nitrate, lead and copper, and other regulated constituents in accordance with federal and state requirements.

Testing results demonstrated that the District's drinking water either met or remained within allowable limits for all drinking water standards. Any detected constituents were below the maximum contaminant levels established by regulatory agencies. The 2025 Water Quality Report is provided as **Exhibit A**.

The CCR/Water Quality Report also includes:

- Information regarding the District's water sources;
- Definitions of drinking water standards and treatment techniques;
- Educational information concerning vulnerable populations;
- Monitoring and compliance summaries; and
- Contact information for public inquiries regarding water quality.

Staff will distribute the report through posting on the District website, bill inserts and social media notifications and will maintain copies at the District office and other public facilities.

FISCAL IMPACT:

This item is included in the Fiscal Year 2025/26 Operating Budget GL 100-5615-536-5473 titled "Miscellaneous/Permits & Fees" for printing.

REQUESTED ACTION:

Staff recommends that the Committee forward a recommendation to the Board of Directors to:

1. To receive and file the 2025 Water Quality Report

Attachments

Exhibit A - Water Quality Report.pdf

EXHIBIT A

WATER QUALITY REPORT

2025

This is a Consumer Confidence Report that summarizes the quality of the water that West Valley Water District provided in 2025. This report was prepared in May 2026.

West Valley Water District

Table of Contents

John Thiel, PE, MBA
General Manager

Our Commitment

Vision:

The West Valley Water District will be a model for innovation and sustainability, with a commitment to our growing communities and our employees.

Mission:

The West Valley Water District provides our community with high-quality and reliable water service in a cost-effective and sustainable manner.

A Message from Our General Manager

Dear Neighbor

At West Valley Water District (WVWD), we understand that the safety and reliability of your drinking water are fundamental to your well-being. Providing your family with reliable, high-quality water is more than just our mission, it's a commitment we uphold every single day.

I'm proud to report that, once again, WVWD successfully met or exceeded all state regulatory standards for water quality in 2025. This achievement is a testament to the expertise of our dedicated team and our focus on planning, building, operating, and maintaining a modern, resilient water system. As a public utility, this system belongs to you, and we are honored to manage it with the highest level of care.

Our mission at WVWD is to provide reliable, cost-effective, long-term sustainable water services to every community we serve. Looking ahead, we continue to invest in our local infrastructure and workforce to ensure we meet the needs of our region today and for future generations.

I invite you to review our 2025 Water Quality Report, which outlines our water sources, treatment processes, and various community initiatives, including our conservation and education programs. If you have any questions regarding this report, **please contact our Water Quality Department at (909) 875-1804.**

Thank you for your continued trust in us and for your interest in the health and vitality of our community.

Sincerely,

Board of Directors

Kelvin Moore
President, Division 3

Angela Garcia
Vice President, Division 1

Dan Jenkins
Director, Division 2

Estevan Bennett
Director, Division 4

Greg Young
Director, Division 5

WHO WE ARE:

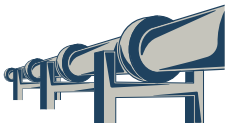
32 Square Miles

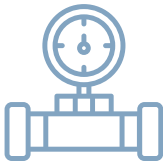
93,810 People Served

88 Team Members

6 Inland Empire Communities Served

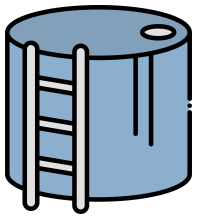
419 Miles of Pipeline





25,400 Service Connections

26 Storage Tanks



3,835 Fire Hydrants

OUR VALUES

Innovation

WVWD fosters innovation, creativity, and ingenuity as we constantly seek to strengthen our services, programs, and practices.

Regional Partner

WVWD is a proactive leader and partner in regional collaboration projects and programs that improve our community and the water supply.

Preferred Workplace

WVWD offers an empowering work environment that promotes diversity, equity, and inclusion where employees can succeed.

Public Trust & Integrity

WVWD fosters a culture of openness, transparency, and accountability to our community and stakeholders.

Sustainability

WVWD is committed to innovative solutions that support the long-term success of our organization.

Water Systems Information

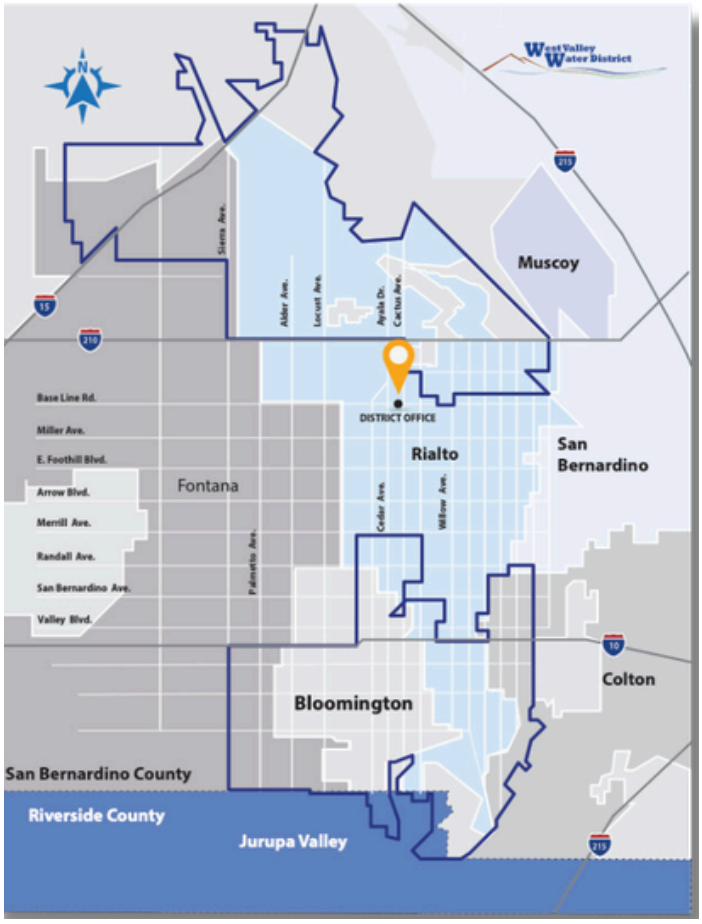
At WVWD our mission is to provide our customers with safe, high quality and reliable water service at a reasonable rate and in a sustainable manner.

WVWD is a Special District governed by a five-member Board of Directors providing retail water to over 93,000 customers with over 25,400 commercial and residential service connections. WVWD serves quality drinking water to portions of Rialto, Colton, Fontana, Bloomington, and portions of the unincorporated area of San Bernardino County and a portion of city of Jurupa Valley in Riverside County.

The goal of our Annual Water Quality Report (WQR) is to inform our customers about the quality of our drinking water, the sources of our water, any monitored contaminants found in drinking water, and whether our system meets state and federal drinking water standards. Our water quality data is submitted to the State Water Resources Control Board, Division of Drinking Water (DDW), in order to monitor our compliance for all regulatory standards and assure high quality drinking water is consistently delivered directly to our customers.

Last year, as in years past, **your tap water met all U.S. EPA and State drinking water health standards**. WVWD vigilantly safeguards its water supplies and, once again, we are proud to report that our system has never violated a maximum contaminant level or any other water quality standard.

This brochure is a snapshot of last year's water quality. Included are details about where your water comes from, what it contains, and how it compares to State standards. We are committed to providing you with information because informed customers are our best allies.



Public Participation

Public involvement is central to ensuring that we are meeting the highest water supply, water quality, and customer service standards. We welcome your input; please see below for ways you can be involved with WVWD. Click on the links below to view content and schedules.

Meetings
www.wvwd.org/meetings

Homepage
www.wvwd.org

Contact Information

If you have any questions regarding the contents of this report or regarding water quality, please contact:

- Janet Harmon, Water Quality Supervisor
  (909) 875-1804 ext. 371
- Jesse Becerra (Spanish), Water Quality Specialist
  (909) 875-1804 ext. 372

Non-English Speaking Information

Este informe contiene información muy importante sobre su agua para beber. Favor de comunicarse WVWD a 855 W. Base Line Rd., Rialto, CA 92376 para asistirlo en español.

SOURCES OF WATER

WVWD obtains water from both local and imported sources to serve its customers and routinely tests for contaminants from these sources in accordance with Federal and State Regulations.

LOCAL WATER

Groundwater

44.0% of WVWD's water supply is from its own groundwater wells, located in four local basins:

- Bunker Hill Basin
- Lytle Creek Basin
- North Riverside Basin
- Rialto-Colton Basin

13.1% of WVWD's water supply consists of additional groundwater purchased from San Bernardino Valley Municipal Water District through the Baseline Feeder Project. This water also comes from local wells in the Bunker Hill Basin.

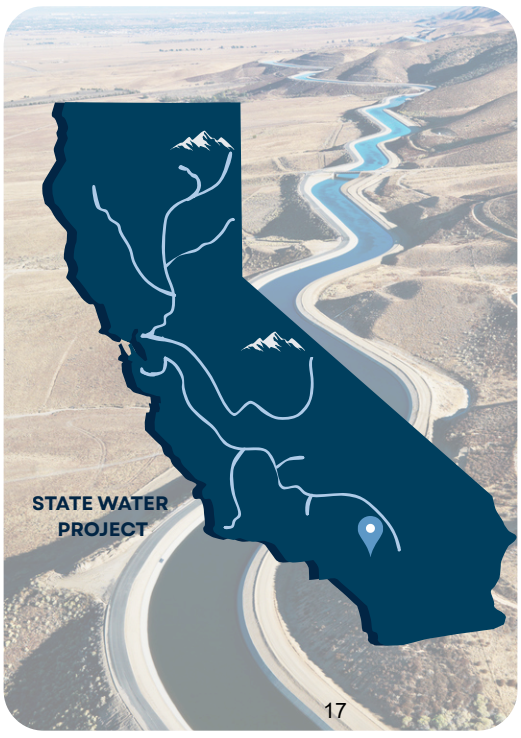
Surface Water

24.5% of WVWD's water supply is surface water from Lytle Creek in the San Bernardino Mountains. This water is treated through WVWD's Oliver P. Roemer Water Filtration Facility.

IMPORTED WATER

State Water Project

18.4% of WVWD's water supply is surface water purchased from the State Water Project through San Bernardino Valley Municipal Water District. This water is also treated through WVWD's Oliver P. Roemer Water Filtration Facility.



SOURCE WATER ASSESSMENT

OVERVIEW

Between 2002 and 2008, WVWD, the California Department of Public Health conducted Source Water Assessments (SWA) of all our drinking water wells and surface water received at the Oliver P. Roemer Surface Water Treatment Plant. As a result of the SWA, the following six water quality characteristics are being closely monitored; however, no contaminants have been detected above the Maximum Contaminant Levels (MCL) set by the State Water Resources Control Board (State Water Board).

To view completed source water assessments, you may visit our District office located at:

855 W. Base Line Rd, Rialto, California, 92376

or call (909) 875-1804.

Fecal Coliform and E. Coli Bacteria: Heavy recreational activities in both Lytle Creek and Lake Silverwood during warm summer months increase vulnerability.

Methyl Tertiary Butyl Ether (MTBE): Sources located near gasoline service stations and underground gas storage tanks are vulnerable. A MTBE plume is leaching from the Colton Gasoline Storage Terminal.

Volatile Organic Chemicals (VOCs) and Synthetic Organic Chemicals (SOCs): All WVWD groundwater wells were determined to be vulnerable to both VOCs and SOCs. Well 7 received a monitoring waiver during the 2023-2025 compliance period because the well was offline during the compliance period.

Perchlorate: Detected at low levels in four groundwater wells (Wells 11, 18A, 41, and 42). All of these wells are primary water sources and have treatment systems installed. It is believed that the likely sources for perchlorate originate from former manufacturers of rocket fuel/fireworks and fertilizer. The affected wells have ion exchange systems installed for perchlorate removal.

Nitrate: Some groundwater wells are vulnerable. Nitrate contamination is the result of leaching septic systems and past citrus farming.

Cryptosporidium: Microbial pathogen found in surface water throughout the U.S.

DEFINITIONS

Maximum Contaminant Level (MCL): The highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs (or MCLGs) as is economically and technologically feasible. Secondary MCLs are set to protect the odor, taste, and appearance of drinking water.

Maximum Contaminant Level Goal (MCLG): This level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the U.S. Environmental Protection Agency.

Public Health Goal (PHG): The level of a contaminant in drinking water below, which there is no known or expected risk to health. PHGs are set by the California Environmental Protection Agency.

Primary Drinking Water Standard (PDWS): MCLs, MRDLs and treatment techniques (TTs) for contaminants that affect health, along with their monitoring and reporting requirements.

Maximum Residual Disinfectant Level (MRDL): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Regulatory Action Level (AL): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

Treatment Technique (TT): A required process intended to reduce the level of a contaminant in drinking water.

Nephelometric Turbidity Unit (NTU): A measure of clarity of water. Turbidity greater than 5 NTU is just noticeable to the average person.

Milligrams per Liter (mg/L): Or parts per million (ppm) corresponds to 1 second in 11.5 days.

Micrograms per Liter (µg/L): Or parts per billion (ppb) corresponds to 1 second in nearly 32 years.

Nanograms per Liter (ng/L): Or parts per trillion (ppt) corresponds to 1 second in nearly 32,000 years.

Picograms per Liter (pg/L): Or parts per quadrillion (ppq) corresponds to 1 second in nearly 32,000,000 years.

Picocuries per Liter (pCi/L): Measurement commonly used to measure radionuclides in water.

Microsiemens per centimeter (µS/cm): A measure of conductivity.

Threshold Odor Number (TON): A measure of odor.

Running Annual Average (RAA): The yearly average which is calculated every 3 months using the previous 12 months' data.

Local Running Annual Average (LRAA): The RAA at one sample location.

Disinfection By-Product: Compounds which are formed from mixing of organic or mineral precursors in the water with ozone, chlorine, or chloramine. Total Trihalomethanes and Haloacetic Acids are disinfection by-products.

Secondary Drinking Water Standard (Secondary Standard): MCLs for contaminants that do not affect health but are used to monitor the aesthetics of the water.

Notification Level (NL): Health-based advisory levels established by the State Water Board for chemicals in drinking water that lack MCLs.

90th Percentile: The value in a data set in which 90 percent of the set is less than or equal to this value. The Lead and Copper Rule uses the 90th percentile to comply with the Action Level.

2025 West Valley Water District Water Quality Report - Distribution System

Parameter	Sample Date	Units	MCL	PHG (MCLG)	Result Type	Results	Violation Yes/No	Major Sources in Drinking Water	Health Effects
PRIMARY STANDARDS - Mandatory Health-Related Standards									
Microbiological Contaminants									
Total Coliform Bacteria	2025	%	5	(0)	Maximum Monthly Positive Samples	1	No	Naturally present in the environment.	Coliforms are bacteria that are naturally present in the environment and are used as an indicator that other, potentially harmful, waterborne pathogens may be present or that a potential pathway exists through which contamination may enter the drinking water distribution system. We found coliforms indicating the need to look for potential problems in water treatment or distribution. When this occurs, we are required to conduct assessment(s) to identify problems and to correct any problems that were found.
Disinfection Byproducts, Disinfectant Residuals, and Disinfection Byproduct Precursors									
Haloacetic Acids	2025	µg/L	LRAA = 60	N/A	Range Highest LRAA	ND - 14.1 8.1	No	Byproduct of drinking water disinfection.	Some people who drink water containing haloacetic acids in excess of the MCL over many years may have an increased risk of getting cancer.
Total Trihalomethanes	2025	µg/L	LRAA = 80	N/A	Range Highest LRAA	ND - 72.4 28.9	No	Byproduct of drinking water disinfection.	Some people who drink water containing trihalomethanes in excess of the MCL over many years may experience liver, kidney or central nervous system problems and have an increased risk of getting cancer.
Chlorine	2025	mg/L	MRDL = 4.0 (as Cl_2)	MRDLG = 4.0 (as Cl_2)	Range Highest RAA	0.24 - 2.30 1.22	No	Drinking water disinfectant added for treatment.	Some people who use water containing chlorine well in excess of the MRDL could experience irritating effects to their eyes and nose. Some people who drink water containing chlorine well in excess of the MRDL could experience stomach discomfort.
Lead and Copper									
Lead	2024	µg/L	AL=15	0.2	# of Sites Sampled # of Sites Over AL 90th Percentile (µg/L)	40 0 ND	No	Internal corrosion of household water plumbing systems; discharges from industrial manufacturers; erosion of natural deposits.	Infants and children who drink water containing lead in excess of the action level may experience delays in their physical or mental development. Children may show slight deficits in attention span and learning abilities. Adults who drink this water over many years may develop kidney problems or high blood pressure.
Copper	2024	mg/L	AL=1.3	0.3	# of Sites Sampled # of Sites Over AL 90th Percentile (mg/L)	40 0 0.18	No	Internal corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives.	Copper is an essential nutrient, but some people who drink water containing copper in excess of the action level over a relative short amount of time may experience gastrointestinal distress. Some people who drink water containing copper in excess of the action level over many years may suffer liver or kidney damage. People with Wilson's Disease should consult their personal doctor.

2025 West Valley Water District Water Quality Report - Distribution System

Parameter	Sample Date	Units	MCL	PHG (MCLG)	Result Type	Results	Violation Yes/No	Major Sources in Drinking Water
SECONDARY STANDARDS - Aesthetic Standards [1]								
Color	2025	Units	15	N/A	Range Average	ND-7.5 ND	No	Naturally-occurring organic materials.
Specific Conductance	2025	µS/cm	1,600	N/A	Range Average	300-610 393	No	Substances that form ions when in water; seawater influence.
Odor Threshold	2025	TON	3	N/A	Range Average	1-2 1	No	Naturally-occurring organic materials.
Turbidity [1]	2025	NTU	5	N/A	Range Average	ND - 5.8 ND	No	Soil runoff.
OTHER PARAMETERS								
pH	2025	pH Units	No Standard	N/A	Range Average	7.2 - 8.2 7.9	No	Characteristic of water.
Total Alkalinity (as $CaCO_3$)	2025	mg/L	No Standard	N/A	Range Average	79 - 210 142	No	Naturally occurring.
Calcium	2025	mg/L	No Standard	N/A	Range Average	21-83 47	No	Erosion of salt deposits in soil and rock.

1. Compliance with secondary standards are based on an annual average. Values above the MCL are acceptable, as long as the average is below the MCL.

AL - Regulatory Action Level; LRAA - Locational Running Annual Average; MCL - Maximum Contaminant Level; MCLG - Maximum Contaminant Level Goal; MRDL - Maximum Residual Disinfectant Level; MRDLG - Maximum Residual Disinfectant Level Goal; ND - Non-Detected; NL - Notification Level; NR - No Range; N/A - Not Applicable; NTU - Nephelometric Turbidity Units; PHG - Public Health Goal; RAA - Running Annual Average; TON - Threshold Odor Number

Note: The WQR reflects changes in drinking water regulatory requirements during 2024. These revisions add the requirements of the federal Revised Total Coliform Rule, effective since April 1, 2016, to the existing state Total Coliform Rule. The revised rule maintains the purpose to protect public health by ensuring the integrity of the drinking water distribution system and monitoring for the presence of microbials (i.e., total coliform and E.coli bacteria). The U.S. EPA anticipates greater public health protection as the rule requires water systems that are vulnerable to microbial contamination to identify and fix problems. Water systems that exceed a specified frequency of total coliform occurrences are required to conduct an assessment to determine if any sanitary defects exist. If found, these must be corrected by the water system. The state Revised Total Coliform Rule became effective July 1, 2021.

2025 West Valley Water District Water Quality Report - Baseline Feeder and Groundwater Wells

Parameter	Sample Date[1]	Units	MCL	PHG (MCLG)	Result Type	RESULTS		Violation Yes/No	Major Sources in Drinking Water	Health Effects
						Baseline Feeder[3]	Wells			
PRIMARY STANDARDS - Mandatory Health-Related Standards										
Microbiological Contaminants										
Total Coliform Bacteria	2025	%	5	(0)	Maximum Monthly Positive Samples	0	0	No	Naturally present in the environment.	Coliforms are bacteria that are naturally present in the environment and are used as an indicator that other, potentially harmful, waterborne pathogens may be present or that a potential pathway exists through which contamination may enter the drinking water distribution system. We found coliforms indicating the need to look for potential problems in water treatment or distribution. When this occurs, we are required to conduct assessment(s) to identify problems and to correct any problems that were found.
Radioactive Contaminants										
Combined Radium (-226 & -228)	2025	pCi/L	5.0	0.05	Range Average	NR 0.33	ND-0.97 0.43	No	Erosion of natural deposits.	Some people who drink water containing radium 226 or radium 228 in excess of the MCL over many years may have an increased risk of getting cancer.
Inorganic Contaminants										
Arsenic	2025	µg/L	10	0.004	Range Average	NR 2.8	0.39 - 7.4 3.2	No	Erosion of natural deposits; runoff from orchards; glass and electronics production wastes.	Some people who drink water containing arsenic in excess of the MCL over many years may experience skin damage or circulatory system problems, and may have an increased risk of getting cancer.
Barium (Total)	2025	mg/L	1	2	Range Average	NR 0.053	NR 0.042	No	Discharges of oil drilling wastes and from metal refineries; erosion of natural deposits.	Some people who drink water containing barium in excess of the MCL over many years may experience an increase in blood pressure.
Chromium (hexavalent)	2025	µg/L	10	0.02	Range Average	NR 1.9	0.22 - 2.0 1.0	No	Erosion of natural deposits; transformation of naturally occurring trivalent chromium to hexavalent chromium by natural processes and human activities such as discharges from electroplating factories, leather tanneries, wood preservation, chemical synthesis, refractory production, and textile manufacturing facilities.	Some people who drink water containing hexavalent chromium in excess of the MCL over many years may have an increased risk of getting cancer.
Fluoride	2025	mg/L	2.0	1.0	Range Average	NR 0.41	NR 0.24	No	Erosion of natural deposits; water additive that promotes strong teeth; discharge from fertilizer and aluminum factories.	Some people who drink water containing fluoride in excess of the federal MCL of 4 mg/L over many years may get bone disease, including pain and tenderness of the bones. Children who drink water containing fluoride in excess of the state MCL of 2 mg/L may get mottled teeth.
Nitrate as Nitrogen	2025	mg/L	10	10	Range Average	1.9 - 4.8 3.3	0.47-3.4 1.9	No	Runoff and leaching from fertilizer use; leaching from septic tanks and sewage; erosion of natural deposits.	Infants below the age of six months who drink water containing nitrate in excess of the MCL may quickly become seriously ill and, if untreated, may die because high nitrate levels can interfere with the capacity of the infant's blood to carry oxygen. Symptoms include shortness of breath and blueness of the skin. High nitrate levels may also affect the oxygen-carrying ability of the blood of pregnant women.

2025 West Valley Water District Water Quality Report - Baseline Feeder and Groundwater Wells

Parameter	Sample Date[1]	Units	MCL	PHG (MCLG)	Result Type	RESULTS		Violation Yes/No	Major Sources in Drinking Water	Health Effects
						Baseline Feeder[3]	Wells			
PRIMARY STANDARDS - Mandatory Health-Related Standards										
Inorganic Contaminants										
Perchlorate	2025	µg/L	6.0	1.0	Range Average	NR 0.62	NR 0.67	No	Perchlorate is an inorganic chemical used in solid rocket propellant, fireworks, explosives, flares, matches and a variety of industries. It usually gets into drinking water as a result of environmental contamination from historic aerospace or other industrial operations that used or use, store, or dispose of perchlorate and its salts.	Perchlorate has been shown to interfere with uptake of iodide by the thyroid gland, and to thereby reduce the production of thyroid hormones, leading to adverse effects associated with inadequate hormone levels. Thyroid hormones are needed for normal prenatal growth and development of the fetus, as well as for normal growth and development in the infant and child. In adults thyroid hormones are needed for normal metabolism and mental function.
Disinfection Byproducts, Disinfectant Residuals, and Disinfection Byproduct Precursors										
Chlorine	2025	mg/L	MRDL = 4.0 (as Cl_2)	MRDLG = 4.0 (as Cl_2)	Range Average	0.66-1.70 1.34	N/A N/A	No	Drinking water disinfectant added for treatment.	Some people who use water containing chlorine in excess of the MRDL could experience irritating effects to their eyes and nose. Some people who drink water containing chlorine well in excess of the MRDL could experience stomach discomfort.

Parameter	Sample Date	Units	MCL	PHG (MCLG)	Result Type	RESULTS		Violation Yes/No	Major Sources in Drinking Water
						Baseline Feeder[3]	Wells		
SECONDARY STANDARDS - Aesthetic Standards[2]									**Typical Source of Contaminant**
Chloride	2025	mg/L	500	N/A	Range Average	NR 21	NR 4.0	No	Runoff/leaching from natural deposits; seawater influence.
Specific Conductance	2025	µS/cm	1,600	N/A	Range Average	NR 580	NR 370	No	Substances that form ions when in water; seawater influence.
Color	2025	Units	15	N/A	Range Average	NR ND	ND - 0.30 ND	No	Naturally-occurring organic materials.
Foaming Agents (MBAS)	2025	µg/L	500	N/A	Range Average	NR ND	NR 48	No	Municipal and industrial waste discharges.
Methyl tert-butyl ether (MTBE)	2025	µg/L	5	N/A	Range Average	NR ND	ND - 3.8 0.59	No	Leaking underground storage tanks; discharge from petroleum and chemical factories.
Odor Threshold	2025	TON	3	N/A	Range Average	ND-1 1	NR 1	No	Naturally-occurring organic materials.
Sulfate	2025	mg/L	500	N/A	Range Average	NR 59	NR 22	No	Runoff/leaching from natural deposits; industrial wastes.
Total Dissolved Solids	2025	mg/L	1,000	N/A	Range Average	250-380 323	NR 280	No	Runoff/leaching from natural deposits.
Turbidity	2025	NTU	5	N/A	Range Average	ND-3.4 ND	ND-1.8 0.16	No	Soil runoff.
OTHER PARAMETERS									
pH	2025	pH Units	No Standard	N/A	Range Average	NR 7.8	NR 8.0	No	Characteristic of water.
Total Alkalinity (as $CaCO_3$)	2025	mg/L	No Standard	N/A	Range Average	NR 220	NR 160	No	Naturally occurring.
Calcium	2025	mg/L	No Standard	N/A	Range Average	NR 77	NR 50	No	Erosion of salt deposits in soil and rock.
Hardness	2025	mg/L	No Standard	N/A	Range Average	NR 260	NR 160	No	Hardness is the sum of polyvalent cations present in the water, generally magnesium and calcium. The cations are usually naturally occurring.
Magnesium	2025	mg/L	No Standard	N/A	Range Average	NR 16	7.7-8.0 7.9	No	Erosion of salt deposits in soil and rock.
Sodium	2025	mg/L	No Standard	N/A	Range Average	NR 20	NR 16	No	Sodium refers to the salt present in the water and is generally naturally occurring.

2025 West Valley Water District Water Quality Report - Baseline Feeder and Groundwater Wells

Parameter	Sample Date [1]	Units	Notification Level	Response Level	Result Type	RESULTS		Violation Yes/No	Major Sources in Drinking Water	Health Effects
						Baseline Feeder [3]	Wells			
PFAS										
Perfluorobutane sulfonic acid [PFBS][6]	2025	ng/L	500	N/A	Range Average	NR ND	ND -5.0 2.5	No	Industrial facilities, landfills, treatment plants, stain-resistant carpeting, nonstick cookware, grease and waterproof food packaging, fabric softeners, waterproof clothing, cosmetics.	Perfluorobutane sulfonic acid exposures resulted in decreased thyroid hormone in pregnant female mice.
Perfluorohexane Sulfonic Acid [PFHxS][6]	2025	ng/L	3.0	N/A	Range Average	NR ND	ND-8.3 3.6	No	Industrial facilities, landfills, treatment plants, stain-resistant carpeting, nonstick cookware, grease and waterproof food packaging, fabric softeners, waterproof clothing, cosmetics.	Perfluorohexane sulfonic acid exposures resulted in decreased total thyroid hormone in male rats.
Perfluorooctanoic Acid [PFOA]	2025	ng/L	5.1	0.007	Range Average	NR ND	ND-2.5 ND	No	Industrial facilities, landfills, treatment plants, stain-resistant carpeting, nonstick cookware, grease and waterproof food packaging, fabric softeners, waterproof clothing, cosmetics.	Perfluorooctanoic acid exposures resulted in increased liver weight and cancer in laboratory animals.
Perfluorooctanesulfonic Acid [PFOS]	2025	ng/L	6.5	1.0	Range Average	NR ND	ND-1.5 ND	No	Industrial facilities, landfills, treatment plants, stain-resistant carpeting, nonstick cookware, grease and waterproof food packaging, fabric softeners, waterproof clothing, cosmetics.	Perfluorooctanesulfonic acid exposures resulted in immune suppression and cancer in laboratory animals.
DDW General Order 2022-0001-DDW PFAS Monitoring[5]										
Department of Drinking Water PFAS Monitoring										
Perfluorobutane sulfonic acid [PFBS][6]	2025	ng/L	500	5,000	Range Average		ND-4.8 2.1	No	Industrial facilities, landfills, treatment plants, stain-resistant carpeting, nonstick cookware, grease and waterproof food packaging, fabric softeners, waterproof clothing, cosmetics.	Perfluorobutane sulfonic acid exposures resulted in decreased thyroid hormone in pregnant female mice.
Perfluorohexane Sulfonic Acid [PFHxS][6]	2025	ng/L	3.0	20	Range Average		ND-8.3[8] 3.6	No	Industrial facilities, landfills, treatment plants, stain-resistant carpeting, nonstick cookware, grease and waterproof food packaging, fabric softeners, waterproof clothing, cosmetics.	Perfluorohexane sulfonic acid exposures resulted in decreased total thyroid hormone in male rats.
Perfluorooctanoic Acid [PFOA]	2025	ng/L	QRAA = 5.1	QRAA = 10	Range QRAA		ND-5.1 3.0	No	Industrial facilities, landfills, treatment plants, stain-resistant carpeting, nonstick cookware, grease and waterproof food packaging, fabric softeners, waterproof clothing, cosmetics.	Perfluorooctanoic acid exposures resulted in increased liver weight and cancer in laboratory animals.
Perfluorooctanesulfonic Acid [PFOS]	2025	ng/L	QRAA = 6.5	QRAA = 40	Range QRAA		ND-1.3 2.0	No	Industrial facilities, landfills, treatment plants, stain-resistant carpeting, nonstick cookware, grease and waterproof food packaging, fabric softeners, waterproof clothing, cosmetics.	Perfluorooctanesulfonic acid exposures resulted in immune suppression and cancer in laboratory animals.

2025 West Valley Water District Water Quality Report - Baseline Feeder and Groundwater Wells

Parameter	Sample Date[1]	Units	Notification Level	Response Level	Result Type	RESULTS		Violation Yes/No	Major Sources in Drinking Water
						Baseline Feeder [3]	Wells		
UNREGULATED CONTAMINANT MONITORING[4]									
Fifth Unregulated Contaminant Monitoring Rule (UCMR5)									
Lithium	**2023**	**µg/L**	**N/A**	**N/A**	**Range Average**	**NR ND**	**NR ND**	**No**	**Lithium can be obtained from brine deposits in salt lakes and is used in the cathodes of lithium-ion batteries.**
PFAS Compounds	**2023**	**µg/L**	**N/A**	**N/A**	**Range Average**	**NR ND**	**NR ND**	**No**	**Industrial facilities, landfills, treatment plants, stain-resistant carpeting, nonstick cookware, grease and waterproof food packaging, fabric softeners, waterproof clothing, cosmetics.**

1. The State Water Resources Control Board, Division of Drinking Water (DDW) allows us to monitor for some contaminants less than once per year because the concentrations of these contaminants do not change frequently. Some of our data, though representative, are more than one year old. For sample points that were monitored during the current reporting year, the current reporting year data was used. If a sampling point did not have monitoring data for the reporting year, the most current data was used. Contaminant results are based on the most current data for each sampling point.

2. Compliance with secondary standards are based on an annual average. Values above the MCL are acceptable, as long as the average is below the MCL.

3. Baseline Feeder includes sample stations, North and South Wells, Rialto Well 4A and Encanto Booster.

4. Unregulated contaminant monitoring helps U.S. EPA and the State Water Resources Control Board to determine where certain contaminants occur and whether the contaminants need to be regulated.

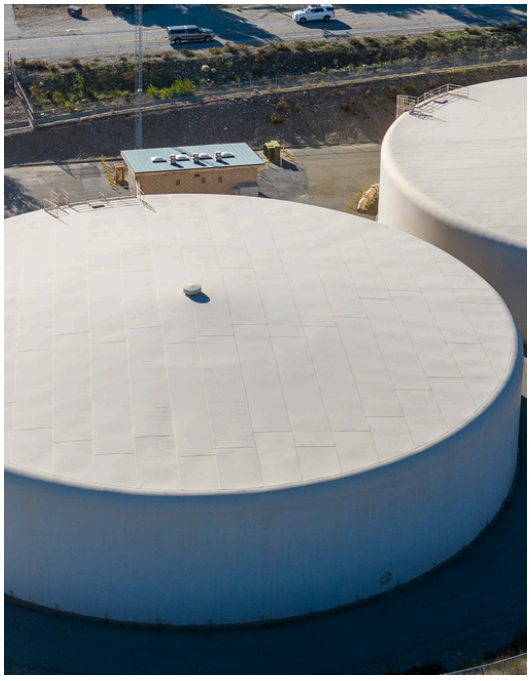
5. DDW General Order 2022-0001-DDW, effective January 1, 2023, requires PFAS monitoring for Wells 11, 18A, 42 and Rialto Well 6 prior to treatment.

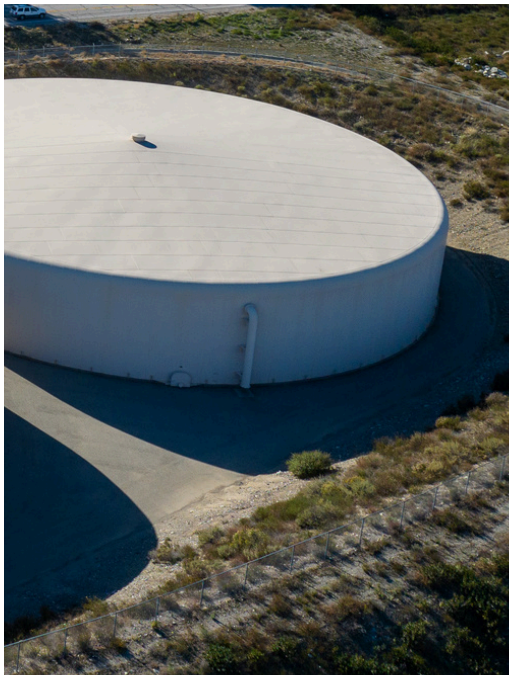
6. Single or confirmed sample.

7. EPA proposes the Hazard Index (HI) be calculated based on the following calculation: Hazard Index = ([GenXwater][10 ppt]) + ([PFBSwater][2000 ppt]) + ([PFNAwater][10 ppt])+ ([PFHxSwater][9.0 ppt]).

8. Rialto Well 6 receives treatment through the Fluidized Bed Reactor (FBR).

AL - Regulatory Action Level; LRAA - Locational Running Annual Average; MCL - Maximum Contaminant Level; MCLG - Maximum Contaminant Level Goal; MRDL - Maximum Residual Disinfectant Level; MRDLG - Maximum Residual Disinfectant Level Goal; ND - Non-Detected; NL - Notification Level; NR - No Range; N/A - Not Applicable; NTU - Nephelometric Turbidity Units; PHG - Public Health Goal; QRAA - Quarterly Running Annual Average; RAA - Running Annual Average; TON - Threshold Odor Number





2025 West Valley Water District Water Quality Report - Surface Water

Parameter	Sample Date[1]	Units	MCL	PHG (MCLG)	Result Type	RESULTS		Violation Yes/No	Major Sources in Drinking Water	Health Effects
						Lytle Creek	State Water Project			
PRIMARY STANDARDS - Mandatory Health-Related Standards										
Microbiological Contaminants										
Total Coliform Bacteria[3]	2025	%	5	(0)	Maximum Monthly Positive Samples	0	0	No	Naturally present in the environment.	Coliforms are bacteria that are naturally present in the environment and are used as an indicator that other, potentially harmful, waterborne pathogens may be present or that a potential pathway exists through which contamination may enter the drinking water distribution system. We found coliforms indicating the need to look for potential problems in water treatment or distribution. When this occurs, we are required to conduct assessment(s) to identify problems and to correct any problems that were found.
Radioactive Contaminants										
Gross Alpha Particle Activity	2025	pCi/L	15	(0)	Range Average	NR 3.1	NR ND	No	Erosion of natural deposits.	Certain minerals are radioactive and may emit a form of radiation known as alpha radiation. Some people who drink water containing alpha emitters in excess of the MCL over many years may have an increased risk of getting cancer.
Combined Radium (-226 & -228)	2025	pCi/L	5	(0)	Range Averaged	NR 0.46	NR 0.27	No	Erosion of natural deposits.	Some people who drink water containing radium 226 or radium 228 in excess of the MCL over many years may have an increased risk of getting cancer.
Inorganic Contaminants										
Arsenic	2025	µg/L	10	0.004	Range Average	1.1-1.8 1.5	1.3-2.6 2.0	No	Erosion of natural deposits; runoff from orchards; glass and electronics production wastes.	Some people who drink water containing arsenic in excess of the MCL over many years may experience skin damage or circulatory system problems, and may have an increased risk of getting cancer.
Chromium (hexavalent)	2025	µg/L	10	0.02	Range Average	NR 0.18	NR ND	No	Erosion of natural deposits; transformation of naturally occurring trivalent chromium to hexavalent chromium by natural processes and human activities such as discharges from electroplating factories, leather tanneries, wood preservation, chemical synthesis, refractory production, and textile manufacturing facilities.	Some people who drink water containing hexavalent chromium in excess of the MCL over many years may have an increased risk of getting cancer.
Fluoride	2025	mg/L	2.0	1.0	Range Average	NR 0.44	NR 0.093	No	Erosion of natural deposits; water additive that promotes strong teeth; discharge from fertilizer and aluminum factories.	Some people who drink water containing fluoride in excess of the federal MCL of 4 mg/L over many years may get bone disease, including pain and tenderness of the bones. Children who drink water containing fluoride in excess of the state MCL of 2 mg/L may get mottled teeth.
Lead	2025	mg/L	AL=15	0.2	Range Average	NR 0.16	NR 1.8	No	Corrosion of household plumbing systems; erosion of natural deposits.	Exposure to lead in drinking water can cause serious health effects in all age groups. Infants and children can have decreases in IQ and attention span. Lead exposure can lead to new learning and behavior problems or exacerbate existing learning and behavior problems. The children of women who are exposed to lead before or during pregnancy can have increased risk of these adverse health effects. Adults can have increased risks of heart disease, high blood pressure, kidney or nervous system problems.
Nitrate as Nitrogen	2025	mg/L	10	10	Range Average	ND-0.26 0.19	0.10-0.38 0.28	No	Runoff and leaching from fertilizer use; leaching from septic tanks and sewage; erosion of natural deposits.	Infants below the age of six months who drink water containing nitrate in excess of the MCL may quickly become seriously ill and, if untreated, may die because high nitrate levels can interfere with the capacity of the infant's blood to carry oxygen. Symptoms include shortness of breath and blueness of the skin. High nitrate levels may also affect the oxygen-carrying ability of the blood of pregnant women.

2025 West Valley Water District Water Quality Report - Surface Water

Parameter	Sample Date[1]	Units	MCL	PHG (MCLG)	Result Type	RESULTS		Violation Yes/No	Major Sources in Drinking Water
						Lytle Creek	State Water Project		
SECONDARY STANDARDS - Aesthetic Standards[2]									**Typical Source of Contaminant**
Aluminum	2025	µg/L	200	N/A	Range Average	ND-130 65	ND-220[4] 74	No	Erosion of natural deposits; residual from some surface water treatment processes.
Chloride	2025	mg/L	500	N/A	Range Average	NR 1.5	NR 52	No	Runoff/leaching from natural deposits; seawater influence.
Specific Conductance	2025	µS/cm	1,600	N/A	Range Average	NR 330	NR 390	No	Substances that form ions when in water; seawater influence.
Color	2025	Units	15	N/A	Range Average	NR ND	NR 7.5	No	Naturally-occurring organic materials.
Copper	2025	mg/L	1.0	N/A	Range Average	NR ND	ND - 0.013 0.0034	No	Municipal and industrial waste discharges.
Foaming Agents (MBAS)	2025	µg/L	500	N/A	Range Average	NR 64	NR 56	No	Municipal and industrial waste discharges.
Iron	2025	µg/L	300	N/A	Range Average	NR ND	21 - 420[4] 99	No	Leaching from natural deposits.
Odor Threshold	2025	TON	3	N/A	Range Average	NR 1	NR 1	No	Naturally-occurring organic materials.
Sulfate	2025	mg/L	500	N/A	Range Average	NR 20	NR 28	No	Runoff/leaching from natural deposits; industrial wastes.
Total Dissolved Solids	2025	mg/L	1,000	N/A	Range Average	NR 230	NR 190	No	Runoff/leaching from natural deposits.
Turbidity	2025	NTU	5	N/A	Range Average	NR 0.16	NR 0.99	No	Soil runoff.
OTHER PARAMETERS									
pH	2025	pH Units	No Standard	N/A	Range Average	7.2-7.7 7.4	7.2-7.9 7.5	No	Characteristic of water.
Total Alkalinity (as $CaCO_3$)	2025	mg/L	No Standard	N/A	Range Average	150-170 159	62-110 82	No	Naturally occurring.
Calcium	2025	mg/L	No Standard	N/A	Range Average	NR 49	NR 18	No	Erosion of salt deposits in soil and rock.
Hardness	2025	mg/L	No Standard	N/A	Range Average	NR 150	NR 88	No	Hardness is the sum of polyvalent cations present in the water, generally magnesium and calcium. The cations are usually naturally occurring.
Magnesium	2025	mg/L	No Standard	N/A	Range Average	NR 7.8	NR 10	No	Erosion of salt deposits in soil and rock.
Sodium	2025	mg/L	No Standard	N/A	Range Average	NR 8.5	NR 41	No	Sodium refers to the salt present in the water and is generally naturally occurring.

2025 West Valley Water District Water Quality Report - Surface Water

Parameter	Sample Date[1]	Units	Notification Level	Response Level	Result Type	RESULTS		Violation Yes/No	Major Sources in Drinking Water	Health Effects
						Lytle Creek	State Water Project			
PFAS										
Perfluorobutane sulfonic acid [PFBS][5]	2024	ng/L	500	N/A	Range Average	NR ND	NR ND	No	Industrial facilities, landfills, treatment plants, stain-resistant carpeting, nonstick cookware, grease and waterproof food packaging, fabric softeners, waterproof clothing, cosmetics.	Perfluorobutane sulfonic acid exposures resulted in decreased thyroid hormone in pregnant female mice.
Perfluorohexane Sulfonic Acid [PFHxS][5]	2024	ng/L	3.0	N/A	Range Average	NR ND	NR ND	No	Industrial facilities, landfills, treatment plants, stain-resistant carpeting, nonstick cookware, grease and waterproof food packaging, fabric softeners, waterproof clothing, cosmetics.	Perfluorohexane sulfonic acid exposures resulted in decreased total thyroid hormone in male rats.
Perfluorooctanoic Acid [PFOA]	2024	ng/L	5.1	0.007	Range Average	NR ND	NR ND	No	Industrial facilities, landfills, treatment plants, stain-resistant carpeting, nonstick cookware, grease and waterproof food packaging, fabric softeners, waterproof clothing, cosmetics.	Perfluorooctanoic acid exposures resulted in increased liver weight and cancer in laboratory animals.
Perfluorooctanesulfonic Acid [PFOS]	2024	ng/L	6.5	1.0	Range Average	NR ND	NR ND	No	Industrial facilities, landfills, treatment plants, stain-resistant carpeting, nonstick cookware, grease and waterproof food packaging, fabric softeners, waterproof clothing, cosmetics.	Perfluorooctanesulfonic acid exposures resulted in immune suppression and cancer in laboratory animals.

1. DDW allows us to monitor for some contaminants less than once per year because the concentrations of these contaminants do not change frequently. Some of our data, though representative, are more than one year old. For sample points that were monitored during the current reporting year, the current reporting year data was used. If a sampling point did not have monitoring data for the reporting year, the most current data was used. Contaminant results are based on the most current data for each sampling point.

2. Compliance with secondary standards are based on an annual average. Values above the MCL are acceptable, as long as the average is below the MCL.

3. Coliform is after treatment through WVWD's Oliver P. Roemer Surface Water Treatment Plant.

4. Aluminum and Iron are reduced through WVWD's Oliver P. Roemer Surface Water Treatment Plant.

5. Single or confirmed sample.

AL - Regulatory Action Level; LRAA - Locational Running Annual Average; MCL - Maximum Contaminant Level; MCLG - Maximum Contaminant Level Goal; MRDL - Maximum Residual Disinfectant Level; MRDLG - Maximum Residual Disinfectant Level Goal; ND - Non-Detected; NL - Notification Level; NR - No Range; N/A - Not Applicable; NTU - Nephelometric Turbidity Units; PHG - Public Health Goal; QRAA - Quarterly Running Annual Average; RAA - Running Annual Average; TON - Threshold Odor Number

2025 West Valley Water District Water Quality Report - Water Treatment Plants

						RESULTS						
Parameter	Sample Date [1]	Units	MCL	PHG (MCLG)	Result Type	Fluidized Bed Reactors (FBR) [3]	Oliver P. Roemer Filtration Facility [4]	Blending [7] Treatment	Ion Exchange Perchlorate Treatment [5]	Violation Yes/No	Major Sources in Drinking Water	Health Effects
PRIMARY STANDARDS - Mandatory Health-Related Standards												
Microbiological Contaminants												
Total Coliform Bacteria	2025	%	5	(0)	Maximum Monthly Positive Samples	1	1	N/A	1	No	Naturally present in the environment.	Coliforms are used as an indicator that other, potentially harmful, waterborne pathogens may be present or that a potential pathway exists through which contamination may enter the drinking water distribution system.
Radiological												
Gross Alpha Particle Activity	2025	pCi/L	15	(0)	Range Average	2.2-3.0 2.6	N/A N/A	N/A N/A	N/A N/A	No	Erosion of natural deposits.	Certain minerals are radioactive and may emit a form of radiation known as alpha radiation. Some people who drink water containing alpha emitters in excess of the MCL over many years may have an increased risk of getting cancer.
Combined Radium (-226 & -228)	2025	pCi/L	5	0.05	Range Average	ND-0.44 ND	N/A N/A	N/A N/A	NR 1.2	No	Erosion of natural deposits.	Some people who drink water containing radium 226 or radium 228 in excess of the MCL over many years may have an increased risk of getting cancer
Uranium	2025	pCi/L	20	0.43	Range Average	2.4-3.9 3.2	N/A N/A	N/A N/A	N/A N/A	No	Erosion of natural deposits.	Some people who drink water containing uranium in excess of the MCL over many years may have kidney problems or an increased risk of getting cancer.
Inorganic Chemicals												
Aluminum	2024-2025	mg/L	1	0.6	Range Average	ND-0.17 ND	ND-0.084 0.014	N/A N/A	0.54 - 1.2 0.87	No	Erosion of natural deposits; residue from some surface water treatment processes.	Some people who drink water containing aluminum in excess of the MCL over many years may experience short-term gastrointestinal tract effects.
Arsenic	2024-2025	µg/L	10	0.004	Range Average	0.71-0.97 0.84	0.81 - 6.9 1.6	2.8 - 4.1 3.5	0.54-1.2 0.87	No	Erosion of natural deposits; runoff from orchards; glass and electronics production wastes.	Some people who drink water containing arsenic in excess of the MCL over many years may experience skin damage or circulatory system problems, and may have an increased risk of getting cancer.
Chromium (hexavalent)	2024-2025	µg/L	10	0.02	Range Average	1.0-1.6 1.4	NR 0.11	N/A N/A	2.1-2.3 2.2	No	Erosion of natural deposits; transformation of naturally occurring trivalent chromium to hexavalent chromium by natural processes and human activities such as discharges from electroplating factories, leather tanneries, wood preservation, chemical synthesis, refractory production, and textile manufacturing facilities.	Some people who drink water containing hexavalent chromium in excess of the MCL over many years may have an increased risk of getting cancer.

2025 West Valley Water District Water Quality Report - Water Treatment Plants

						RESULTS						
Parameter	Sample Date [1]	Units	MCL	PHG (MCLG)	Result Type	Fluidized Bed Reactors (FBR) [3]	Oliver P. Roemer Filtration Facility [4]	Blending [7] Treatment	Ion Exchange Perchlorate Treatment [5]	Violation Yes/No	Major Sources in Drinking Water	Health Effects
Inorganic Chemicals												
Fluoride	2024-2025	mg/L	2.0	1.0	Range Average	0.21-0.35 0.30	N/A N/A	N/A N/A	NR 0.20	No	Erosion of natural deposits; water additive that promotes strong teeth; discharge from fertilizer and aluminum factories	Some people who drink water containing fluoride in excess of the Federal MCL of 4 mg/L over many years may get bone disease, including pain and tenderness of the bones. Children who drink water containing fluoride in excess of the state MCL of 2 mg/L may get mottled teeth.
Nitrate as Nitrogen	2025	mg/L	10	10	Range Average	ND-4.4 1.3	N/A N/A	N/A N/A	6.0-7.5 6.6	No	Runoff and leaching from fertilizer use; leaching from septic tanks and sewage; erosion of natural deposits.	Infants below the age of six months who drink water containing nitrate in excess of the MCL may quickly become seriously ill and, if untreated, may die because high nitrate levels can interfere with the capacity of the infant's blood to carry oxygen. Symptoms include shortness of breath and blueness of the skin. High nitrate levels may also affect the oxygen-carrying ability of the blood of pregnant women.
Perchlorate	2025	µg/L	6.0	1.0	Range Average	ND-0.98 ND	N/A N/A	N/A N/A	ND - 0.96 ND	No	Perchlorate is an inorganic chemical used in solid rocket propellant, fireworks, explosives, flares, matches and a variety of industries. It usually gets into drinking water as a result of environmental contamination from historic aerospace or other industrial operations that used or use, store, or dispose of perchlorate and its salts.	Perchlorate has been shown to interfere with uptake of iodide by the thyroid gland, and to thereby reduce the production of thyroid hormones, leading to adverse effects associated with inadequate hormone levels. Thyroid hormones are needed for normal prenatal growth and development of the fetus, as well as for normal growth and development in the infant and child. In adults thyroid hormones are needed for normal metabolism and mental function.
Volatile Organic Chemicals												
Methyl tert-butyl ether (MTBE)	2024-2025	µg/L	13	13	Range Average	ND-0.62 ND	N/A N/A	ND - 1.3 0.62	NR ND	No	Leaking underground storage tanks; discharge from petroleum and chemical factories.	Some people who use water containing methyl-tert-butyl ether in excess of the MCL may, over many years, have an increased risk of getting cancer.
Tetrachloroethylene (PCE)	2025	µg/L	5.0	0.06	Range Average	NR ND	N/A N/A	N/A N/A	0.44 - 0.55 0.49	No	Discharge from factories, dry cleaners, and auto shops (metal degreaser).	Some people who use water containing Tetrachloroethylene in excess of the MCL may, over many years, have an increased risk of getting cancer.
Trichloroethylene (TCE)	2024-2025	µg/L	5.0	1.7	Range Average	ND-0.40 0.23	N/A N/A	N/A N/A	NR ND	No	Discharge from metal degreasing sites and other factories.	Some people who use water containing trichloroethylene in excess of the MCL over many years may experience liver problems and may have an increased risk of getting cancer.

2025 West Valley Water District Water Quality Report - Water Treatment Plants

						RESULTS						
Parameter	Sample Date [1]	Units	MCL	PHG (MCLG)	Result Type	Fluidized Bed Reactors (FBR)[3]	Oliver P. Roemer Filtration Facility [4]	Blending[7] Treatment	Ion Exchange Perchlorate Treatment [5]	Violation Yes/No	Major Sources in Drinking Water	Health Effects
Disinfection Byproducts (DBP) and Disinfection Byproduct Precursors												
Chlorine	2025	mg/L	MRDL = 4.0 (as Cl_2)	MRDLG = 4.0 (as Cl_2)	Range Average	1.15-1.93 1.46	0.50-2.50 1.56	1.0-1.69 1.33	0.24-2.30 1.22[6]	No	Drinking water disinfectant added for treatment.	Some people who use water containing chlorine in excess of the MRDL could experience irritating effects to their eyes and nose. Some people who drink water containing chlorine well in excess of the MRDL could experience stomach discomfort.
Haloacetic Acids 5	2025	µg/L	80	N/A	Range Highest LRAA	ND-1.0 ND	1.2-10 5.5	N/A N/A	N/A N/A	No	Byproduct of drinking water disinfection.	Some people who drink water containing haloacetic acids in excess of the MCL may, over many years, have an increased risk of getting cancer.
Total Trihalomethanes	2025	µg/L	60	N/A	Range Highest LRAA	NR ND	8.1-26.9 16.6	N/A N/A	N/A N/A	No	Byproduct of drinking water disinfection.	Some people who drink water containing trihalomethanes in excess of the MCL may, over many years, experience liver, kidney or central nervous system problems and have an increased risk of getting cancer.
Control of DBP Precursors Total Organic Carbon (TOC)	2025	mg/L	TT	N/A	Range Average	ND-0.55 0.20	ND-3.4 1.1	N/A N/A	N/A N/A	No	Various natural and manmade sources.	Total organic carbon has no health effects. However, total organic carbon provides a medium for the formation of disinfection byproducts. These byproducts include trihalomethanes (THMs) and haloacetic acids (HAAs).

						RESULTS					
Parameter	Sample Date [1]	Units	MCL	PHG (MCLG)	Result Type	Fluidized Bed Reactors (FBR)[3]	Oliver P. Roemer Filtration Facility [4]	Blending[7] Treatment	Ion Exchange Perchlorate Treatment [5]	Violation Yes/No	Major Sources in Drinking Water
SECONDARY STANDARDS - Aesthetic Standards[2]											**Typical Source of Contaminant**
Aluminum	2024-2025	µg/L	200	N/A	Range Average	ND-17 ND	8.8-84 14	N/A N/A	NR ND	No	Erosion of natural deposits; residual from some surface water treatment processes.
Chloride	2024-2025	mg/L	500	N/A	Range Average	4.1-7.4 5.4	6.1-120 31.8	N/A N/A	7.6-66 37	No	Runoff/leaching from natural deposits; seawater influence.
Color	2025	Units	15	N/A	Range Average	NR ND	NR ND	N/A N/A	NR ND	No	Naturally-occurring organic materials.
Specific Conductance	2024-2025	µS/cm	1,600	N/A	Range Average	340-430 375	N/A N/A	N/A N/A	450-490 470	No	Substances that form ions when in water; seawater influence.
Copper	2024-2025	mg/L	1.0	N/A	Range Average	NR ND	ND-0.019 0.0015	N/A N/A	NR ND	No	Internal corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives.
Foaming Agents (MBAS)	2024-2025	µg/L	500	N/A	Range Average	ND-140 42	N/A N/A	N/A N/A	ND-47 ND	No	Municipal and industrial waste discharges.
Iron	2024-2025	µg/L	300	N/A	Range Average	ND-45 6	NR ND	N/A N/A	ND-33 16	No	Leaching from natural deposits.
Manganese	2024-2025	µg/L	50	N/A	Range Average	ND-31 ND	NR ND	N/A N/A	0.90-1.1 1.0	No	Leaching from natural deposits.
Methyl tert-butyl ether (MTBE)	2024-2025	µg/L	5.0	N/A	Range Average	ND-0.62 0.26	N/A N/A	N/A N/A	NR ND	No	Leaking underground storage tanks; discharge from petroleum and chemical factories.
Odor Threshold	2025	TON	3	N/A	Range Average	NR 1	1-2 1	N/A N/A	NR 1	No	Naturally-occurring organic materials.

2025 West Valley Water District Water Quality Report - Water Treatment Plants

						RESULTS					
Parameter	Sample Date [1]	Units	MCL	PHG (MCLG)	Result Type	Fluidized Bed Reactors (FBR)[3]	Oliver P. Roemer Filtration Facility [4]	Blending[7] Treatment	Ion Exchange Perchlorate Treatment [5]	Violation Yes/No	Major Sources in Drinking Water
SECONDARY STANDARDS - Aesthetic Standards[2]											**Typical Source of Contaminant**
Sulfate	2024-2025	mg/L	500	N/A	Range Average	11-20 16	N/A N/A	N/A N/A	9.1-27 18	No	Runoff/leaching from natural deposits; industrial wastes.
Total Dissolved Solids	2024-2025	mg/L	1,000	N/A	Range Average	130-310 230	N/A N/A	N/A N/A	270-290 280	No	Runoff/leaching from natural deposits.
Turbidity	2025	NTU	5	N/A	Range Average	ND-0.63 0.08	ND-3.3 0.12	N/A N/A	ND-0.47 0.14	No	Soil runoff.

						RESULTS					
Parameter	Sample Date [1]	Units	MCL	PHG (MCLG)	Result Type	Fluidized Bed Reactors (FBR)[3]	Oliver P. Roemer Filtration Facility [4]	Blending[7] Treatment	Ion Exchange Perchlorate Treatment [5]	Violation Yes/No	Major Sources in Drinking Water
OTHER PARAMETERS											
pH	2024-2025	pH Units	No Standard	N/A	Range Average	7.1-8.1 7.8	6.9-8.0 7.4	N/A N/A	7.7-7.8 7.8	No	Characteristic of water.
Total Alkalinity (as CaCO3)	2024-2025	mg/L	No Standard	N/A	Range Average	150-190 165	66-160 119	N/A N/A	120-160 140	No	Naturally occurring.
Calcium	2024-2025	mg/L	No Standard	N/A	Range Average	42-68 53	N/A N/A	N/A N/A	66-68 67	No	Erosion of salt deposits in soil and rock.
Hardness	2024-2025	mg/L	No Standard	N/A	Range Average	140-200 172	N/A N/A	N/A N/A	190-200 195	No	Hardness is the sum of polyvalent cations present in the water, generally magnesium and calcium. The cations are usually naturally occurring.
Magnesium	2024-2025	mg/L	No Standard	N/A	Range Average	6.7-9.5 8.0	N/A N/A	N/A N/A	6.8-6.9 6.8	No	Erosion of salt deposits in soil and rock.
Sodium	2024-2025	mg/L	No Standard	N/A	Range Average	11-14 12	N/A N/A	N/A N/A	NR 15	No	Sodium refers to the salt present in the water and is generally naturally occurring.

2025 West Valley Water District Water Quality Report - Water Treatment Plants

Parameter	Sample Date [1]	Units	Notification Level	PHG (MCLG)	Result Type	Fluidized Bed Reactors (FBR)[3]	Oliver P. Roemer Filtration Facility [4]	Blending[7] Treatment	Ion Exchange Perchlorate Treatment [5]	Violation Yes/No	Major Sources in Drinking Water	Health Effects
PFAS												
Perfluorobutane sulfonic acid [PFBS][5]	2025	ng/L	500	N/A	Range Average	2.5-5.0 3.1	N/A N/A	N/A N/A	ND-0.97 ND	No	Industrial facilities, landfills, treatment plants, stain-resistant carpeting, nonstick cookware, grease and waterproof food packaging, fabric softeners, waterproof clothing, cosmetics.	Perfluorobutane sulfonic acid exposures resulted in decreased thyroid hormone in pregnant female mice.
Perfluorohexane Sulfonic Acid [PFHxS][5]	2025	ng/L	3.0	N/A	Range Average	2.2-8.3 5.8	N/A N/A	N/A N/A	ND-0.87 0.41	No	Industrial facilities, landfills, treatment plants, stain-resistant carpeting, nonstick cookware, grease and waterproof food packaging, fabric softeners, waterproof clothing, cosmetics.	Perfluorohexane sulfonic acid exposures resulted in decreased total thyroid hormone in male rats.
Perfluorooctanoic Acid [PFOA]	2025	ng/L	5.1	0.007	Range Average	2.0-5.1 2.7	N/A N/A	N/A N/A	ND-0.88 ND	No	Industrial facilities, landfills, treatment plants, stain-resistant carpeting, nonstick cookware, grease and waterproof food packaging, fabric softeners, waterproof clothing, cosmetics.	Perfluorooctanoic acid exposures resulted in increased liver weight and cancer in laboratory animals.
Perfluorooctanes-ulfonic Acid [PFOS]	2025	ng/L	6.5	1.0	Range Average	ND-1.3 ND	N/A N/A	N/A N/A	NR ND	No	Industrial facilities, landfills, treatment plants, stain-resistant carpeting, nonstick cookware, grease and waterproof food packaging, fabric softeners, waterproof clothing, cosmetics.	Perfluorooctanesul-fonic acid exposures resulted in immune suppression and cancer in laboratory animals.

1. DDW allows us to monitor for some contaminants less than once per year because the concentrations of these contaminants do not change frequently. Some of our data, though representative, are more than one year old. For sample points that were monitored during the current reporting year, the current reporting year data was used. If a sampling point did not have monitoring data for the reporting year, the most current data was used. Contaminant results are based on the most current data for each sampling point.

2. Compliance with secondary standards are based on an annual average. Values above the MCL are acceptable, as long as the average is below the MCL.

3. FBR includes Plant Effluent, Rialto Well 6 and WVWD Well 11.

4. Roemer includes Plant Effluent, Combined Filter Effluent, State Project Water, Lytle Creek and Zone 5-3 Reservoir.

5. Ion Exchange includes Well 41 and Well 42 raw and treated water.

6. Results are from the distribution system.

7. Blending Wells 1A, 4A, and 5A at Reservoir 4-3.

AL - Regulatory Action Level; LRAA - Locational Running Annual Average; MCL - Maximum Contaminant Level; MCLG - Maximum Contaminant Level Goal; MRDL - Maximum Residual Disinfectant Level; MRDLG - Maximum Residual Disinfectant Level Goal; ND - Non-Detected; NL - Notification Level; NR - No Range; N/A - Not Applicable; NTU - Nephelometric Turbidity Units; PHG - Public Health Goal; RAA - Running Annual Average; TON - Threshold Odor Number

EDUCATIONAL INFORMATION

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants and Their Presence in Drinking Water

Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- Inorganic contaminants, such as salts and metals, that can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides that may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- Organic chemical contaminants, including synthetic and volatile organic chemicals, that are byproducts of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, agricultural application, and septic systems.
- Radioactive contaminants that can be naturally-occurring or be the result of oil and gas production and mining activities.

Contaminants Expected in Drinking Water

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk.

More information about contaminants and potential health effects can be obtained by calling the U.S. EPA's Safe Drinking Water Hotline (1-800-426-4791).

In order to ensure that tap water is safe to drink, the U.S. EPA and the State Water Board prescribe regulations that limit the amount of certain contaminants in water provided by public water systems. U.S. Food and Drug Administration regulations and California law also establish limits for contaminants in bottled water that provide the same protection for public health.



People Most Vulnerable to Contaminants

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, persons with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. U.S. EPA/Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the Safe Drinking Water Hotline (1-800-426-4791).

Contaminant Information

Nitrate in drinking water at levels above 10 mg/L is a health risk for infants of less than six months of age. Such nitrate levels in drinking water can interfere with the capacity of the infant's blood to carry oxygen, resulting in a serious illness; symptoms include shortness of breath and blueness of the skin. Nitrate levels above 10 mg/L may also affect the ability of the blood to carry oxygen in other individuals, such as pregnant women and those with certain specific enzyme deficiencies. If you are caring for an infant, or you are pregnant, you should ask advice from your health care provider. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity.

While your drinking water meets the federal and state standard for arsenic, it does contain low levels of arsenic. The arsenic standard balances the current understanding of arsenic's possible health effects against the costs of removing arsenic from drinking water. The U.S. EPA continues to research the health effects of low levels of arsenic, which is a mineral known to cause cancer in humans at high concentrations and is linked to other health effects, such as skin damage and circulatory problems.

Lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. WVWD is responsible for providing high quality drinking water and removing lead pipes but cannot control the variety of materials used in plumbing components in your home. You share the responsibility for protecting yourself and your family from the lead in your home plumbing. You can take responsibility by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Before drinking tap water, flush your pipes for several minutes by running your tap, taking a shower, doing laundry or a load of dishes. You can also use a filter certified by an American National Standards Institute (ANSI) accredited certifier to reduce lead in drinking water.

If you are concerned about lead in your water and wish to have your water tested, contact WVWD Water Quality Department email **jharmon@wvwd.org**. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at **www.epa.gov/safewater/lead**. You may also view the District's customer service line inventory at www.**wvwd.org/servicelineinventory**.

SOURCE WATER PROTECTION TIPS *for Consumers*

Protection of drinking water is everyone's responsibility. You can help protect your community's drinking water source in several ways:

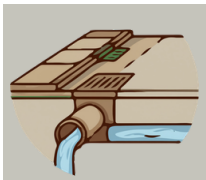
Eliminate excess use of lawn and garden fertilizers and pesticides – they contain hazardous chemicals that can reach your drinking water source.

Pick up after your pets.

If you have your own septic system, properly maintain your system to reduce leaching to water sources or consider connecting to a public water system.

Dispose of chemicals properly; take used motor oil to a recycling center.

Volunteer in your community. Find a watershed or wellhead protection organization in your community and volunteer to help. If there are no active groups, consider starting one. Use U.S.EPA's Adopt Your Watershed to locate groups in your community or visit the Watershed Information Network's How to Start a Watershed Team.



Organize a storm drain stenciling project with your local government or water supplier. Stencil a message next to the street drain reminding people "Dump No Waste – Drains to River" or "Protect Your Water". Produce and distribute a flyer for households to remind residents that storm drains dump directly to your local water body.

WATER CONSERVATION TIPS *for Consumers*

Did you know that the average U.S. household uses approximately 400 gallons of water per day or 100 gallons per person per day? Luckily, there are many low-cost and no-cost ways to conserve water.

Small changes make a big difference – try one today and soon it will become second nature.

- Take short showers – a 5-minute shower uses four to five gallons of water compared to up to 50 gallons for a bath.
- Shut off water while brushing your teeth, washing your hair, and shaving and save up to 500 gallons a month.
- Use a water-efficient showerhead. They are inexpensive, easy to install, and can save you up to 750 gallons a month.
- Run your clothes washer and dishwasher only when they are full. You can save up to 1,000 gallons a month.
- Water plants only when necessary.
- Fix leaking toilets and faucets. Faucet washers are inexpensive and take only a few minutes to replace. To check your toilet for a leak, place a few drops of food coloring in the tank and wait. If it seeps into the toilet bowl without flushing, you have a leak. Fixing it or replacing it with a new, more efficient model can save up to 1,000 gallons a month.
- Adjust sprinklers so only your lawn is watered. Apply water only as fast as the soil can absorb it and during the cooler parts of the day to reduce evaporation.
- Teach your kids about water conservation to ensure a future generation that uses water wisely. Make it a family effort to reduce next month's water bill.
- Visit wvwd.org/conservation for more water saving tips.
- Visit www.epa.gov/watersense for more information.

WVWD IN THE COMMUNITY

Annual STEM Day Event

As part of our ongoing commitment to community outreach and education, WVWD proudly hosts events such as our annual STEM Day celebration where we welcome high school students from surrounding School Districts to our headquarters. WVWD staff provide engaging, hands-on experience exploring the world of water. Students learn where our water comes from, how it's treated, and discover career pathways in the industry.

SoCal STEAM Challenge

The SoCal STEAM Challenge gathers high school students from across the Inland Empire to build and race solar powered boats and is dedicated to cultivating a sustainable future by empowering the next generation of sustainability leaders in Southern California. Through education and advocacy, SoCal STEAM aims to instill a deep understanding of the value of Earth's resources, with a focus on water and energy, and their critical role in sustaining our communities and ecosystems, ensuring that young minds lead the way in sustainable innovation and environmental responsibility.

Education Programs

WVWD offers annual programs that inspire future water leaders and encourage lifelong water-saving habits. WVWD's poster contest and scholarship program help raise awareness and spark student interest in water conservation. WVWD also offers classroom visits to teach about conservation. Together, these programs help nurture the next generation of water stewards, empowering young minds to protect and value our water resources for years to come.

WVWD IN THE COMMUNITY

CAREERS IN WATER

WVWD is proud to invest in the next generation of water leaders. Our staff enjoys connecting with students throughout our service area, from elementary school through college, by inspiring curiosity about careers in the water industry and strengthening our ties to the community we serve. In addition to classroom presentations, WVWD participates in career fairs and provides educational materials and brochures to engage and inform our community.

DISTRICT TOURS

Whether hosting legislative leaders or welcoming community members, WVWD is proud to offer tours that showcase the infrastructure behind our water system and show where all the “magic” happens. These tours provide a behind-the-scenes look at how we deliver reliable water every day. With the expansion of our Roemer Facility, WVWD is excited to offer even more opportunities for tours and community engagement in the future.

COMMUNITY OUTREACH

Recognizing the importance of community engagement, WVWD participates in local community events as part of its outreach initiatives. These events serve as a platform to interact directly with the community it serves, by providing essential resources such as water-saving devices, educational materials, and information. WVWD aims to raise awareness about the importance of responsible water usage during these events. In addition, WVWD provides community sponsorships, underscoring our commitment to being more than just a water supplier, but a true partner within our communities.

COMMUNITY RESOURCES

WVWD is proud to offer our customers free resources that promote water conservation throughout our community!

Hands-on and Technical Workshops

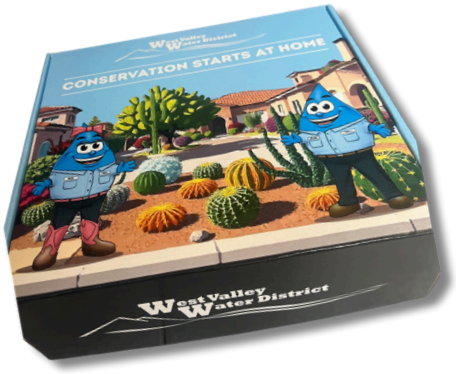
Community members are encouraged to join us for our diverse offering of workshops throughout the year. Topics include how to care for drought-tolerant plants, turf conversion, and much more!

Water Conservation Kit

Get the tools you need to help reduce at-home water usage!

This **FREE** water conservation kit provides tools and devices that can improve your water efficiency at home.

Visit **www.wvwd.org/waterconservationkit** to get yours today!



Find Us at a Community Event Near You!

Our team of water professionals are here to provide resources! You can normally find us at your local community event, answering questions, sharing information, and passing out **FREE** water saving devices.

Stop by and say hi the next time you see us out!

Water Saver Word Search

A	S	F	Q	J	V	V	V	Q	V	D	T	M	D	F
I	G	S	X	W	E	Q	X	G	O	R	T	M	H	I
M	W	K	K	H	S	W	Q	D	F	I	L	R	F	N
F	I	X	W	B	T	H	A	F	J	P	E	L	I	D
W	V	Z	N	Z	L	E	O	T	R	S	S	Y	W	R
R	Q	L	W	D	N	I	R	W	E	L	Y	R	R	J
R	F	M	E	A	R	T	O	E	E	R	V	T	E	X
H	E	A	P	R	S	N	O	T	D	R	H	Y	N	K
J	F	E	U	C	G	T	M	I	I	R	H	M	C	W
O	G	C	Z	C	L	G	E	M	L	G	W	E	H	J
A	P	A	Z	C	E	C	C	Q	L	E	H	I	A	M
P	E	U	L	P	A	T	H	E	S	C	T	T	N	D
I	D	Y	Z	L	K	N	L	E	P	D	A	H	E	G
P	G	E	Q	N	O	A	Y	W	C	N	R	A	C	N
E	L	G	B	S	G	N	J	H	K	K	J	N	E	E

WATER
GALLON
LEAK
TOILET
TIGHTEN
FAUCET
SHOWERHEAD
WRENCH
PIPE
DRIP
FIND
FIX
WASTE
CHECK

TAKE THE WATER SAVER PLEDGE!

WITH CREEK AND HALLE!

I pledge to conserve water every day, use it wisely, not waste it away.
I will save every drop I can, every day of the week, Here is my plan!

I promise to:

IF YOU HAVE ANY QUESTIONS ABOUT THIS REPORT, PLEASE CONTACT OUR WATER QUALITY DEPARTMENT AT 909-875-1804.

THANK YOU!

OFFICE HOURS

Monday 8:00 am - 5:30 pm
Tuesday 9:00 am - 5:30 pm
Wednesday 8:00 am - 5:30 pm
Thursday 8:00 am - 5:30 pm
Friday 8:00 am - 5:30 pm

CUSTOMER SERVICE

(909) 875-1804, option 3
customerservice@wvwd.org

EMERGENCY SERVICES:

(909) 875-1804, option 7

West Valley Water District

STAFF REPORT

DATE: May 26, 2026

TO: Engineering, Operations and Planning Committee

FROM: Rocky Welborn, Director of Engineering

SUBJECT: Water System Infrastructure Installation and Conveyance Agreement with Lennar Homes of California, LLC for Tract 20407 East Sycamore

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STRATEGIC GOAL:

Strategic Goal 1 - Manage and Deliver a Safe, Reliable, and Sustainable Water Supply; Objective 1A - Increase System Capacity for Anticipated Growth

MEETING HISTORY:

NONE.

BACKGROUND:

Lennar Homes of California, LLC ("Developer") is the owner of land located south of the intersection of Glen Helen Parkway and Clearwater Parkway, in the unincorporated area of San Bernardino County, known as Tract 20407 East Sycamore ("Development"). The project proposes the development of 98 acres of vacant land into a master planned community with 171 single family residential lots and 2 parks. The Development will require the relocation of an existing 12" - Zone 8 waterline into dedicated street right of way, along with the extension of nearly 10,000 lineal feet of 8" - Zone 7 waterline to provide domestic, irrigation and fire water service to the tract.

DISCUSSION:

West Valley Water District ("District") and the Developer wish to enter into a Developer-Installed Water System Infrastructure Installation and Conveyance Agreement ("Agreement") to construct the water facilities needed to supply water to the Development. This Agreement outlines the responsibilities of the Developer in constructing facilities, including insurance, indemnification and bonding requirements as well as conveyance and acceptance of the water system by the District. Included as **Exhibit A** is a copy of the Water System Infrastructure Installation and Conveyance Agreement for this development which also includes the location of the Development.

FISCAL IMPACT:

None.

REQUESTED ACTION:

Staff recommends that the Committee forward a recommendation to the Board of Directors to:

1. Approve the Water System Infrastructure Installation and Conveyance Agreement with Lennar Homes of California, LLC for Tract 20407 East Sycamore.

Attachments

Exhibit A - WICA.pdf

Attachment A

WATER SYSTEM INFRASTRUCTURE
INSTALLATION AND CONVEYANCE AGREEMENT

This water system infrastructure installation and conveyance agreement ("Agreement") is entered into and effective as of _____ by and between **Lennar Homes of California, LLC** ("Developer"), and WEST VALLEY WATER DISTRICT ("District") who agree as follows:

The Developer is the owner of certain land described as **Tract 20407 East Sycamore** and as more fully (or further) shown on Exhibit "A". In developing this land, the Developer is desirous of obtaining a public water supply adequate for domestic uses and public fire protection purposes and is desirous of integrating that water system into the District's public water system.

In order to provide facilities for a water supply to said land, it is the intention of the parties to this Agreement that the Developer shall furnish and install those water mains, fire hydrants, service laterals, water meters and valves, valve boxes, and all other appurtenant fittings and facilities required for a complete water system to serve the land shown on Exhibit "A".

In order to implement the foregoing and in consideration of the terms and conditions herein contained, the parties further agree as follows:

1. DESIGN

1.1. Developer shall design and construct, at the Developer's sole expense, the water facilities and appurtenances required to serve the development in accordance with final District-approved plans known as **Tract 20407 East Sycamore**, as approved and attached herein as Exhibit "B" and in accordance with District-approved design standards and specifications, and the terms and conditions of this Agreement.

1.2. The water system design shall be by a Professional Engineer registered in the State of California, and in accordance with the District's Rules and Regulations, latest edition (the "Rules and Regulations"), the District's Standards for Domestic Water Facilities and Standard Drawings herein included by reference, all applicable District ordinances and policies and all City, County, State of California, and Federal laws, ordinances, rules, regulations, codes and other legal requirements of all government bodies having jurisdiction over said construction and property (all of the foregoing requirements in this paragraph being collectively referred to herein at times as "Legal Requirements").

1.3. The District, at Developer's expense, shall review Developer's plans for the purpose of ensuring the adequacy of the design and conformance with the District's standards and specifications. The District reserves the right to add, delete, modify, change or amend any or all the plans and specifications.

1.4. In the event that the property to be developed includes multiple residential, condominiums, commercial or industrial uses, all site plans, grading plans, improvement plans, and any available plumbing plot plans shall be furnished to the District by Developer.

1.5. The District makes no warranties as to the correctness, accuracy or completeness of the plans and specifications. The accuracy, adequacy, suitability, and correctness of the water system design shall be the sole responsibility of the Developer.

2. CONSTRUCTION

2.1. Developer shall perform, or caused to be performed, all construction of the water system infrastructure installation pursuant to the approved water system plans, legal requirements, and other applicable requirements.

2.2 The performance of this Agreement shall commence within ninety (90) calendar days from the executed date of this Agreement and shall be completed within one (1) year from the estimated construction start date.

2.3. Time is of the essence in this Agreement; provided that, in the event good cause is shown therefore, the general manager of the District ("General Manager") may extend the time for completion of the water system installation. Any such extension may be granted without the notice to Developer's surety, and extensions so granted shall not relieve the surety's liability on the bond to secure faithful performance of this Agreement. The General Manager shall be the sole and final judge as to whether or not good cause has been shown to entitle Developer to an extension.

2.4. The Developer and its contractor and subcontractors shall attend a pre-construction meeting with the District no less than two (2) working days prior to commencement of construction.

2.5. No work on water facilities shall commence prior to the completion of all required curbs and gutters.

3. LICENSES AND PERMITS

3.1. Developer, and all of Developer's contractors and subcontractors warrants it possesses, or shall obtain, and maintain during the term of this Agreement any and all licenses, permits, qualifications, insurance and approval of whatever nature that are legally required of Developer, its contractors, and all subcontractors to practice its profession, skill or business.

3.2. The work to be performed under this Agreement, except meter installations by the District, shall be performed by Developer, or a contractor or subcontractor who is pre-approved by the District and is licensed under the laws of the State of California in the specialty Class of "C-34" Pipeline or Class "A" General Engineering. A copy of the contract between Developer and the selected pre-approved contractor and all subcontractors shall be submitted to the District for review and approval attached herein as Exhibit "C".

3.3. Excavation/resurfacing permits shall be secured by Developer at Developer's expense. Permits/easements to install, maintain and operate water system facilities in private property shall be secured by Developer at Developer's sole expense prior to construction.

3.4. Developer shall, at Developer's sole expense, be responsible for obtaining and adhering to a National Pollution Discharge Elimination System (NPDES) permit from the Regional Water Quality Board as required for construction or pipeline flushing and disinfection.

3.5 Developer shall, at Developer's sole expense, be responsible for obtaining and adhering to the California Environmental Quality Act.

4. INSURANCE REQUIREMENTS

4.1. The following insurance requirements have been adopted by the District and shall be applicable to this Agreement. These requirements supersede the insurance requirements set forth in any other reference of the District, and to the extent of any conflict, the specified requirements herein shall prevail.

4.2. Developer shall ensure that Developer's contractors conform to the following insurance requirements and that all required documents are submitted to the District at the time of Agreement submittal: Developer shall ensure that its contractors and all subcontractors shall purchase and maintain insurance in amounts equal to the requirements set forth in (a) through (d) below, and shall not commence work under this Agreement until all insurance required under this heading is obtained in a form acceptable to the District, nor shall Developer allow any contractor or subcontractor to commence construction pursuant to a contract or subcontract until all insurance required of the contractor and any subcontractors has been obtained.

a. General Liability: Developer shall ensure that its contractor and all subcontractors shall maintain during the life of this Agreement, a standard form of either Comprehensive General Liability insurance or Commercial General Liability insurance ("General Liability Insurance") providing the following minimum limits of liability: Combined single limit of $1.0 million per occurrence for bodily injury, including death, personal injury, and property damage with $2.0 million minimum aggregate, separate for this project as evidenced by endorsement. The insurance shall include coverage for each of the following hazards: Premises-Operations; Owners and Contractors Protective; Broad Form Property Damage contractual for Specific Contract; Severability of Interest or Cross-Liability; XCU Hazards; and Personal Injury – With the "Employee" Exclusive Deleted.

b. Automotive/Vehicle Liability Insurance: Developer shall ensure that its contractor and all subcontractors shall maintain a policy of automotive/vehicle liability insurance on a commercial auto liability form covering owned, non-owned and hired automobiles providing the following minimum limits of liability: Combined single limit of liability of $1.0 million per accident for Bodily Injury, Death and Property Damage ("Automotive/Vehicle Liability Insurance").

c. Workers' Compensation Insurance: Developer shall ensure that its contractor and all subcontractors shall provide such workers' compensation insurance with statutory minimum amounts of coverage, as required by the California *Labor Code* and other applicable law, and including employer's liability insurance with a minimum limit of $1,000,000.00 ("Workers' Compensation Insurance"). Such Workers' Compensation Insurance shall be endorsed to provide for a waiver of subrogation against the District.

d. Excess Liability: Developer shall ensure that its contractor and all subcontractors shall provide a policy providing excess coverage in a face amount necessary when combined with the primary insurance, to equal the minimum requirements for General Liability Insurance and Automotive/Vehicle Liability Insurance.

4.3. The insurances provided for in Section 4.2 and its subsections above are subject to all of the following conditions:

a. The insurance shall be issued and underwritten by insurance companies acceptable to the District, and shall be licensed by the State of California to do business on the lines of insurance specified. The insurers must also have an "A-" Policyholder's rating" and a "financial rating" of at least Class VII in accordance with the most current A.M. Best's Rating Guide.

b. Developer's contractor and subcontractors may satisfy the limit requirements in a single policy or multiple policies. Any such additional policies written as excess insurance shall not provide any less coverage than that provided by the first or primary policy.

c. Any costs associated with a self-insured program, deductibles, or premium rating programs that determine premium based on loss experience shall be for the account of Developer, Developer's contractor and subcontractors, and the District shall not be required to participate in any such loss. If any such programs exist, Developer, Developer's contractor and subcontractors, agree to protect and defend the District in the same manner as if such cost provisions were not applicable.

d. Developer shall ensure that its contractor and all subcontractors shall have presented at the time of execution of the Agreement, the original policies of insurance and a certificate of insurance naming the District as the certificate holder and that such coverage is in force and complies with the terms and conditions outlined herein.

e. If an insurance policy contains a general policy aggregate of less than the minimum limits specified, then the policy coverage shall be written with limits applicable solely to this Agreement, as specified, and shall not be reduced by or impaired by any other claims arising against Developer. These policy limits shall be set forth by separate endorsement to the policy.

4.4. Each such policy of General Liability Insurance and Automotive/Vehicle Liability Insurance shall contain endorsements providing the following:

a. The District, their board members, officers, agents, employees, consultants, and engineers, are hereby declared to be additional insureds under the terms of this policy, but only with respect to the operations of the Developer at or upon any of the premises of the District in connection with the Agreement with the District, or acts or omissions of the additional insureds in connection with, but limited to its general supervision or inspection of said operations and save for any claims arising from the sole negligence or sole willful misconduct the District.

b. No policy shall be canceled, limited, materially altered, or non-renewed by the insurer until thirty (30) days after receipt by the District of a written notice of such cancellation or reduction in coverage.

c. This insurance policy is primary insurance and no insurance held or owned by the designated additional insureds shall be called upon to cover a loss under this policy.

5. BONDING REQUIREMENTS

5.1. Developer shall obtain a cost proposal for the approved water improvement plans from a pre-approved Contractor attached herein as Exhibit "C". The cost proposal will be submitted to the District for review and approval, and shall be used as the basis for bonding requirements for the water system described in the plans provided to the District by the Developer and approved for construction by the District.

5.2. Performance Bond: The cost proposal for the water system improvements for **Tract 20407 East Sycamore**, is (DEVELOPER TO PROVIDE AT LATER DATE) no/100 dollars (DEVELOPER TO PROVIDE AT LATER DATE). Developer shall and by this Agreement does guarantee the Developer's faithful performance of this Agreement and all of its terms and conditions by providing the following: Developer shall provide the District with a performance bond, from a surety institution licensed by the State of California and authorized to do and doing business in said State, valid and renewable until such improvements are accepted by the District. The performance bond attached herein at Exhibit "D", shall be in the amount of (DEVELOPER TO PROVIDE AT LATER DATE) equal to 100 percent of the cost proposal.

5.3. Warranty Bond: The pre-approved Contractor shall furnish a two-year warranty bond for all work completed in accordance with the approved water improvement plans attached herein as Exhibit "B". Before District's acceptance of the completed water facilities and appurtenances, such facilities and appurtenances shall be free from any and all liens and encumbrances and free from any and all defects in the materials or construction thereof. The two-year warranty shall be a warranty bond beginning on the date of acceptance of the water facilities by the District and shall be in the amount of (DEVELOPER TO PROVIDE AT LATER DATE) equal to 100 percent of the Contractor's cost proposal.

6. MATERIALS

6.1. The water system facilities to be installed pursuant to this Agreement shall become an extension of the distribution system of the District. All materials used must conform to District specifications for such materials pursuant to all applicable legal requirements.

7. NOTICES

7.1. All notices herein required shall be in writing, and delivered in person or sent by registered mail, postage prepaid.

7.2. Notices required shall be given to the **District** addressed as follows:

WEST VALLEY WATER DISTRICT
Attn: General Manager
Post Office Box 920
Rialto, CA 92377
RE: **Tract 20407 East Sycamore**

7.3. Notices required shall be given to **Developer** addressed as follows:

DEVELOPER NAME: Lennar Homes of California, LLC
ATTN TO: Geoffrey Smith, Vice President
ADDRESS: 4140 Temescal Canyon Rd, Suite 410
Corona, CA 92883
RE: **Tract 20407 East Sycamore**

7.4. Notices required shall be given to **Surety** addressed as follows:
SURETY NAME:
ATTN TO:
ADDRESS
RE: **Tract 20407 East Sycamore**

7.5. Provided that any party or Surety may change such address by notice in writing to the other party, and thereafter, notices shall be addressed and transmitted to the new address.

7.6. The Developer or its contractor shall provide the District forty-eight (48) hours advance notice of request for inspection or testing.

7.7. The District is closed on the holidays listed in Exhibit "E".

8. NOTICE TO PROCEED TO CONSTRUCT WATER SYSTEM FACILITIES

8.1. Upon acceptance of the insurance and aforementioned bonds in the amounts provided herein and approval by the District and upon payment of all applicable charges, the Agreement shall be signed by Developer and the District. The District shall return an original copy of the signed Agreement with a letter to Developer giving notice to proceed to construct the water system facilities.

9. INSPECTION

9.1. It is understood that the sole purpose and intent of the District's inspection and testing is to validate that the materials, workmanship, and construction of the water facilities are in compliance with the District-approved final plans, the District's Rules and Regulations, the Standards for Domestic Water Facilities, the Standard Drawings, and all other applicable District requirements. Developer acknowledges and represents that it assumes full and sole responsibility for the safety and management of the project.

9.2. Developer shall at all times maintain proper facilities and provide safe access for inspection by the District to all parts of the work and to the shops wherein the work is in preparation. Additionally, in connection with the performance of this Agreement, the District shall have the authority to enter the work site at any time for the purpose of identifying the existence of conditions, either actual or threatened, that may present a danger of hazard to any and all employees. Developer agrees that the District, in its sole authority and discretion, may order the immediate abatement of any and all conditions that may present an actual or threatened danger or hazard to any and all employees at the work site. Furthermore, Developer acknowledges the provisions of California *Labor Code* Section 6400 et seq., which requires that employers shall furnish employment and a place of employment that is safe and healthful for all employees working therein. In the event the District identifies the existence of any condition that presents an actual or threatened danger or hazard to any or all employees at the work site, the District is hereby authorized to order an immediate abatement of that condition.

9.3. All work and materials shall be subject to inspection, testing, and acceptance by the District at Developer's expense. In the event Developer arranges to have materials fabricated for the project, Developer may be required to arrange for the District to inspect that material during fabrication at Developer's expense.

9.4. All material fabrications shall be preapproved by the District and must conform to District standards and specifications.

9.5. The District's inspectors shall have full, unlimited access to perform continuous inspection and have the authority to stop work at any time, by written notice or verbal notice followed by written notice within three (3) working days, without any liability whatsoever to the District, if, in the inspectors' judgment, the work called for by this Agreement, or the District approved plans, or the specifications is not being installed or performed in a satisfactory and workmanlike manner according to District's standards and specifications and/or in the event the materials do not comply with the District's standards and specifications.

9.6. The Developer shall be responsible for insuring the pre-approved contractor performs work with District inspection. If work is done without District inspection, the Contractor shall be responsible for exposing any portion of work as directed by the District at their sole expense. The District will not provide permanent water services until all required inspections are completed and any requirements set forth by the District have been satisfied.

9.7 Final acceptance of all material to be purchased or fabricated by Developer under this Agreement shall be made only with the prior approval of the District. Approval by the District, however, shall not operate to relieve the material supplier or Developer of any guarantees, warranties, or the duty of compliance with any of the requirements of the approved plans and specifications or of this Agreement. All construction pursuant to this Agreement shall be inspected pursuant for conformity with District requirements. Developer shall pay actual costs for inspections.

10. TESTING AND DISINFECTION

10.1. All water system facilities and components constructed pursuant to this Agreement shall adhere to all requirements for testing, disinfection, and flushing pursuant to District standards and Legal Requirements.

11. RELOCATIONS, RECONSTRUCTIONS, AND DAMAGES

11.1. Developer accepts the responsibility for and the costs occasioned by any reconstruction, relocation, damages to, or changes of water services or facilities caused or contributed to directly or indirectly by any subsequent changes in the location of any of said facilities or water meters or water services.

12. AS-CONSTRUCTED DOCUMENTATION

12.1. In order for the District to accept the facilities, Developer shall provide all required documentation as specified in the Standards for Domestic Water Facilities, including as-built drawings.

13. INDEMNIFICATION

13.1. Developer hereby agrees to and shall protect, defend, indemnify and hold the District and its board members , officers, agents, employees, and engineers free and harmless from any and all liability losses, damages, claims, liens, demands and cause of action of every kind and character including, but not limited to, the amounts of judgments, penalties, interests, court costs, attorney's/legal fees, and all other expenses incurred by the District arising in favor of any party, including claims, liens, debts, demands for lost wages or compensation, personal injuries, including employees or the District, death or damages to property (including property of the District) and without limitation by enumeration, all other claims or demands of every character occurring or in any way incident to, in connection with or arising directly or indirectly out of the obligations herein undertaken or out of the operations conducted by Developer save and except claims or litigation arising through the sole negligence or sole willful misconduct of the District or the District's agents and employees. Developer shall investigate, handle, respond to, provide defense for and defend any such claims, demand, or suit at the sole expense of Developer even if the claim or claims alleged are groundless, false or fraudulent. Developer agrees to, and shall defend the District and its members, directors, officers, agents, employees, and engineers from any suits or actions at law or in equity for damages caused, or alleged to have been caused, by reason of any of the aforesaid operations, provided as follows:

a. That the District does not and shall not waive any rights against Developer which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by the District, or the deposit with District by Developer, or any of the insurance policies described in this Agreement.

b. That the aforesaid hold harmless agreement by Developer shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any or the aforesaid operations referred to in this subsection, regardless of whether or not District has prepared, supplied water system installation, or regardless of whether or not such

insurance policies shall have been determined to be applicable to any such damages or claims for damages.

This provision is not intended to create any cause of action in favor of any third party against Developer or the District or to enlarge in any way Developer's liability but is intended solely to provide for indemnification of the District from liability for damage or injuries to third persons or property arising from Developer's performance hereunder.

13.2. Neither Developer nor any of Developer's agents, contractors or subcontractors are, or shall be, considered to be agents of the District in connection with the performance of Developer's obligations under this Agreement.

14. REPAIR OR RECONSTRUCTION OF DEFECTIVE WORK

14.1. If, within a period of two years after final acceptance of the work performed under this Agreement, any structure or part of any structure furnished and/or installed or constructed, or caused to be installed or constructed by Developer, or any of the work done under this Agreement, fails to fulfill any of the requirement of this Agreement or the specifications referred to herein, Developer shall, without delay and without any cost to District, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work structure. Should Developer fail to act promptly or in accordance with this requirement, or should the exigencies of the situation as determined by the District in the exercise of its sole discretion require repair, replacement or reconstruction before Developer can be notified, District may, at its option, make the necessary repairs or replacements or perform the necessary work, and Developer shall pay to the District the actual cost of such repairs.

15. COSTS AND FEES

15.1. Developer shall be responsible for all fees and deposits as required by the District. All fees and deposits shall be paid in full before construction can take place as outlined in the billing letter (provided separately).

15.2. Any additional costs and fees shall be paid in full prior to conveyance and acceptance of the water system.

16. CONVEYANCE AND ACCEPTANCE OF WATER SYSTEM

16.1. Upon completion of the water system in accordance with the approved water plans and submission of the required documentation, the Developer shall convey the water system to the District.

16.2. The Developer shall be responsible for insuring the pre-approved contractor furnish a warranty bond (One Hundred (100%) of Contractor’s cost proposal) for a period of two (2) years as stated in Sections 5.3 of this Agreement, as-built drawings with contractor redlines and AutoCAD files, materials list with quantities, water system cost breakouts, compaction test report signed and sealed by a California Registered Engineer, notice of completion filed with County Recorder’s office, fire flow tests of all hydrants, all required easements for water facilities and unconditional financial release from subcontractors and material providers. Upon compliance

with all the terms and conditions of this Agreement, the District shall prepare the Bill of Sale accepting the water facilities and forward same to the address provided herein. Title to the ownership of said facilities and appurtenances shall thereby be conveyed to the District. The District shall thereafter operate and maintain said facilities so as to furnish water service to the development (Exhibit "A") in accordance with the District's ordinances, policies and Rules and Regulations.

17. PERMANENT WATER SERVICE

17.1. In no event shall permanent water services be provided to Developer's installed system until all applicable charges and fees have been paid by Developer and all facilities have been conveyed, free of all encumbrances, to the District, including any easements which may be required. Such conveyance shall occur in a timely manner in accordance with the terms of this Agreement.

18. BREACH OR DEFAULT OF AGREEMENT

18.1. If Developer refuses or fails to obtain prosecution of the work, or any severable part thereof, with such diligence as will insure its completion within the time specified, or any extension thereof, or fails to obtain completion of said work within such time, or if Developer should be adjudged as bankrupt, or Developer should make a general assignment for the benefit of Developer's creditors, or if a receiver should be appointed in the event of Developer's insolvency, or if Developer, or any of Developer's contractors, subcontractors, agents or employees, should violate any of the provisions of this Agreement, the District's General Manager or the General Manager's designee may serve written notice upon Developer and Developer's surety of breach of this Agreement, or of any portion therefore, and default of Developer.

18.2. In the event of any such notice, Developer's surety shall have the duty to take over and complete the work and the improvement herein specified; provided, however, that if the surety, within five (5) days after the serving upon of such notice of breach, does not give the District written notice of its intention to take over the performance of the contract, and does not commence performance thereof within five (5) days after notice to the District of such election, District may take over the work and prosecute the same to completion, by contract or by any other method District may deem advisable, for the account and at the expense of Developer, and Developer's surety shall be liable to the District for any excess cost or damages occasioned District thereby; and, in such event, District, without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to Developer as may be on the site of the work and necessary therefore.

19. SUCCESSORS BOUND

19.1. This Agreement shall be binding upon and inure to the benefit of each of the parties and their respective legal representatives, successors, heirs, and assigns.

[SIGNATURES ON NEXT PAGE]

20. ENFORCEMENT OF PROVISIONS

20.1. The District's failure to enforce any provisions of this Agreement or the waiver thereof in any instance shall not be construed as a general waiver or relinquishment on its part of any such provision, but the same shall nevertheless be and remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto execute this Agreement.

WEST VALLEY WATER DISTRICT

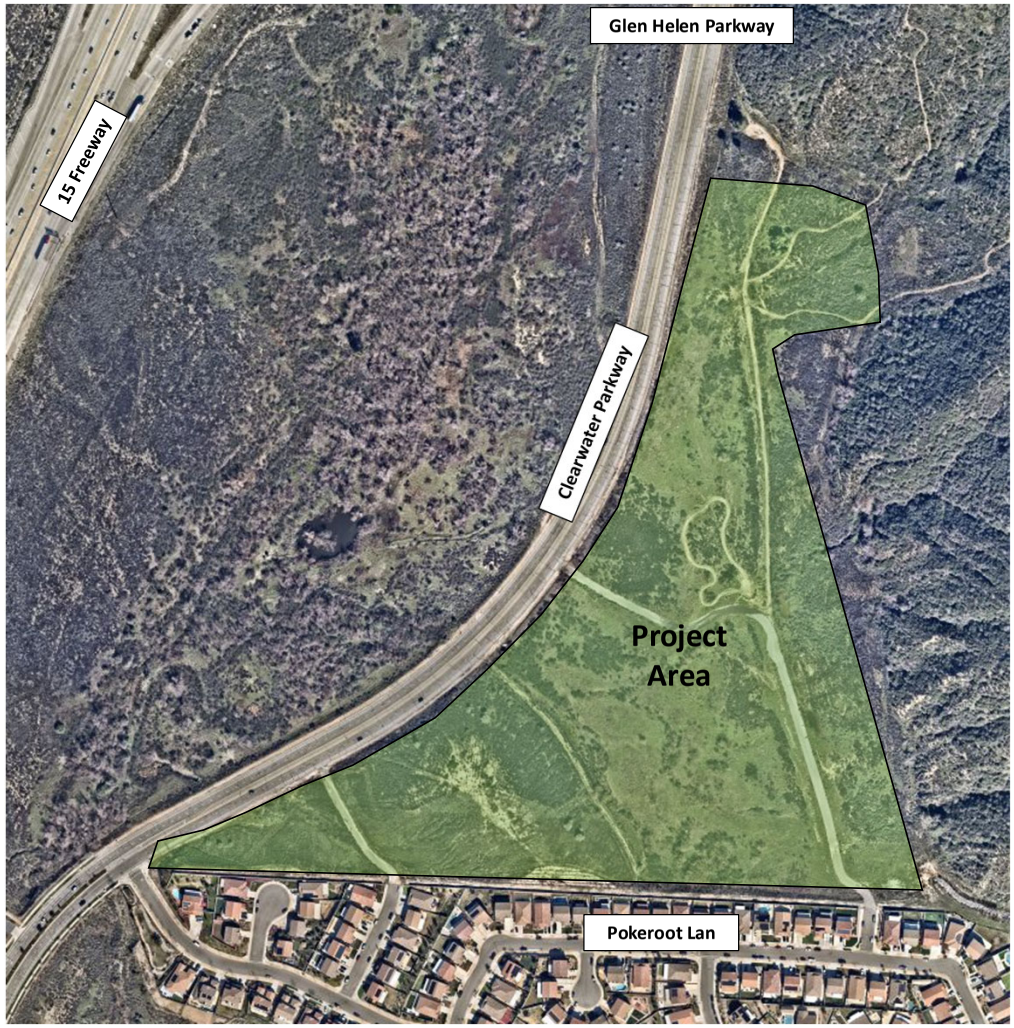
By: _____ Date:_____
John Thiel, General Manager

DEVELOPER:

Lennar Homes of California, LLC
a California limited liability company

By: _____ Date:_____
Geoffrey Smith, Vice President
Authorized Agent

Exhibit A



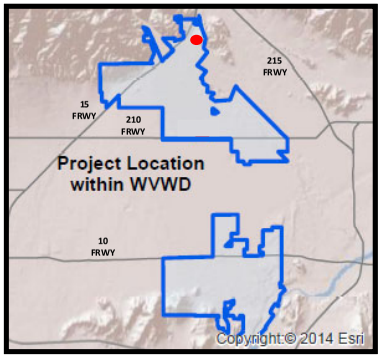


Exhibit A
East Sycamore Flats Tract 20407

West Valley Water District

Exhibit B

WATER IMPROVEMENT PLAN

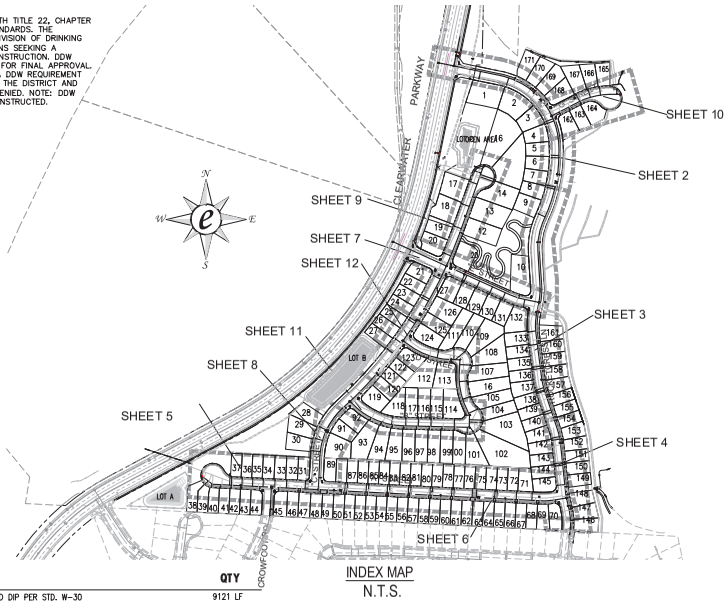
TRACT NO. 20407
EAST SYCAMORE
APN: 0239-031-52,&-56

WATER LINE CONSTRUCTION NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND WEST VALLEY WATER DISTRICT'S STANDARDS FOR DOMESTIC WATER FACILITIES.
2. THE CONTRACTOR SHALL ARRANGE FOR A PRE-CONSTRUCTION MEETING WITH THE WEST VALLEY WATER DISTRICT AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
3. THE CONTRACTOR'S ATTENTION IS EXPRESSLY DIRECTED TO ALL THE REQUIREMENTS AND PROVISIONS OF THE STATE OF CALIFORNIA SAFETY REGULATIONS. CONFORMANCE THERETO SHALL BE STRICTLY ENFORCED DURING THE ENTIRE LIFE OF THE CONTRACT. A CAL-OSHA EXCAVATION PERMIT SHALL BE REQUIRED FOR TRENCHES IN EXCESS OF 5.0 FEET IN DEPTH.
4. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE ENGINEER, THE DISTRICT AND THEIR REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
5. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM CONSTRUCTION OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.
6. THE CONTRACTOR SHALL UNCOVER/POTHOLE AND VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITY LINES PRIOR TO EXCAVATING. THE CONTRACTOR SHALL MAKE APPROPRIATE ARRANGEMENTS FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 1-800-227-2600 A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK.
7. PIPE TRENCH SHALL BE EXCAVATED TRUE TO LINE AND GRADE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL BACKFILL SHALL BE PLACED IN A MANNER SATISFACTORY TO THE INSPECTOR AND IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS AND PERMITS. MATERIAL FOR BACKFILL TO TWELVE (12) INCHES ABOVE THE PIPE SHALL BE GRANULAR MATERIAL WITH A MINIMUM SAND EQUIVALENT OF 30.
8. NO PIPELINE SHALL BE INSTALLED ON FILL MATERIAL WITHOUT FIRST MEETING IN-PLACE DENSITY TESTS. COMPACTION IN INTERMEDIATE ZONE SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
9. COMPACTION TESTS SHALL BE REQUIRED FOR ALL TRENCH BACKFILL PER WEST VALLEY WATER DISTRICT STANDARDS AND SPECIFICATIONS AND/OR THE REQUIREMENTS OF ANY AGENCY HAVING JURISDICTION.
10. THE CONTRACTOR SHALL REPLACE IN KIND, TO THE SATISFACTION OF THE INSPECTOR AND/OR AGENCY HAVING JURISDICTION THEREOF, ANY ROAD BASE, PAVING, CURB AND GUTTER OR OTHER IMPROVEMENTS CUT, REMOVED OR DAMAGED IN CONJUNCTION WITH THIS PROJECT.
11. PIPE DELIVERED TO THE SITE SHALL BE PROTECTED BY THE CONTRACTOR FROM DUST OR OTHER CONTAMINATION PRIOR TO PLACING IN TRENCH AND SHALL BE INSTALLED IN ACCORDANCE WITH DISTRICT STANDARDS TO THE SATISFACTION OF THE DISTRICT'S INSPECTOR. THE CONTRACTOR, AT THE END OF EACH DAY, SHALL ENSURE THAT ALL OPENINGS INTO THE PIPELINE ARE SECURELY PLUGGED AND STOPPED SO THAT NO ANIMAL, FOWL OR RODENT CAN ENTER THE PIPELINE.
12. ALL WORK SHALL BE INSPECTED BY THE WEST VALLEY WATER DISTRICT OR ITS DULY AUTHORIZED AGENT. THE CONTRACTOR SHALL NOT PROCEED WITH ANY SUBSEQUENT PHASE OF WORK UNTIL THE PREVIOUS PHASE HAS BEEN INSPECTED AND APPROVED. INSPECTION SHALL BE MADE OF, BUT IS NOT LIMITED TO THE FOLLOWING PHASES OF WORK:
    - TRENCHING, INSTALLATION OF PIPE AND APPURTENANCES, VALVES, FITTINGS, VAULTS, METERS, BACKFILL, COMPACTION, LEAKAGE TESTING, LINES FLUSHED AND FINAL INSPECTION.
13. THE CONTRACTOR SHALL GIVE AT LEAST 2 WORKING DAYS NOTICE WHEN INSPECTIONS OR ENGINEERING JUDGMENTS BECOME NECESSARY AS SET FORTH IN THE STANDARD SPECIFICATIONS.
14. ALL STATIONING SHOWN ON THESE PLANS SHALL BE MEASURED ALONG THE CENTERLINE OF THE STREET OR AS SHOWN ON PLANS.
15. THE CONTRACTOR SHALL NOTIFY THE DISTRICT AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY TIE-INS TO EXISTING WATERLINES.
16. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL PIPE BENDS AND FITTINGS, IN ACCORDANCE WITH DISTRICT'S STANDARD DRAWING W-3. INSPECTOR SHALL DETERMINE IF ADDITIONAL THRUST BLOCKS OR RESTRAINTS WILL BE NEEDED IN THE FIELD.
17. AN AIR RELEASE VALVE SHALL BE INSTALLED AT EVERY HIGH POINT IN THE SYSTEM. A BLOW-OFF ASSEMBLY SHALL BE INSTALLED AT EVERY LOW POINT IN THE SYSTEM.
18. A VALVE BOX AND COVER SHALL BE INSTALLED AT EACH VALVE WHICH IS SET IN THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING VALVE BOXES TO GRADE AFTER FINAL GRADING OR PAVING OPERATION.
19. VALVES 12-INCHES AND LARGER SHALL BE BUTTERFLY VALVES. VALVES SHALL BE RATED FOR 150 P.S.I. OR AS SHOWN ON THESE PLANS.
20. ALL NEW WATER FACILITY IMPROVEMENTS SHALL BE TESTED AND DISINFECTED PRIOR TO CONNECTING TO EXISTING WATER SYSTEM, PER AWWA C651. CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY BULKHEADS AS REQUIRED FOR PRESSURE TESTING.
21. PIPE 20" AND SMALLER SHALL BE CLASS 350 DUCTILE PIPE, WITH FULLY RESTRAINED JOINTS. PIPE 24" AND LARGER SHALL BE THICKNESS CLASS 150, 10 GA CEMENT MORTAR LINED AND COATED STEEL PIPE OR AS SPECIFIED.
22. WATER SERVICE LATERALS SHALL BE TYPE K COPPER LINE, MINIMUM 1" DIAMETER, WITH 1" X 1" ANGLE VALVES WITH LOCK WING ON LOTS. THERE SHALL BE A SEPARATE SERVICE FOR EACH LOT BEING SERVED. ONE SERVICE PER PIPE TRENCH. ALL SERVICE VALVES SHALL BE CAPABLE OF 360 DEGREE TURN (LESS STOP).
23. ALL WATER SERVICE LATERALS SHALL BE INSTALLED AT THE SAME TIME AS MAIN LINE. NO SPLICE SHALL BE ALLOWED ON COPPER SERVICE LATERAL LINE.
24. WATER SERVICE LATERALS SHALL BE TERMINATED 12" BEHIND REAR OF FUTURE CURB. IN CITY LIMITS TERMINATE 12" BEHIND FUTURE SIDEWALK.
25. FIRE HYDRANTS SHALL BE 6" X 4" X 2-1/2" CLOW MODEL 850 OR EQUAL, PAINTED WITH ONE COAT PRIMER AND ONE COAT YELLOW. THE 4" STEAMER OUTLET SHALL BE PERPENDICULAR TO THE CURB OR FUTURE CURB.
26. DEPTH OF COVER FOR WATER SERVICE LATERALS SHALL BE MINIMUM 30"; FOR WATER MAINS 10" AND SMALLER SHALL BE MINIMUM 36"; FOR 12" AND LARGER PIPE SHALL BE MINIMUM 42" OR AS SPECIFIED ON PLANS. ALL MEASUREMENTS FROM FINISH GRADE.
27. WATER SERVICE IS SUBJECT TO THE CURRENT DISTRICT RULES AND REGULATIONS AND ANY AMENDMENTS THERETO.

WATER LINE CONSTRUCTION NOTES (CONT.)

28. IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO (2) YEARS OF THE DISTRICT APPROVAL DATE, THIS PLAN SHALL BE RESUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
29. WATER LINES TO BE INSTALLED ONLY AFTER THE COMPLETION OF CONCRETE CURB AND GUTTER.
30. CONTRACTOR TO FURNISH 2-YEAR WARRANTY BOND FOR ALL WATER FACILITIES INSTALLED WITH THIS PLAN.
31. ALL DUCTILE IRON PIPE SHALL BE RESTRAINED PER DISTRICT STANDARD W-30.
32. ALL DUCTILE IRON JOINTS, BENDS, AND FITTINGS SHALL BE MECHANICALLY RESTRAINED AS INDICATED ON THE PLANS.
33. WATER LINE SHUTDOWNS ARE ONLY SCHEDULED BETWEEN TUESDAY THROUGH THURSDAY BASED ON DISTRICT AVAILABILITY.
34. WATER METERS WILL NOT BE RELEASED UNTIL COMPACTION REPORTS ARE RECEIVED AND APPROVED BY THE DISTRICT.
35. ALL WORK SHALL BE COMPLETED PER THE DISTRICT APPROVED PLAN. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM THESE PLANS MUST FIRST BE APPROVED BY THE DISTRICT BEFORE COMMENCING.
36. ALL WATER MAIN SEPARATION CRITERIA SHALL COMPLY WITH TITLE 22, CHAPTER 16, SECTION 64572 OF THE CALIFORNIA WATERWORKS STANDARDS. THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, DIVISION OF DRINKING WATER ('DDW') REQUIRES A WAIVER FOR ALL INSTALLATIONS SEEKING A SEPARATION VARIANCE FROM THIS MANDATE PRIOR TO CONSTRUCTION. DDW WAIVERS ARE REVIEWED AND SUBMITTED BY THE DISTRICT FOR FINAL APPROVAL. WATER MAINS THAT ARE CONSTRUCTED IN VIOLATION OF A DDW REQUIREMENT AND WITHOUT A DDW WAIVER, WILL NOT BE APPROVED BY THE DISTRICT AND CONNECTION TO THE DISTRICT'S WATER SYSTEM WILL BE DENIED. NOTE: DDW DOES NOT ISSUE WAIVERS FOR WATER MAINS ALREADY CONSTRUCTED.

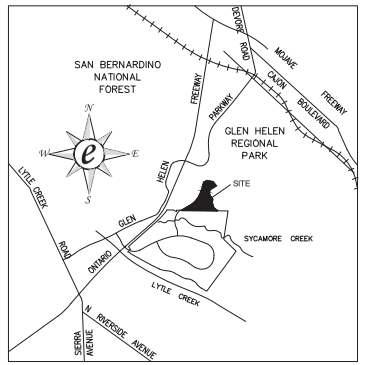


INDEX MAP
N.T.S.

SHEET INDEX

CONSTRUCTION NOTES

		QTY
(1)	FURNISH & INSTALL 8" CLASS 350 FULLY RESTRAINED DIP PER STD. W-30	9121 LF
(2)	FURNISH & INSTALL 1" SERVICE LATERAL WITH 1" METER PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-4	171 EA
(3)	FURNISH & INSTALL FIRE HYDRANT ASSEMBLY PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-2	23 EA
(4)	FURNISH & INSTALL APPROVED RESTRAINED DIP COUPLING PER STD. W-30	1 EA
(5)	FURNISH & INSTALL 8" FULLY SEATED GATE VALVE PER STD. W-11	22 EA
(6)	FURNISH & INSTALL 8" PRESSURE REGULATION STATION PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-22	1 EA
(7)	FURNISH & INSTALL 8"x8"x8" FLANGED TEE	9 EA
(8)	FURNISH & INSTALL 8" BEND, ANGLE AS INDICATED	2 EA
(9)	FURNISH & INSTALL 1" AIR VALVE ASSEMBLY PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-6A	6 EA
(10)	CONSTRUCT CONCRETE THRUST BLOCK PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-3A & W-3B	28 EA
(11)	REMOVE EXISTING BLIND FLANGE AND JOIN EXISTING PIPE	2 EA
(12)	INSTALL 12" HOT TAP ON EXISTING 20" DIP PER WEST VALLEY DISTRICT STANDARD DRAWING NO. W-28	2 EA
(13)	CUT/CAP AND ABANDON AT VALVE PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-29	1 EA
(14)	INSTALL 4" BLOW-OFF ASSEMBLY PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-7A	1 EA
(15)	FURNISH & INSTALL 12" PRESSURE REGULATION STATION PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-22	1 EA
(16)	CONSTRUCT CONCRETE BLANKET WHERE COVER IS LESS THAN 36" PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. STD. W-24 (1-SACK SLURRY)	450 SF
(17)	FURNISH & INSTALL 12" BUTTERFLY GATE VALVE PER STD. W-11	6 EA
(18)	FURNISH & INSTALL 12" CLASS 350 FULLY RESTRAINED DIP PER STD. W-30	440 LF
(19)	FURNISH & INSTALL 2" SERVICE LATERAL WITH 1.5" METER PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-5	2 EA
(20)	FURNISH & INSTALL 1.5" BACKFLOW PREVENTER (RP) PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-20	2 EA
(21)	FURNISH & INSTALL 12"x12"x12" FLANGED TEE	1 EA
(22)	FURNISH & INSTALL 12"x8" REDUCER	1 EA
(23)	FURNISH & INSTALL 12" CROSS	1 EA
(24)	FURNISH & INSTALL 2" SLEEVE ON SERVICES ENCASED IN SLURRY	150 LF
(25)	ABANDON EXISTING PRV PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-29	1 EA
(26)	FURNISH & INSTALL 8"x6" REDUCER	1 EA



VICINITY MAP
NOT TO SCALE

PRIVATE ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON

CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY OF SAN BERNARDINO, THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE

OWNER/DEVELOPER: LYTLE DEVELOPMENT COMPANY
285 W. RIALTO AVE., SUITE B
RIALTO, CA 92376
MR. KEVIN LYNCH
909.937.4058

CIVIL ENGINEER/ MAP PREPARED BY: ENCOMPASS ASSOCIATES, INC.
5699 COUSINS PLACE
RANCHO CUCAMONGA, CA 91737
AARON SKEERS
909.684.0093

SOILS ENGINEER: GEO SOILS, INC.
26590 MADISON AVE.
MURRIETTA, CA 92562
951.677.9051
WWW.GEOSOILINC.COM

DESIGN

THIS CERTIFIES THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN DESIGNED UNDER THE DIRECT SUPERVISION OF A CIVIL ENGINEER LICENSED IN STATE OF CALIFORNIA AND ARE IN ACCORDANCE WITH TITLE 22, CODE OF REGULATIONS, CHAPTER 16, CALIFORNIA WATERWORKS STANDARD OF THE STATE OF CALIFORNIA.

SIGNATURE OF DESIGN ENGINEER | No. 62183 Exp. 9-30-27 RCE NO. & EXPIRATION DATE | 2/27/26 DATE

FIRE

FIRE PROTECTION SYSTEM REVIEWED AND APPROVED BY:

NAME OF AGENCY

SIGNATURE OF FIRE AGENCY | TITLE | DATE

WATER

THIS CERTIFIES THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED BY AND ACCEPTED BY THE WEST VALLEY WATER DISTRICT AND THAT THE DISTRICT IS WILLING AND ABLE TO SUPPLY WATER TO SERVE THIS LOCATION.

SIGNATURE | TITLE | DATE

REGISTERED PROFESSIONAL ENGINEER THOMAS SKEERS No. 62183 Exp: 9-30-27 Civil STATE OF CALIFORNIA

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

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Revision	No.	By	Date	Approved

APPROVED _____ RCE _____ Date
_____ Date
Designed _____ Checked _____ Scale: AS SHOWN
Drawn _____ Job No. _____

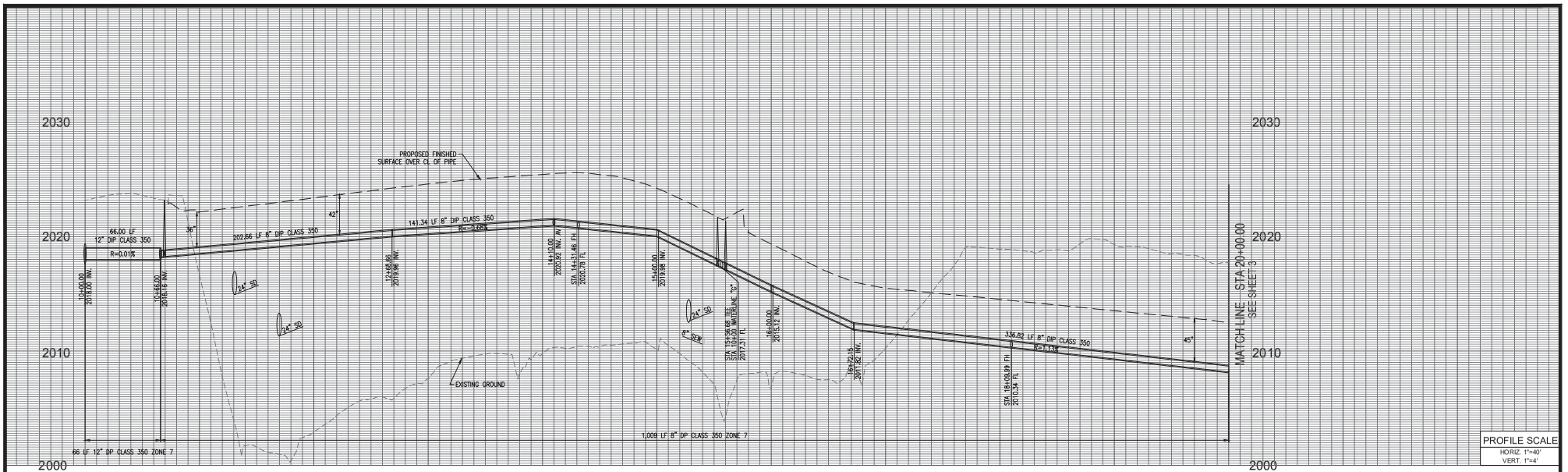
ENCOMPASS ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
5699 COUSINS PLACE
RANCHO CUCAMONGA, CA 91737
(909) 684-0093
AARON T. SKEERS, RCE 62183 EXPIRES 09-30-27 DATE 2/27/26

Pressure Zone:	Atlas Sheet:	WIP Number:
7	H42 AND H43	D24016

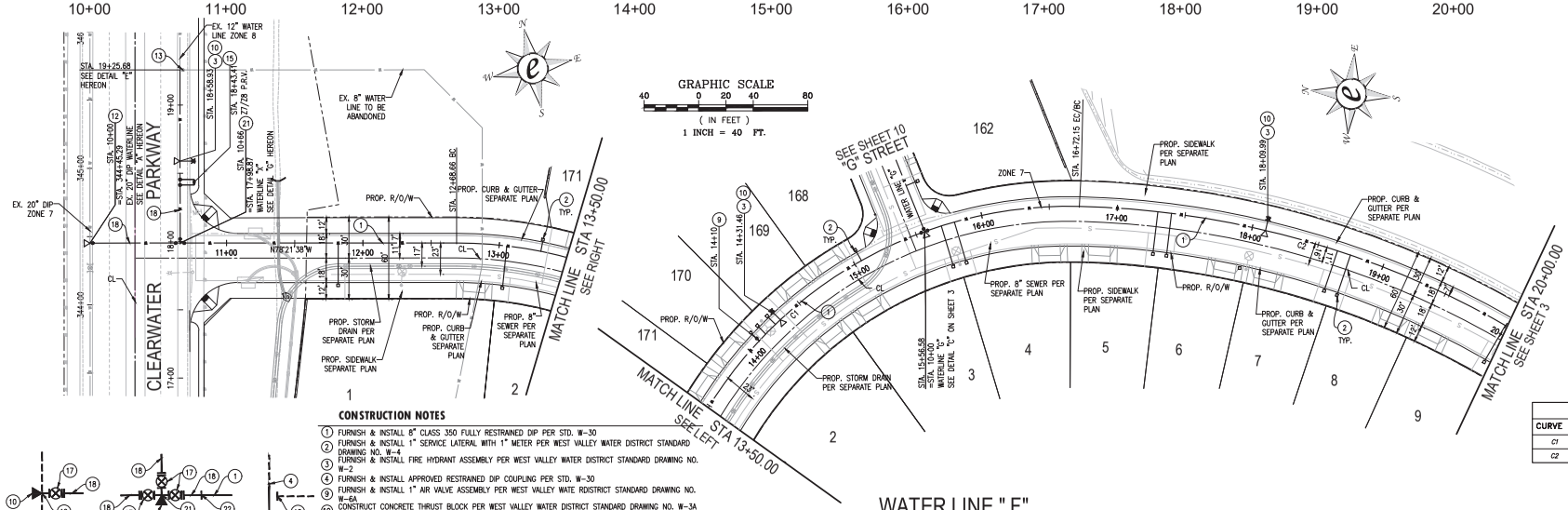
WEST VALLEY WATER DISTRICT
WATERLINE IMPROVEMENT PLANS FOR
TRACT NO. 20407

1 OF 12
DWG. NO.

3/4/2026 8:36 AM



PROFILE SCALE
HORIZ. 1"=40'
VERT. 1"=4'



LATERAL TABLE		
LOT NO.	DESIGN STATION	AS-BUILT STATION
1	12+33	
2	13+05	
3	15+69	
4	15+79	
5	17+30	
6	17+40	
7	18+65	
8	18+75	
9	20+00	
162	10+36	
168	15+05	
169	14+27	
170	14+17	
171	13+31	

CURVE DATA TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	403.48'	311.00'	74°20'02"	235.78'
C2	336.82'	661.00'	29°11'46"	172.15'

CONSTRUCTION NOTES

1. FURNISH & INSTALL 8" CLASS 350 FULLY RESTRAINED DIP PER STD. W-30
2. FURNISH & INSTALL 1" SERVICE LATERAL WITH 1" METER PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-4
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4. FURNISH & INSTALL APPROVED RESTRAINED DIP COUPLING PER STD. W-30
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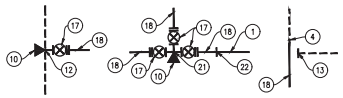
15. FURNISH & INSTALL 12" PRESSURE REGULATION STATION PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-22
17. FURNISH & INSTALL 12" BUTTERFLY GATE VALVE PER STD. W-11
18. FURNISH & INSTALL 12" CLASS 350 FULLY RESTRAINED DIP PER STD. W-30
21. FURNISH & INSTALL 12"x12"x12" FLANGED TEE



WATER LINE " F"
ROCKETCRESS LANE

MANHOLES & VALVE COVERS TO BE RAISED TO FINAL GRADE DURING PAVING OPERATIONS

WATER / UTILITY CROSSING NOTE:
FOR ALL CROSSINGS OVER SEWER AND STORM DRAIN, WATER MAINS AND LATERALS SHALL MAINTAIN 1 FT. VERTICAL CLEARANCE WITH A STICK OF PIPE CENTERED AT THE CROSSING.

REGISTERED PROFESSIONAL ENGINEER AARON THOMAS SKEERS No. 62183 Exp: 9-30-27 CIVIL STATE OF CALIFORNIA

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

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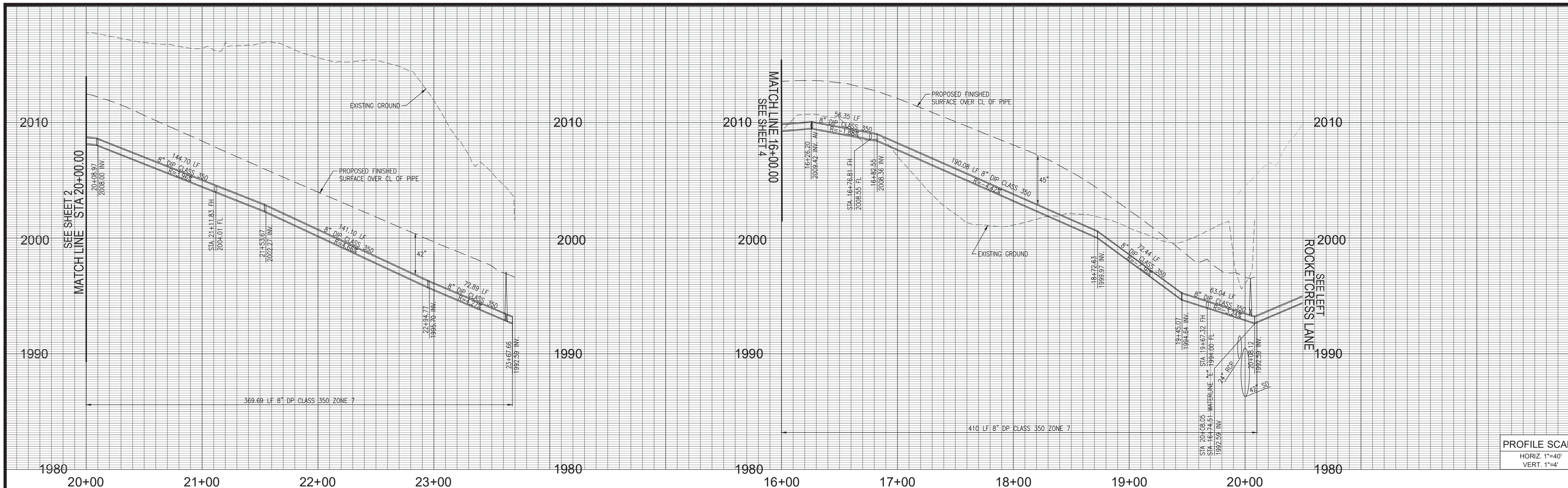
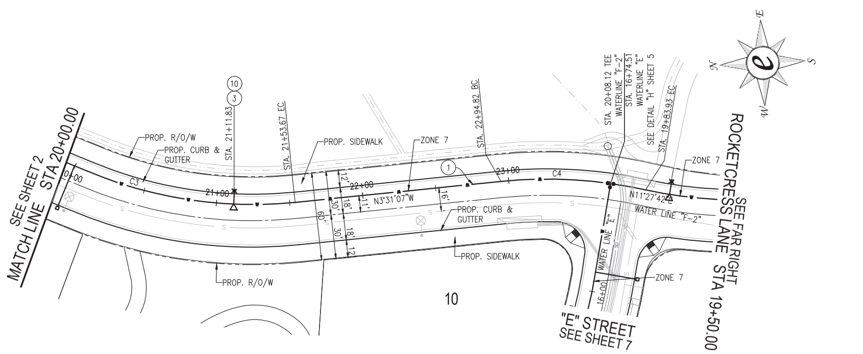
ENCOMPASS ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
3499 COUSINS PLACE
ONTARIO, CALIFORNIA 91761
(909) 484-0093
AARON T. SKEERS, RCE 62183 EXPIRES 09-30-27 2/27/26 DATE

Pressure Zone:	Atlas Sheet:	WIP Number:
7	H42 AND H43	D24016

WEST VALLEY WATER DISTRICT
WATERLINE IMPROVEMENT PLANS FOR
TRACT NO. 20407
2 OF 12
DWG. NO.

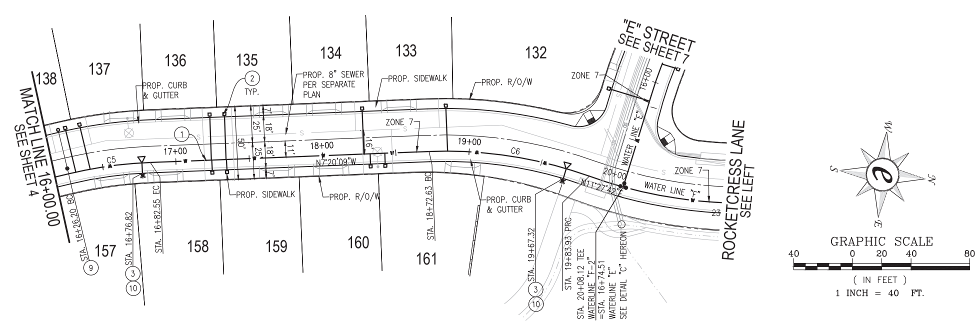
3/4/2026 9:37 AM





WATER LINE " F"
ROCKETCRESS LANE

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.



WATER LINE " F-2"
ROCKETCRESS LANE

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

CONSTRUCTION NOTES

1. FURNISH & INSTALL 8" CLASS 350 FULLY RESTRAINED DIP PER STD. W-30
2. FURNISH & INSTALL 1" SERVICE LATERAL WITH 1" METER PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-4
3. FURNISH & INSTALL FIRE HYDRANT ASSEMBLY PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-2
5. FURNISH & INSTALL 8" FULLY SEATED GATE VALVE PER STD. W-11
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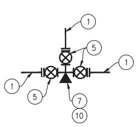
10. CONSTRUCT CONCRETE THRUST BLOCK PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-3A & W-3B
11. REMOVE EXISTING BLIND FLANGE AND JOIN EXISTING PIPE



DETAIL "C"

LATERAL TABLE

LOT NO.	DESIGN STATION	AS-BUILT STATION
133	18+85	
134	18+28	
135	17+34	
136	17+25	
137	16+41	
138	1+31	
157	16+11	
158	17+24	
159	17+35	
160	18+35	
161	18+43	

CURVE DATA TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C3	144.70'	289.00'	28°41'17"	73.90'
C4	74.88'	307.82'	13°56'19"	37.63'
C5	56.35'	289.00'	11°10'20"	28.27'
C6	72.44'	289.00'	14°21'44"	36.41'

MANHOLES & VALVE COVERS TO BE RAISED TO FINAL GRADE DURING PAVING OPERATIONS

WATER UTILITY CROSSING NOTE:
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REGISTERED PROFESSIONAL ENGINEER AARON THOMAS SKEERS No. 62183 Exp. 9-30-27 CIVIL STATE OF CALIFORNIA

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Date
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CONSULTING CIVIL ENGINEERS
5699 COUSINS PLACE
RANCHO CUCAMONGA, CA 91737
(909) 684-0093
AARON T. SKEERS, RCE 62183 EXPIRES 09-30-27 2/27/26 DATE

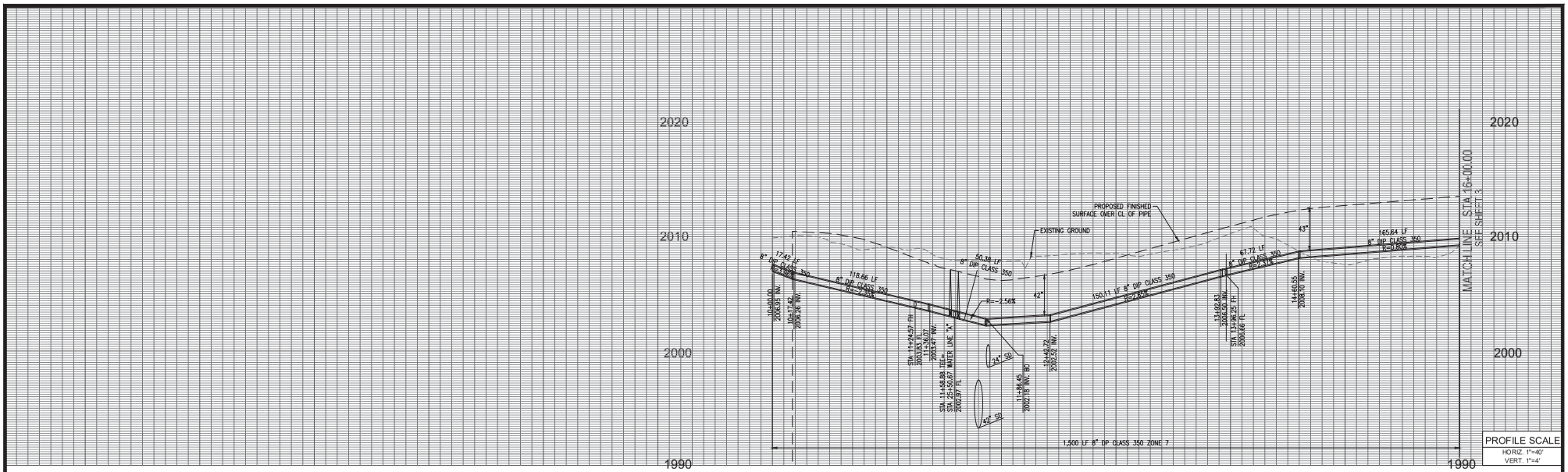
Pressure Zone:	Atlas Sheet:	WIP Number:
7	H42 AND H43	D24016

WEST VALLEY WATER DISTRICT

WATERLINE IMPROVEMENT PLANS FOR
TRACT NO. 20407

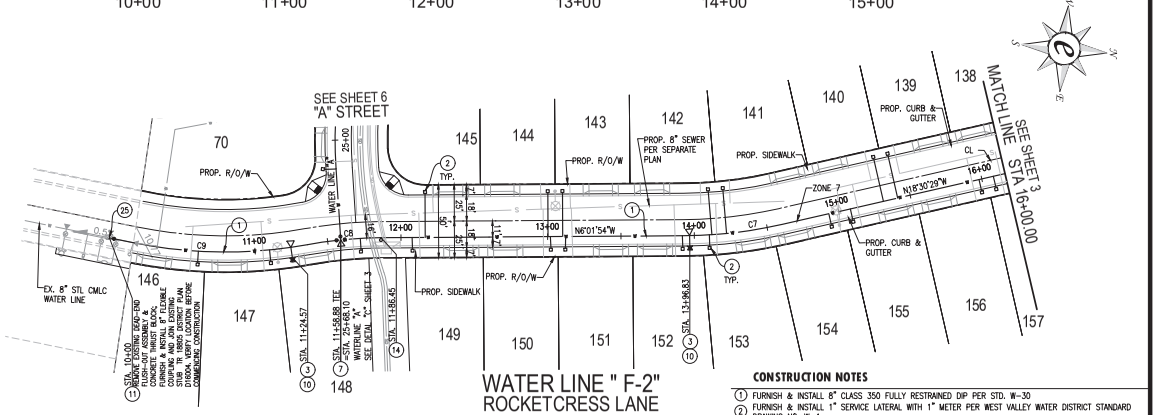
DWG. NO.

3/4/2026 9:38 AM



PROFILE SCALE
HORIZ. 1"=40'
VERT. 1"=4'

LATERAL TABLE		
LOT NO.	DESIGN STATION	AS-BUILT STATION
139	15+41	
140	15+31	
141	14+22	
142	14+12	
143	13+10	
144	13+00	
146	10+61	
147	11+10	
148	11+27	
149	12+08	
150	13+02	
151	13+12	
152	13+92	
153	14+10	
154	14+93	
155	15+08	
156	15+98	
157	16+08	



CURVE DATA TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C7	67.72'	311.00'	12°28'35"	34.01'
C8	50.38'	289.00'	9°59'17"	25.25'
C9	118.66'	311.00'	21°51'36"	60.06'

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

CONSTRUCTION NOTES

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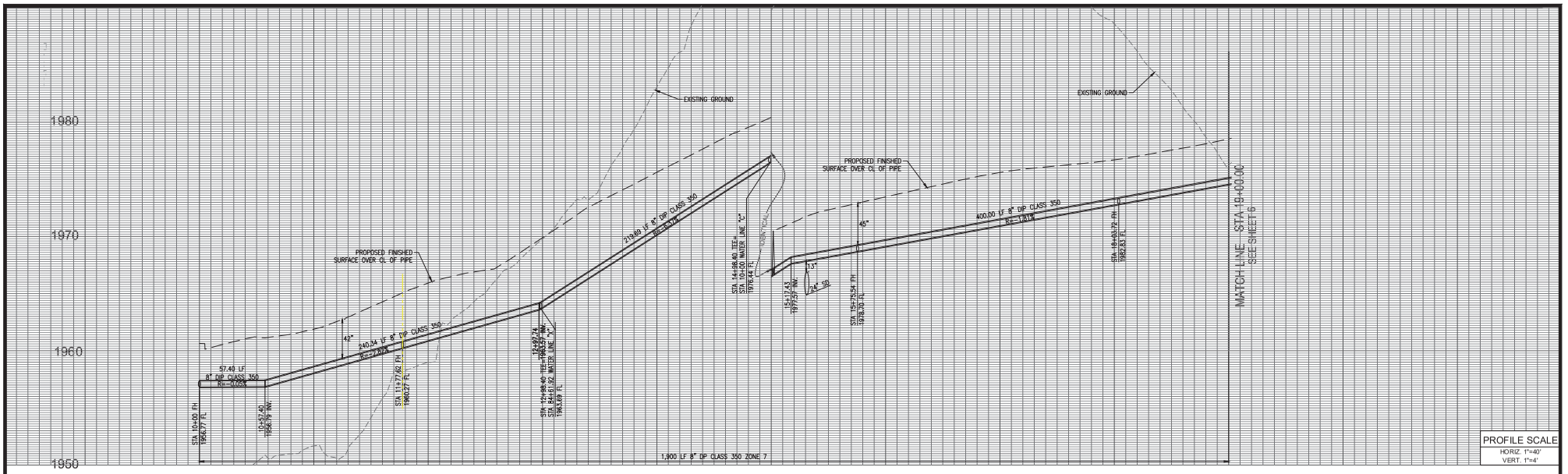
AARON T. SKEERS, RCE 62183 EXPIRES 09-30-27 DATE
2/27/26

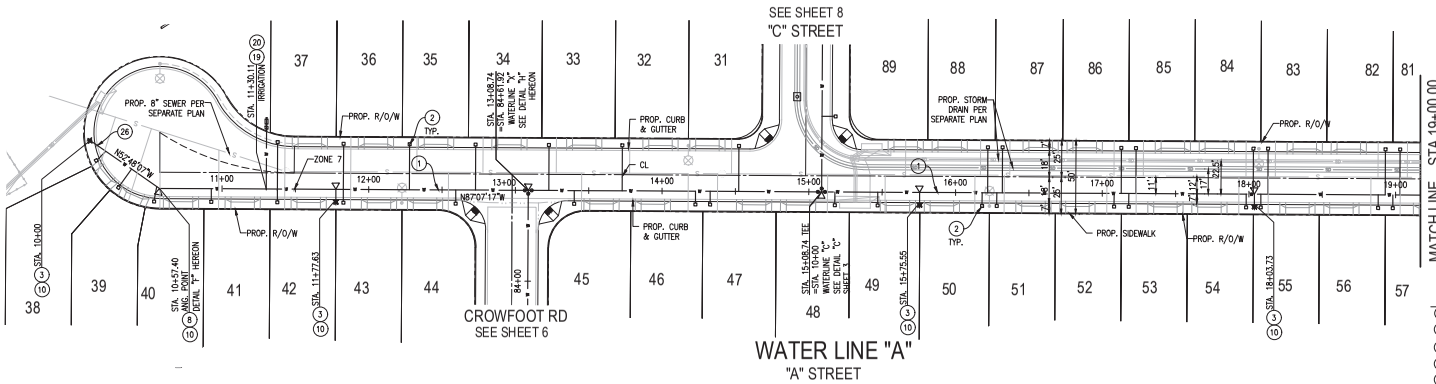
Pressure Zone:	Atlas Sheet:	WIP Number:
7	H42 AND H43	D24016

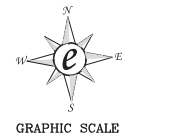
WEST VALLEY WATER DISTRICT
WATERLINE IMPROVEMENT PLANS FOR
TRACT NO. 20407
4 OF 12
DWG. NO.

3/4/2026 8:39 AM



PROFILE SCALE
HORIZ. 1"=40'
VERT. 1"=4'





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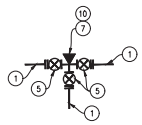
6. FURNISH & INSTALL 8" PRESSURE REGULATION STATION PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-22
7. FURNISH & INSTALL 8"x6"x8" FLANGED TEE
8. FURNISH & INSTALL 8" BEND, ANGLE AS INDICATED
9. FURNISH & INSTALL 1" AIR VALVE ASSEMBLY PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-6A
10. CONSTRUCT CONCRETE THRUST BLOCK PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-3A & W-3B
19. FURNISH & INSTALL 2" SERVICE LATERAL WITH 1.5" METER PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-5
20. FURNISH & INSTALL 1.5" BACKFLOW PREVENTER (RP) PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-20
26. FURNISH & INSTALL 8"x6" REDUCER



LATERAL TABLE

LOT NO.	DESIGN STATION	AS-BUILT STATION
31	14+52	
32	13+73	
33	13+23	
34	12+73	
35	12+28	
36	11+83	
37	11+38	
38	10+13	
39	10+34	
40	10+55	
41	10+93	
42	11+38	
43	11+83	
44	12+59	
45	13+40	
46	14+23	
47	14+33	
48	15+18	
49	15+47	
50	16+18	
51	16+28	
52	17+08	
53	17+18	
54	17+98	
55	18+08	
56	18+88	
57	18+98	
81	19+03	
82	18+93	
83	18+13	
84	18+03	
85	17+23	
86	17+13	
87	16+32	
88	16+22	
89	15+87	

MANHOLES & VALVE COVERS TO BE RAISED TO FINAL GRADE DURING PAVING OPERATIONS

WATER UTILITY CROSSING NOTE:
FOR ALL CROSSINGS OVER SEWER AND STORM DRAIN, WATER MAINS AND LATERALS SHALL MAINTAIN 1 FT. VERTICAL CLEARANCE WITH A STICK OF PIPE CENTERED AT THE CROSSING.

REGISTERED PROFESSIONAL ENGINEER THOMAS SKEERS No. 62183 Exp: 9-30-27 CIVIL STATE OF CALIFORNIA

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

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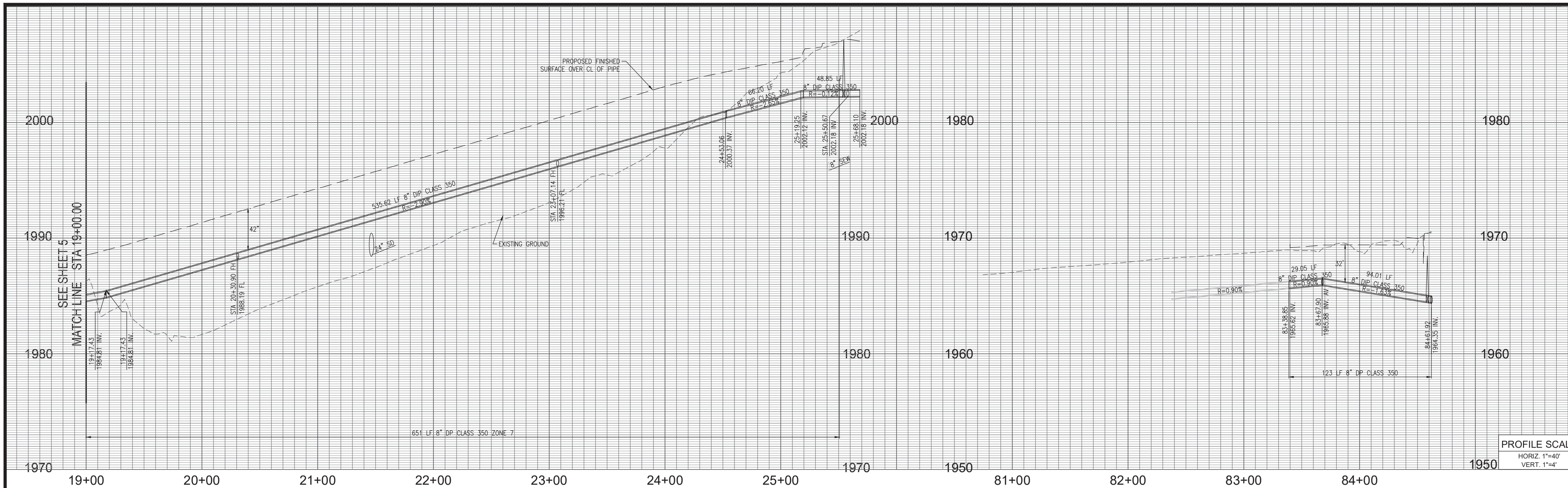
ENCOMPASS ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
5490 COUSINS PLACE
ONTARIO, CALIFORNIA 91762
(909) 484-0093
AARON T. SKEERS, RCE 62183 EXPIRES 09-30-27 2/27/26 DATE

Pressure Zone:	Atlas Sheet:	WIP Number:
7	H42 AND H43	D24016

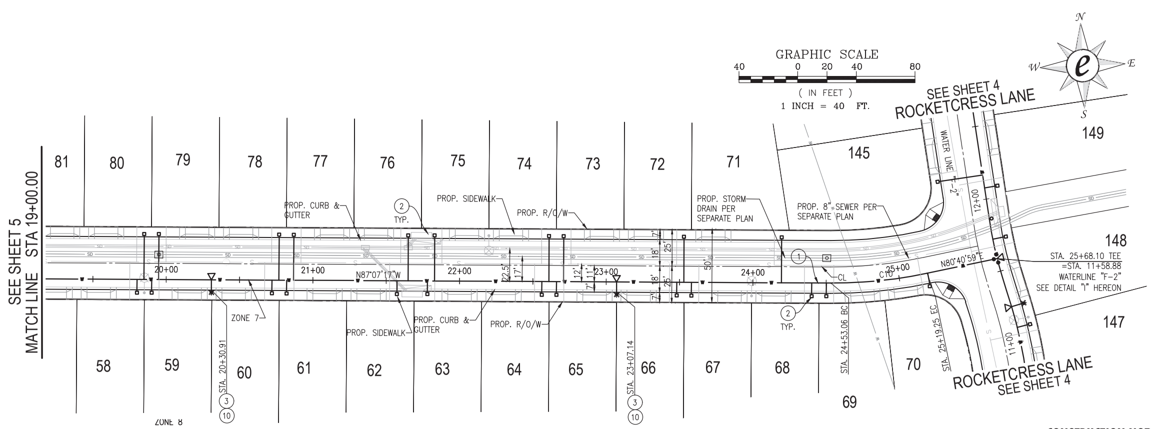
WEST VALLEY WATER DISTRICT
WATERLINE IMPROVEMENT PLANS FOR
TRACT NO. 20407
5 OF 12
DWG. NO.

3/4/2026 8:39 AM



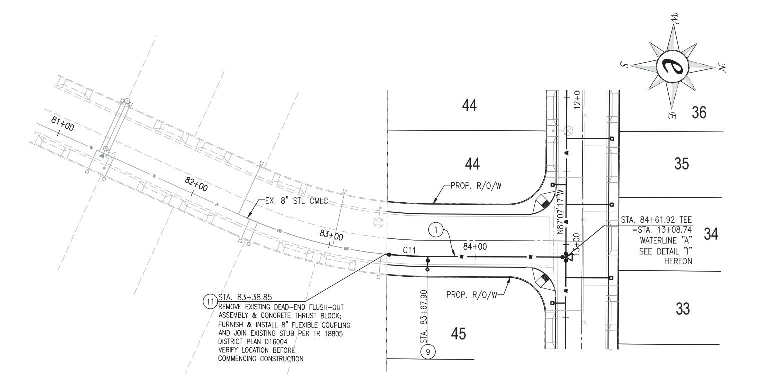
GRAPHIC SCALE

(IN FEET)
1 INCH = 40 FT.



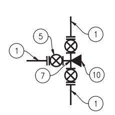
WATER LINE "A"

"A" STREET



WATER LINE "X"

CROWFOOT ROAD



DETAIL "I"

LATERAL TABLE

LOT NO.	DESIGN STATION	AS-BUILT STATION
58	19+80	
59	19+90	
60	20+72	
61	20+82	
62	21+57	
63	21+78	
64	22+56	
65	22+66	
66	23+48	
67	23+58	
68	24+40	
69	24+50	
70	25+20	
71	24+20	
72	23+53	
73	22+71	
74	22+61	
75	21+83	
76	21+65	
77	20+87	
78	20+77	
79	19+95	
80	19+85	

CONSTRUCTION NOTES

1. FURNISH & INSTALL 8" CLASS 350 FULLY RESTRAINED DIP PER STD. W-30
2. FURNISH & INSTALL 1" SERVICE LATERAL WITH 1" METER PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-4
3. FURNISH & INSTALL FIRE HYDRANT ASSEMBLY PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-2
4. FURNISH & INSTALL 4" DEAD END FLUSH OUT PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-8
5. FURNISH & INSTALL 8" FULLY SEATED GATE VALVE PER STD. W-11
6. FURNISH & INSTALL 8" PRESSURE REGULATION STATION PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-22
7. FURNISH & INSTALL 8"x8"x8" FLANGED TEE
8. FURNISH & INSTALL 8" BEND, ANGLE AS INDICATED
9. FURNISH & INSTALL 1" AIR VALVE ASSEMBLY PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-6A
10. CONSTRUCT CONCRETE THRUST BLOCK PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-3A & W-3B
11. REMOVE EXISTING BLIND FLANGE AND JOIN EXISTING PIPE

CURVE DATA TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C10	66.20'	311.00'	12°11'44"	33.22'
C11	25.54'	311.00'	4°42'20"	12.78'

MANHOLES & VALVE COVERS TO BE RAISED TO FINAL GRADE DURING PAVING OPERATIONS

WATER UTILITY CROSSING NOTE:
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REGISTERED PROFESSIONAL ENGINEER AARON THOMAS SKEERS No. 62183 Exp. 9-30-27 CIVIL STATE OF CALIFORNIA

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CONSULTING CIVIL ENGINEERS
5699 COUSINS PLACE
RANCHO CUCAMONGA, CA 91737
(909) 684-0093
AARON T. SKEERS, RCE 62183 EXPIRES 09-30-27 2/27/26 DATE

Pressure Zone: 7
Atlas Sheet: H42 AND H43
WIP Number: D24016

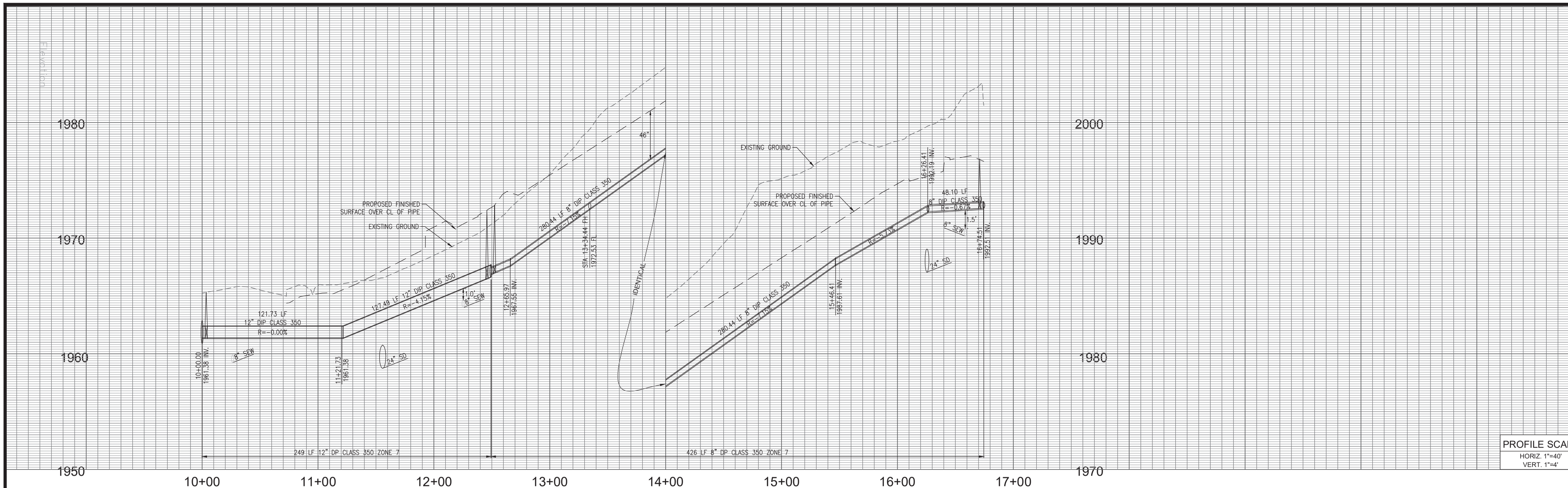
WEST VALLEY WATER DISTRICT

WATERLINE IMPROVEMENT PLANS FOR

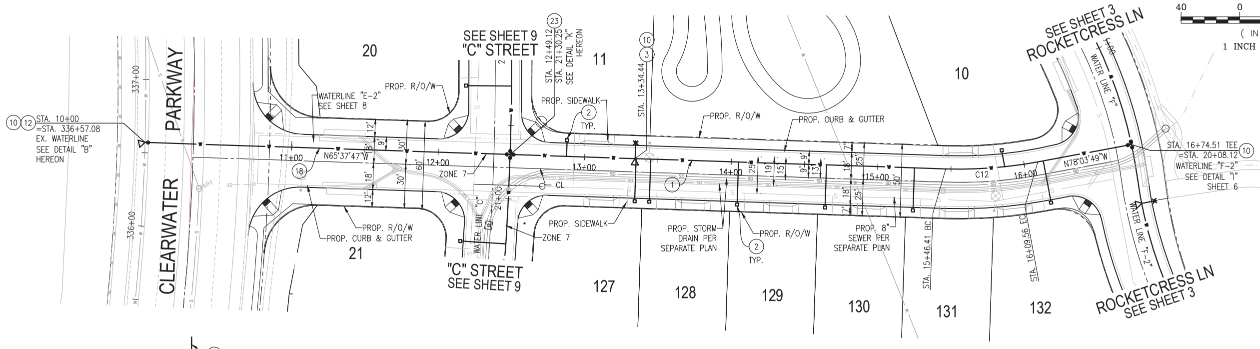
TRACT NO. 20407

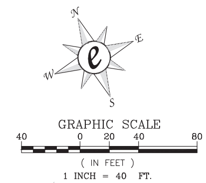
DWG. NO.

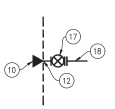
3/4/2026 9:40 AM



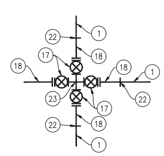
PROFILE SCALE
HORIZ. 1"=40'
VERT. 1"=4'







DETAIL "B"
ZONE 7



DETAIL "K"

LATERAL TABLE

LOT NO.	DESIGN STATION	AS-BUILT STATION
10	15+20	
11	12+22	
127	12+69	
128	12+79	
129	13+39	
130	13+99	
131	14+59	
132	15+46	

CURVE DATA TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C12	63.15'	291.00'	12°26'01"	31.70'

CONSTRUCTION NOTES

1. FURNISH & INSTALL 8" CLASS 350 FULLY RESTRAINED DIP PER STD. W-30
2. FURNISH & INSTALL 1" SERVICE LATERAL WITH 1" METER PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-4
3. FURNISH & INSTALL FIRE HYDRANT ASSEMBLY PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-2
5. FURNISH & INSTALL 8" FULLY SEATED GATE VALVE PER STD. W-11
7. FURNISH & INSTALL 8"x8"x8" FLANGED TEE
9. FURNISH & INSTALL 1" AIR VALVE ASSEMBLY PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-6A
10. CONSTRUCT CONCRETE THRUST BLOCK PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-3A & W-3B
12. INSTALL 12" HOT TAP ON EXISTING 20" DIP PER WEST VALLEY DISTRICT STANDARD DRAWING NO. W-28
17. FURNISH & INSTALL 12" BUTTERFLY GATE VALVE PER STD. W-11
18. FURNISH & INSTALL 12" CLASS 350 FULLY RESTRAINED DIP PER STD. W-30
22. FURNISH & INSTALL 12"x8" REDUCER
23. FURNISH & INSTALL 12" CROSS

MANHOLES & VALVE COVERS TO BE RAISED TO FINAL GRADE DURING PAVING OPERATIONS

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REGISTERED PROFESSIONAL ENGINEER
AARON THOMAS SKEERS
No. 62183
Exp: 9-30-27
CIVIL
STATE OF CALIFORNIA

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(909) 684-0093
AARON T. SKEERS, RCE 62183 EXPIRES 09-30-27 2/27/26 DATE

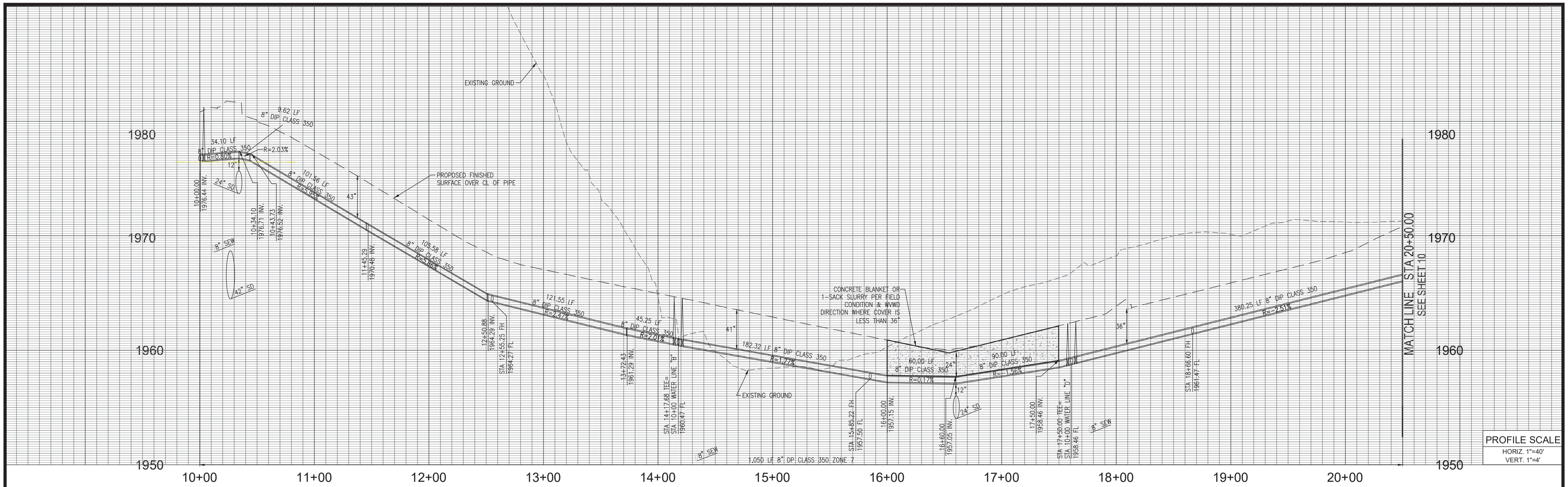
Pressure Zone: 7
Atlas Sheet: H42 AND H43
WIP Number: D24016

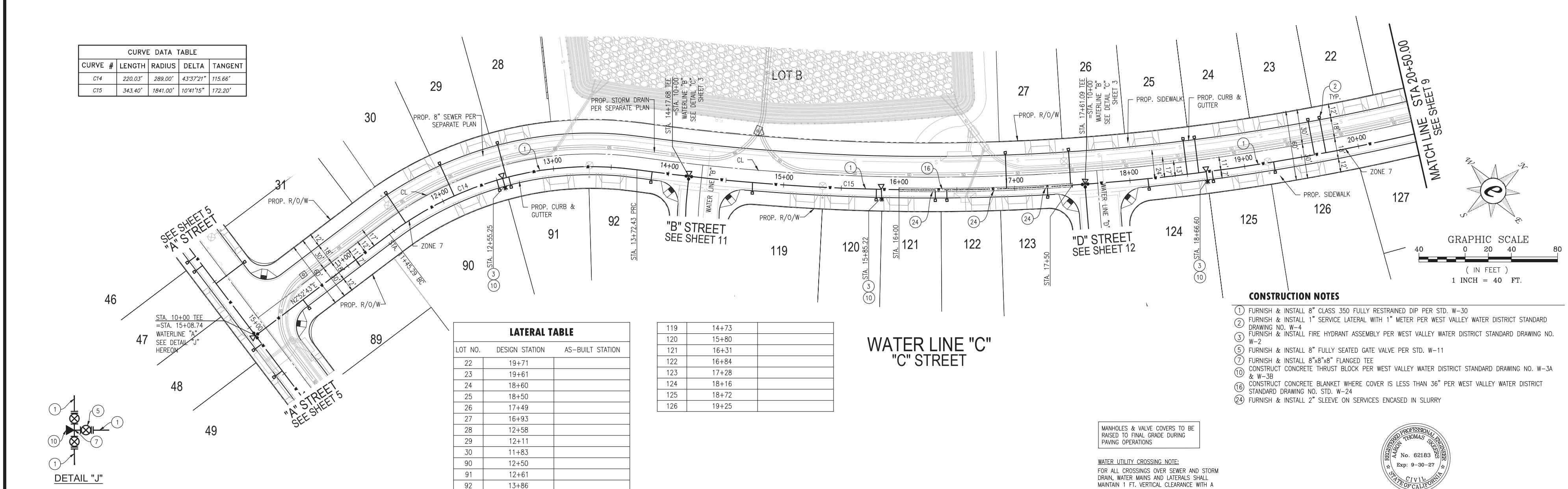
WEST VALLEY WATER DISTRICT

WATERLINE IMPROVEMENT PLANS FOR
TRACT NO. 20407

DWG. NO.

3/4/2026 9:40 AM





CURVE DATA TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C14	220.03'	289.00'	43°37'21"	115.66'
C15	343.40'	1841.00'	10°41'15"	172.20'

LATERAL TABLE

LOT NO.	DESIGN STATION	AS-BUILT STATION
22	19+71	
23	19+61	
24	18+60	
25	18+50	
26	17+49	
27	16+93	
28	12+58	
29	12+11	
30	11+83	
90	12+50	
91	12+61	
92	13+86	
119	14+73	
120	15+80	
121	16+31	
122	16+84	
123	17+28	
124	18+16	
125	18+72	
126	19+25	

CONSTRUCTION NOTES

1. FURNISH & INSTALL 8" CLASS 350 FULLY RESTRAINED DIP PER STD. W-30
2. FURNISH & INSTALL 1" SERVICE LATERAL WITH 1" METER PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-4
3. FURNISH & INSTALL FIRE HYDRANT ASSEMBLY PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-2
5. FURNISH & INSTALL 8" FULLY SEATED GATE VALVE PER STD. W-11
7. FURNISH & INSTALL 8"x8"x8" FLANGED TEE
10. CONSTRUCT CONCRETE THRUST BLOCK PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-3A & W-3B
16. CONSTRUCT CONCRETE BLANKET WHERE COVER IS LESS THAN 36" PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. STD. W-24
24. FURNISH & INSTALL 2" SLEEVE ON SERVICES ENCASED IN SLURRY

MANHOLES & VALVE COVERS TO BE RAISED TO FINAL GRADE DURING PAVING OPERATIONS

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REGISTERED PROFESSIONAL ENGINEER AARON THOMAS SKEERS No. 62183 Exp. 9-30-27 CIVIL STATE OF CALIFORNIA

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(909) 684-0093
AARON T. SKEERS, RCE 62183 EXPIRES 09-30-27 2/27/26 DATE

Pressure Zone: 7
Atlas Sheet: H42 AND H43
WIP Number: D24016

WEST VALLEY WATER DISTRICT

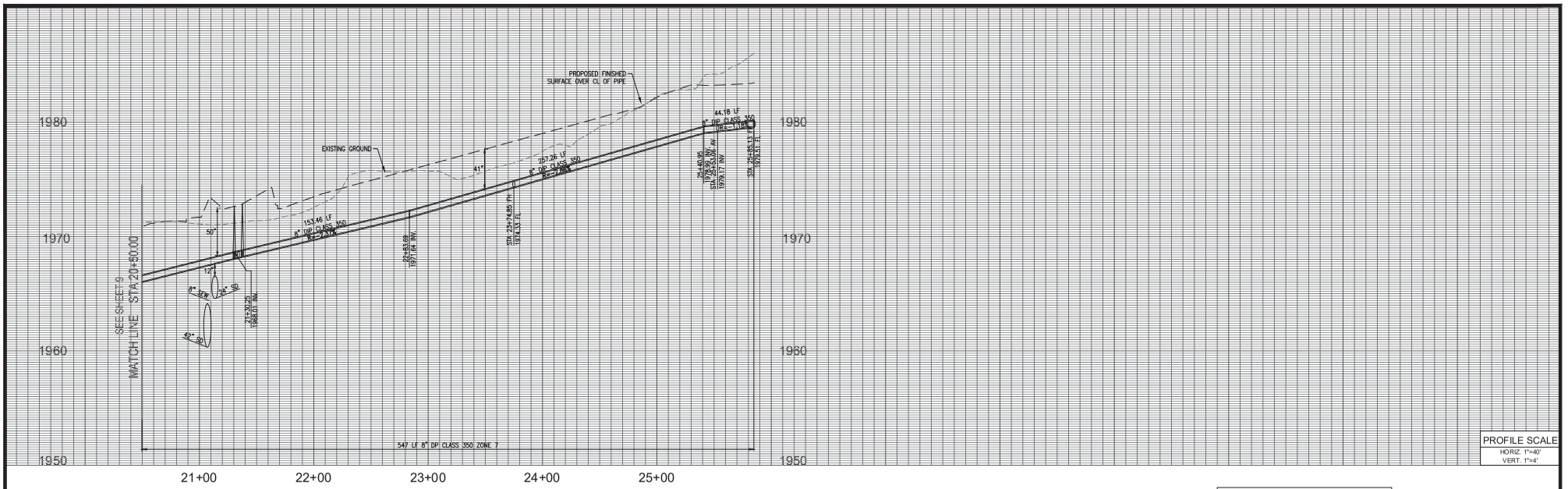
WATERLINE IMPROVEMENT PLANS FOR

TRACT NO. 20407

8 of 12

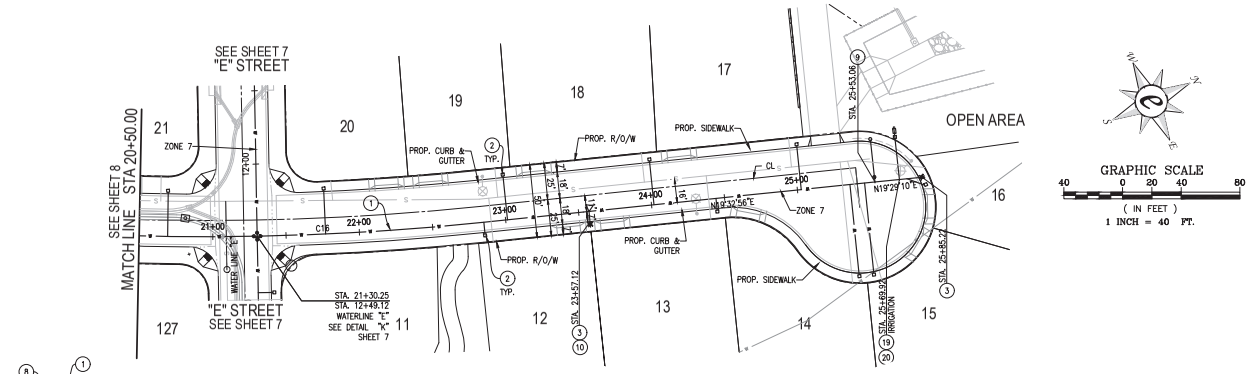
DWG. NO.

3/4/2026 9:41 AM



PROFILE SCALE
HORIZ. 1"=40'
VERT. 1"=4'

LATERAL TABLE		
LOT NO.	DESIGN STATION	AS-BUILT STATION
12	22+85	
13	24+44	
14	25+36	
15	25+46	
16	25+75	
17	25+03	
18	24+03	
19	23+01	
20	21+77	



CURVE DATA TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C16	151.44'	1841.00'	4°42'47"	75.76'

CONSTRUCTION NOTES

1. FURNISH & INSTALL 8" CLASS 350 FULLY RESTRAINED DIP PER STD. W-30
2. FURNISH & INSTALL 1" SERVICE LATERAL WITH 1" METER PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-4
3. FURNISH & INSTALL FIRE HYDRANT ASSEMBLY PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-2
5. FURNISH & INSTALL 8" FULLY SEATED GATE VALVE PER STD. W-11
7. FURNISH & INSTALL 8"x6"x8" FLANGED TEE
9. FURNISH & INSTALL 1" AIR VALVE ASSEMBLY PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-6A
19. FURNISH & INSTALL 2" SERVICE LATERAL WITH 1.5" METER PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-5
20. FURNISH & INSTALL 1.5" BACKFLOW PREVENTER (RP) PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-20

DETAIL "F"

WATER LINE "C"
"C" STREET

MANHOLES & VALVE COVERS TO BE RAISED TO FINAL GRADE DURING PAVING OPERATIONS

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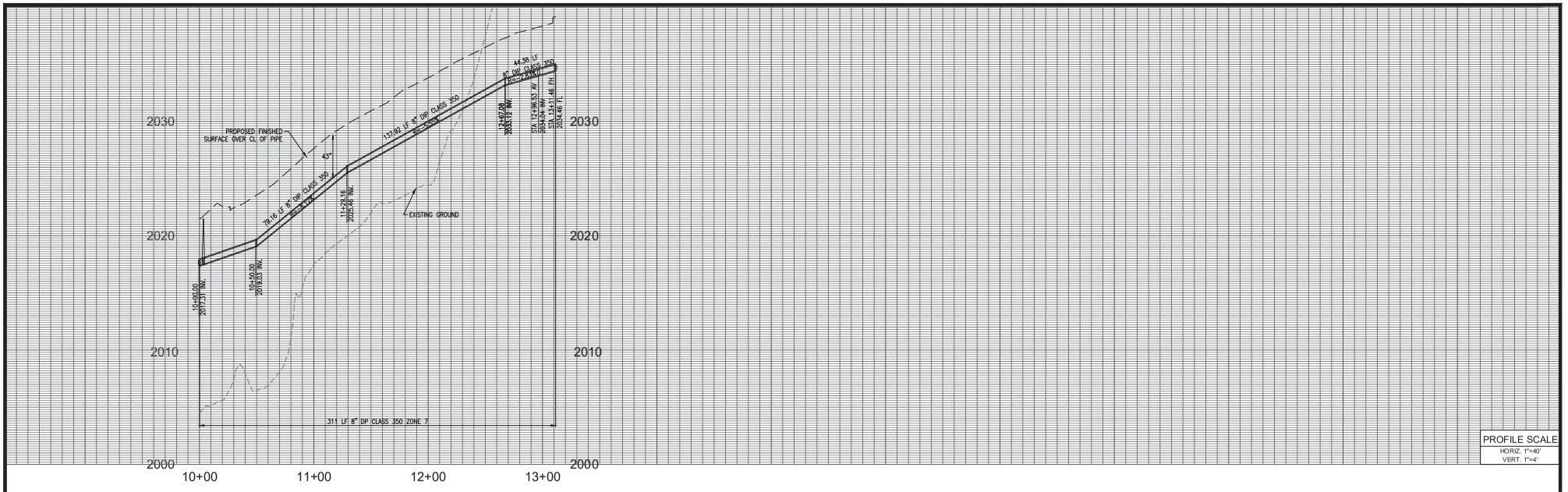
Pressure Zone:	Atlas Sheet:	WIP Number:
7	H42 AND H43	D24016

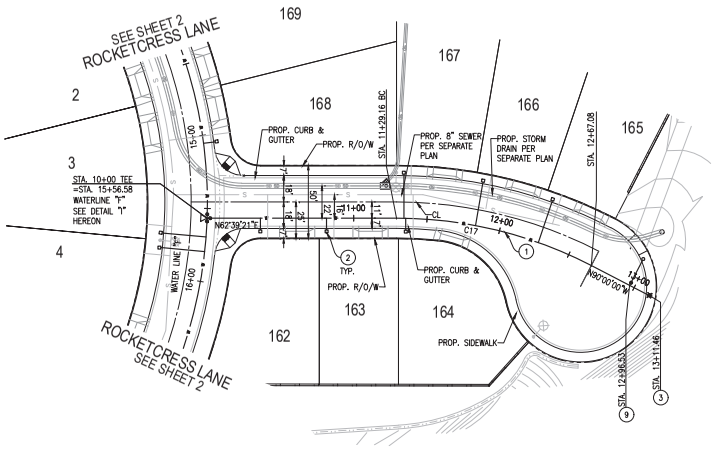
WEST VALLEY WATER DISTRICT

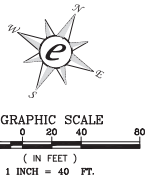
WATERLINE IMPROVEMENT PLANS FOR
TRACT NO. 20407

9 OF 12
DWG. NO.

3/4/2026 8:41 AM





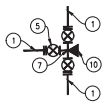


LATERAL TABLE		
LOT NO.	DESIGN STATION	AS-BUILT STATION
162	10+36	
163	10+81	
164	11+35	
165	12+28	
166	11+83	
167	11+34	

CURVE DATA TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C17	137.92'	289.00'	27°20'39"	70.30'

CONSTRUCTION NOTES

1. FURNISH & INSTALL 8" CLASS 350 FULLY RESTRAINED DIP PER STD. W-30
2. FURNISH & INSTALL 1" SERVICE LATERAL WITH 1" METER PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-4
3. FURNISH & INSTALL FIRE HYDRANT ASSEMBLY PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-2
4. FURNISH & INSTALL 4" DEAD END FLUSH OUT PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-8
5. FURNISH & INSTALL 8" FULLY SEATED GATE VALVE PER STD. W-11
7. FURNISH & INSTALL 8"x8"x8" FLANGED TEE
9. FURNISH & INSTALL 1" AIR VALVE ASSEMBLY PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-6A



DETAIL "I"

WATER LINE "G"
"G" STREET

MANHOLES & VALVE COVERS TO BE RAISED TO FINAL GRADE DURING PAVING OPERATIONS

WATER UTILITY CROSSING NOTE:
FOR ALL CROSSINGS OVER SEWER AND STORM DRAIN, WATER MAINS AND LATERALS SHALL MAINTAIN 1 FT. VERTICAL CLEARANCE WITH A STICK OF PIPE CENTERED AT THE CROSSING.

REGISTERED PROFESSIONAL ENGINEER AARON THOMAS SKEERS No. 62183 Exp: 9-30-27 CIVIL STATE OF CALIFORNIA

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

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Revision	No.	By	Date	Approved

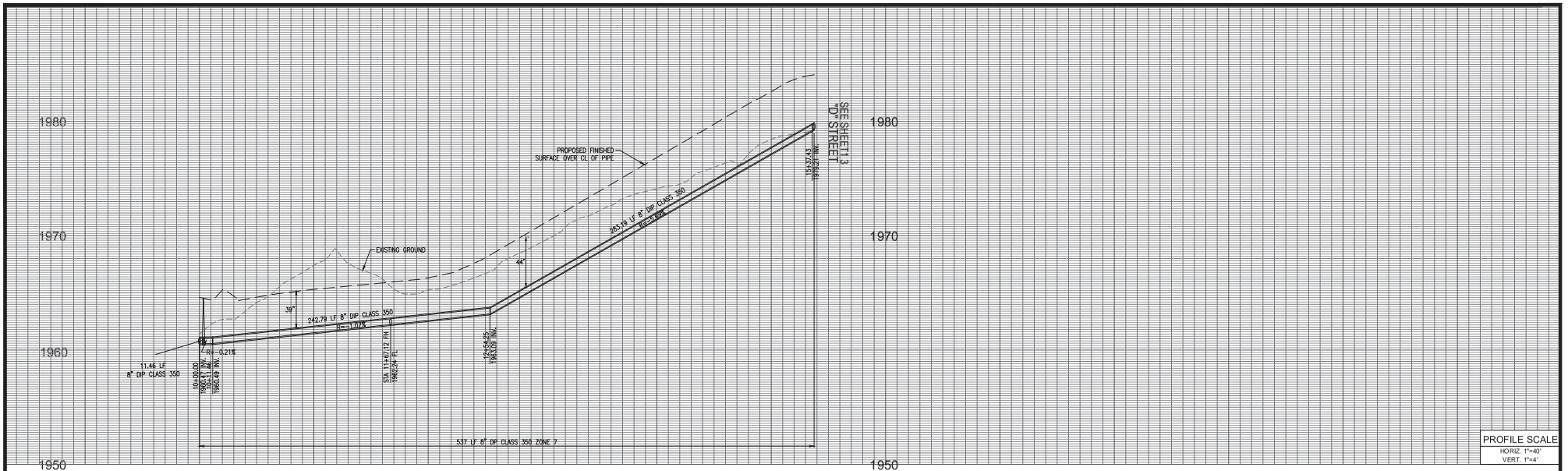
APPROVED _____ RCE _____ Date
_____ Date
Designed _____ Checked _____
Drawn _____ Job No. _____
Scale: AS SHOWN

ENCOMPASS ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
5490 COUSINS PLACE
ONTARIO, CA 91762
(909) 484-0093
AARON T. SKEERS, RCE 62183 EXPIRES 09-30-27 2/27/26 DATE

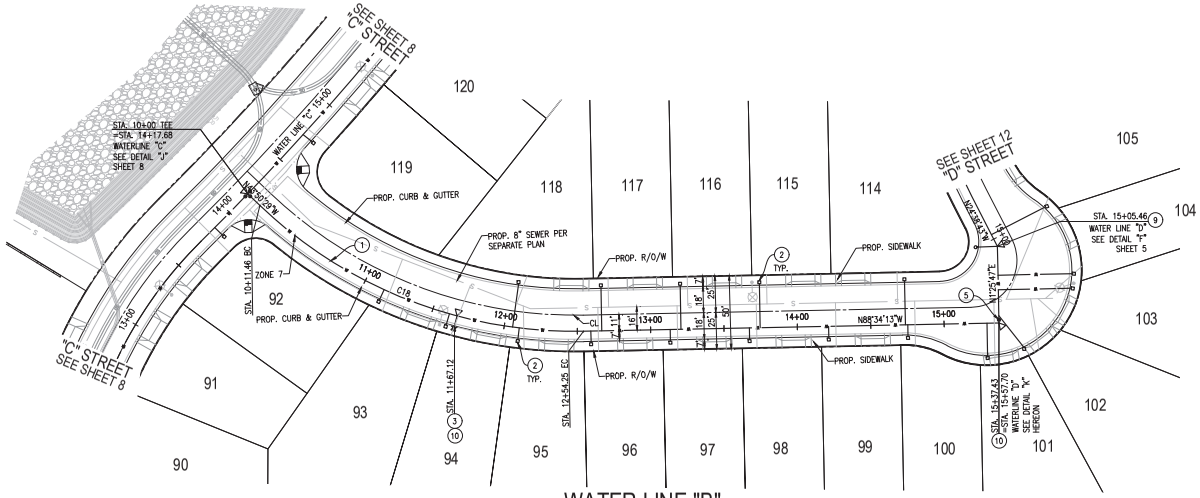
Pressure Zone:	Atlas Sheet:	WIP Number:
7	H42 AND H43	D24016

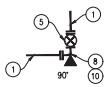
WEST VALLEY WATER DISTRICT
WATERLINE IMPROVEMENT PLANS FOR
TRACT NO. 20407
10 OF 12 SHEETS
DWG. NO.

3/4/2026 9:42 AM

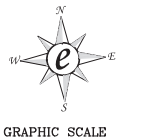


PROFILE SCALE
HORIZ. 1"=40'
VERT. 1"=4'





DETAIL "K"



LATERAL TABLE		
LOT NO.	DESIGN STATION	AS-BUILT STATION
93	11+14	
94	11+62	
95	12+10	
96	12+59	
97	13+13	
98	13+87	
99	14+21	
100	14+75	
101	15+29	
102	15+37	
103	15+35	
104	15+25	
105	14+97	
114	14+74	
115	13+75	
116	13+21	
117	12+67	
118	12+06	

CURVE DATA TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C18	242.79'	311.00'	44°43'44"	127.96'

CONSTRUCTION NOTES

1. FURNISH & INSTALL 8" CLASS 350 FULLY RESTRAINED DIP PER STD. W-30
2. FURNISH & INSTALL 1" SERVICE LATERAL WITH 1" METER PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-4
3. FURNISH & INSTALL FIRE HYDRANT ASSEMBLY PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-2
5. FURNISH & INSTALL 8" FULLY SEATED GATE VALVE PER STD. W-11
7. FURNISH & INSTALL 8"x8"x8" FLANGED TEE
9. FURNISH & INSTALL 1" AIR VALVE ASSEMBLY PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-6A
10. CONSTRUCT CONCRETE THRUST BLOCK PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-3A & W-3B

MANHOLES & VALVE COVERS TO BE RAISED TO FINAL GRADE DURING PAVING OPERATIONS

WATER UTILITY CROSSING NOTE:
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REGISTERED PROFESSIONAL ENGINEER AARON THOMAS SKEERS No. 62183 Exp: 9-30-27 CIVIL STATE OF CALIFORNIA

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Revision	No.	By	Date	Approved

APPROVED
RCE Date
Date

Designed | Checked
Drawn | Job No.
Scale: AS SHOWN

ENCOMPASS ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
5490 COUSINS PLACE
ONTARIO, CALIFORNIA 91762
(909) 484-0093
2/27/26
AARON T. SKEERS, RCE 62183 EXPIRES 09-30-27 DATE

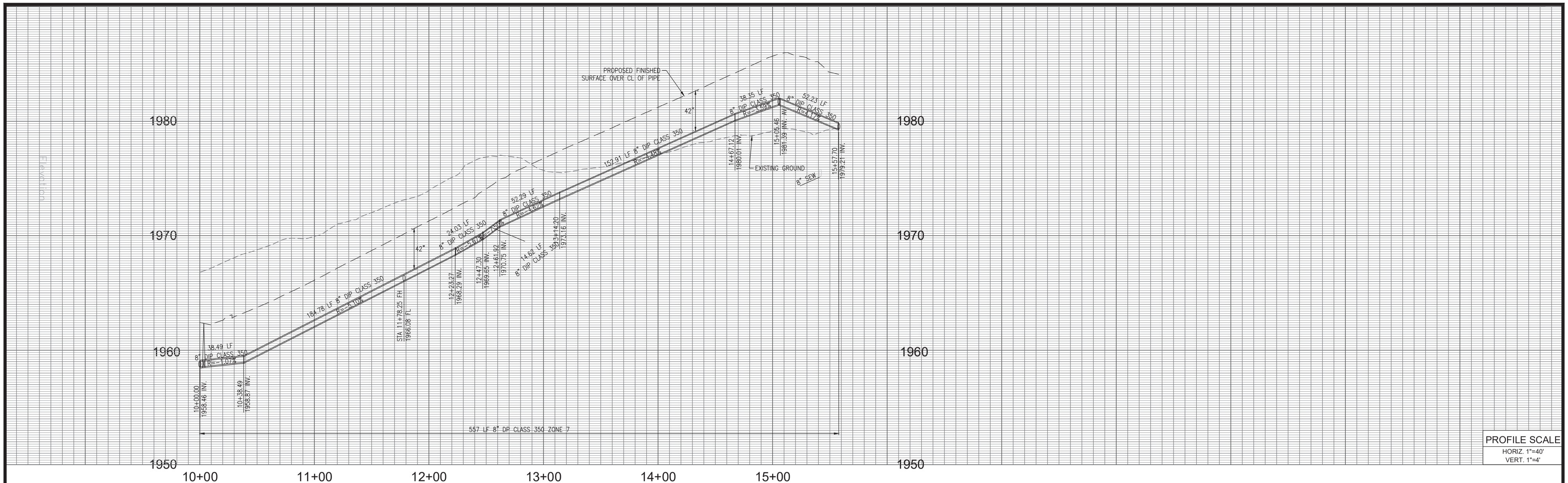
Pressure Zone:	Atlas Sheet:	WIP Number:
7	H42 AND H43	D24016

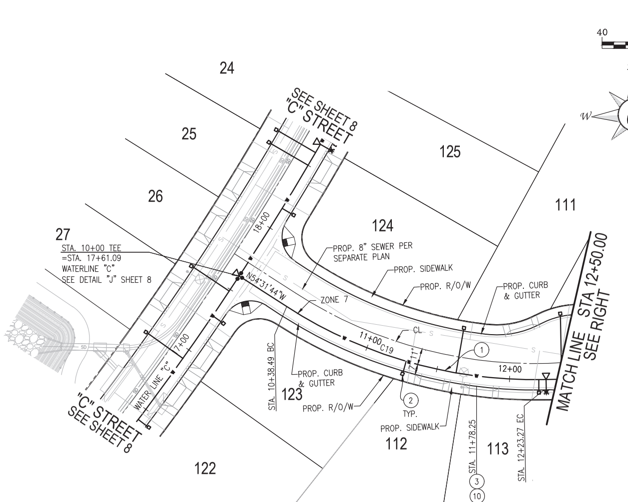
WEST VALLEY WATER DISTRICT

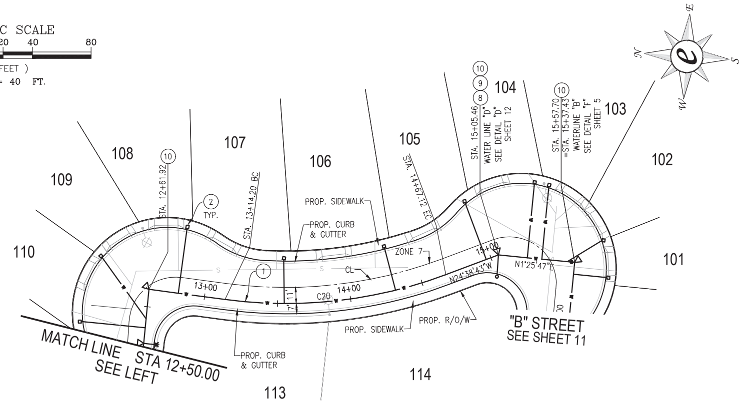
WATERLINE IMPROVEMENT PLANS FOR
TRACT NO. 20407

11 OF 12
DWG. NO.

3/4/2026 9:42 AM







WATER LINE "D"
"D" STREET

LATERAL TABLE		
LOT NO.	DESIGN STATION	AS-BUILT STATION
101	15+29	
102	15+37	
103	15+35	
104	15+25	
105	14+97	
106	14+31	
107	13+55	
108	12+80	
109	12+41	
110	12+36	
111	12+63	
112	11+63	
113	12+20	

CURVE DATA TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C19	184.78'	311.00'	34°02'29"	95.21'
C20	152.91'	311.00'	28°10'15"	78.03'

CONSTRUCTION NOTES

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7. FURNISH & INSTALL 8"x8"x8" FLANGED TEE
8. FURNISH & INSTALL 8" BEND, ANGLE AS INDICATED
9. FURNISH & INSTALL 1" AIR VALVE ASSEMBLY PER WEST VALLEY WATE RDISTRICT STANDARD DRAWING NO. W-6A & W-6C
10. CONSTRUCT CONCRETE THRUST BLOCK PER WEST VALLEY WATER DISTRICT STANDARD DRAWING NO. W-3A & W-3B

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Revision	No.	By	Date	Approval

APPROVED ____ RCE ____ Date ____ Date

Designed ____ Checked ____ Drawn ____ Job No. ____ Scale: AS SHOWN

ENCOMPASS ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
5699 COUSINS PLACE
RANCHO CUCAMONGA, CA 91737
(909) 684-0093
AARON T. SKEERS, RCE 62183 EXPIRES 09-30-27 2/27/26 DATE

Pressure Zone: 7 | Atlas Sheet: H42 AND H43 | WIP Number: D24016

WEST VALLEY WATER DISTRICT
WATERLINE IMPROVEMENT PLANS FOR
TRACT NO. 20407

12 OF 12
DWG. NO.

3/4/2026 9:42 AM

Exhibit C

to be provided at later date

Exhibit D

BOND NO. _____

FAITHFUL PERFORMANCE BOND

To WEST VALLEY WATER DISTRICT for Water System Installation in Accordance with Water Improvement Plans for Tract 20407 East Sycamore **DATE OF APPROVED PLANS**. This premium charged on this bond is $_____ being at the rate of $_____ per thousand of the contract price.

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, the WEST VALLEY WATER DISTRICT has awarded to:

Lennar Homes of California, LLC
4140 Temescal Canyon Rd, Suite 410
Corona, CA 92883

as the "Principal", an agreement for the work described as follows:

Water System Installation in Accordance with Approved Water Improvement Plans for Tract 20407 East Sycamore **, dated** DATE OF APPROVED PLANS**.**

WHEREAS, the said Principal is required under the terms of said agreement to furnish a bond for the faithful performance of labor and materials of said contract:

NOW, THEREFORE, WE the undersigned Developer, as Principal, and _____ (Name of Surety)

_____(Address of Surety) duly authorized to transact business under the laws of the State of California, as Surety, are held and firmly bound unto the WEST VALLEY WATER DISTRICT in the sum (TEXT PERFORMANCE BOND AMOUNT) no/100 dollars (NUMERIC PERFORMANCE BOND AMOUNT), lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the above bounded Principal, his or its heirs, executors, administrators, successors, or assigns, shall in all things

stand to and abide by, and well and truly keep and perform all the undertakings, terms, covenants, conditions and agreements in the said agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed, at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the WEST VALLEY WATER DISTRICT, its officers, agents, and as therein stipulated, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect. In case suit is brought on this bond, Surety further agrees to pay all court costs and reasonable attorney's fees as shall be fixed by the court.

And the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition to the terms of the contract or to the work or to the specifications.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2026.

ALL SIGNATURES MUST BE NOTARIZED

PRINCIPAL

Lennar Homes of California, LLC
A California Limited Liability Company

By:_____
Geoffrey Smith, Vice President

Authorized Agent

(NOTARIZATION AND SEAL)

SURETY

_____

(NOTARIZATION AND SEAL)

STAFF REPORT

DATE: May 26, 2026

TO: Engineering, Operations and Planning Committee

FROM: Rocky Welborn, Director of Engineering

SUBJECT: Quitclaim for an Overlying Easement on APN 0239-031-52 and 0239-031-56 for Tract 20407 East Sycamore

---

STRATEGIC GOAL:

Strategic Goal 3 - Develop and Grow Effective Communication and Advocacy Practices; Objective 3B - Present the District as a Proactive Community Partner

MEETING HISTORY:

N/A

BACKGROUND:

Pharris Sycamore Flats, LLC ("Applicant") is currently in the entitlement process with the County of San Bernardino for the development of a new 171-unit single family residential project near Glen Helen Parkway and Clearwater Parkway in the District's northern service area. As part of their process, it was determined that an existing undefined pipeline easement from 1907 to the Fontana Development Company overlays the project area. Fontana Development Company is an early predecessor Semi-Tropic Land and Water Company, and West Valley Water District (“District”).

The facilitate the development of the future project the Applicant has requested the District consider quitclaiming the easement back to to the Applicant.

DISCUSSION:

Staff has reviewed this Applicant’s request and did not identify District owned facilities or infrastructure within the proposed quitclaim area, determining that the release of the easement will not impact the District’s ongoing operations.

A quitclaim transfers or releases only the interest, rights, or claims the District currently possesses in the property or easement, without providing any warranty or guarantee that the title is valid, unencumbered, or free from defects. The proposed quitclaim, relinquishes the Districts rights to the easement to Pharris Sycamore, LLC.

A figure depicting the location of the project area is attached as **Exhibit A** along with the Quitclaim Deed labeled **Exhibit B**.

FISCAL IMPACT:

The Applicant will pay the District the minimum fee of $500 for the release of overlying right of ways and easements per the District's Rules and Regulations, in addition to document and plan check fees.

REQUESTED ACTION:

Staff recommends that the Committee forward a recommendation to the Board of Directors to:

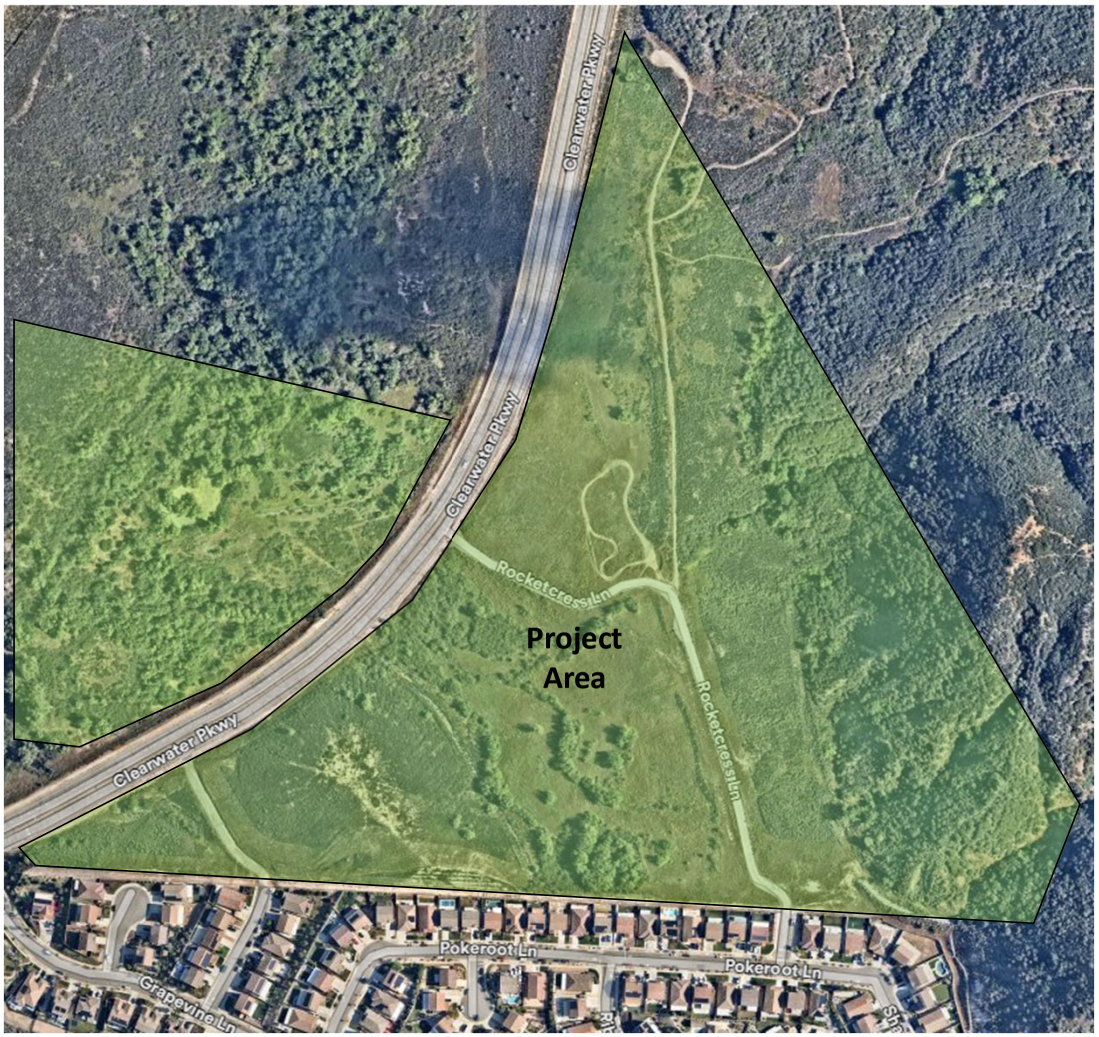
1.To approve the request to Quitclaim the overlying easement on the subject parcels (APN's 0239-031-52 and 0239-031-56)

Attachments

Exhibit A - Aerial Map.pdf

Exhibit B - Quitclaim Deed.pdf

EXHIBIT A



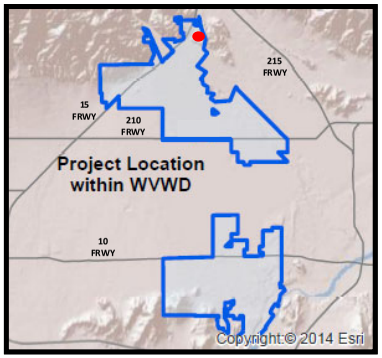


Exhibit A
TRACT 20407
APN 0239-031-25 and 0239-031-56

West Valley Water District

EXHIBIT B

When recorded mail to:
Lytle Development Company
2050 Mains St. Suite 250
Irvine, CA 92614

(SPACE ABOVE THE LINE FOR RECORDER'S OFFICE USE ONLY)

Project: A.P.N. 0239-031-52, 0239-031-56

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **West Valley Water District,** a county water district, as successor in interest to the Semi-Tropic Land and Water Company, does hereby remise, release and forever quitclaim to Pharris Sycamore Flats, LLC all right, title and interest in those certain easement rights granted or reserved in the real property described below pursuant to that certain document dated December 30, 1907, and recorded on January 31, 1908, in Book 409, Page 218 of Deeds of San Bernardino County, California, described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein by this reference, located in the County of San Bernardino, State of California.

Dated _____ , 2026

WEST VALLEY WATER DISTRICT,
a county water district

By_____
John Thiel, General Manager

By_____
Kara Johnson, Acting Board Secretary

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

STATE OF CALIFORNIA)
) ss
COUNTY OF SAN BERNARDINO)

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

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

WITNESS my hand and official seal. (Seal)

_____

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

STATE OF CALIFORNIA)
) ss
COUNTY OF SAN BERNARDINO)

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

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

WITNESS my hand and official seal. (Seal)

_____

EXHIBIT A

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Bernardino, State of California, described as follows:

Parcel 1: (APN: 0239-031-52-0-000)

All that portion of the tract of land or rancho known and designated as the MUSCUPIABE RANCHO, in the County of San Bernardino, State of California, as per plat recorded in Book 7 of Maps, Page 23, records of said County, particularly described as follows:

Beginning at Station 4, in the West boundary line of said rancho; thence North 8 deg. West, 18.00 chains (1188.00 feet) to Station 5; thence North 54 deg. East, 44 chains to Station 6; thence South 78 deg. East, 14 chains to Station 7; thence North 39 deg. East, 4 chains to Station 8; thence North 1 deg. 30' East, 26 chains to station 9; thence leaving said line and following the courses and distances as delineated upon a map showing subdivision of lands belonging to the SEMITROPIC LAND AND WATER COMPANY, as per plat recorded in Book 6 of Maps, Page 12, records of said County, South 15 deg. 55' East, 20.52 chains to a stake marked no. VIII; thence South 11 deg. 35' East, 6.72 chains to a stake marked no. VII; thence South 19 deg. 45' East, 41.77 chains to a stake marked no. VI; thence South 10 deg. 37' West, 137 feet to a point; thence North 83 deg. 47' West, 4675.5 feet to the Point of Beginning.

Except that portion described as:

Beginning at Station 6, Rancho Muscupiabe; thence South 78 deg. 30' East along the North line of said rancho, 359 feet; thence South 11 deg. 30' West, 61 feet; thence North 68 deg. 09' West, 363.89 feet to the Point of Beginning.

Also except those portions conveyed to the State of California for highway by Deed recorded December 26, 1967, in Book 6947, Page 231, Official Records; and by Deed recorded August 30, 1974, in Book 8506, Page 177, Official Records.

Also excepting therefrom any portion lying Westerly of the Easterly line of the property conveyed to the State of California by Deed recorded December 26, 1967, in Book 6947, Page 231, Official Records.

Also excepting therefrom that portion of Lot 37, MUSCUPIABE RANCHO, as per plat recorded in Book 1, Page 24, Official Records; and in Book 7, Page 23, Official Records of said County, said portion lying within Section 4, Township 1 North, Range 5 West, San Bernardino Base and Meridian, said portion being described as follows:

Beginning at corner "M-8" of the MUSCUPIABE RANCHO, as per plat recorded in Book 1 of Maps, Page 24, and in Book 7 of Maps, Page 23, records of said County, said corner being also delineated on that certain Map recorded April 18, 1966, in Book 25, Page 17, Records of Survey, in the Office of the Recorder of said County; thence continuing along said rancho line North 01 deg. 35' 39" East (record North 1 deg. 13' 56" East), a distance of 1,733.41 feet (record 1,741.53 feet) to corner "M-9" of said rancho; thence South 09 deg. 50' 37" East (record North 10 deg. 06' 24" West), a distance of 1,814.28 feet to Semi-Tropic Corner VIII as delineated on said Record of Survey as "Semi-Tropic Cor. VIII "; thence South 12 deg. 20' 55" East (record North 12 deg. 36' 42" West), a distance of 185.46 feet to a 1-inch iron pipe, said pipe being delineated on the aforesaid Record of Survey as "FD. 1 "I.P. - Semi-Tropic Cor. VII "; thence North 89 deg. 34' 37" West, a distance of 401.54 feet; thence North 01 deg. 35' 39" East, a distance of 233.00 feet, more or less, to the aforesaid corner" M-8 "of said rancho and the true Point of Beginning.

Also excepting therefrom all that portion of the tract of land or rancho known and designated as the MUSCUPIABE RANCHO, in the County of San Bernardino, State of California, as per plat recorded in Book 7 of Maps, Page 23, records of said County; and all that portion of Section 4, Township 1 North, Range 5 West, San Bernardino Base and Meridian, according to government survey, described as follows:

Beginning at a point on the Easterly line of the property conveyed to the State of California by Deed recorded December 26, 1967, in Book 6947, Page 231, Official Records, said point is South 1 deg. 13' 56" West, 2085.0 feet and North 43 deg. 00' 00" West, 2,172.00 feet, plus or minus from station 8 in the West boundary line of MUSCUPIABE RANCHO, as per plat recorded in Book 7 of Maps, Page 23, records of San Bernardino County, California; thence South 43 deg. 00' 00" East, a distance of 2,172.00 feet, plus or minus; thence North 1 deg. 13' 56" East, a distance of 2,085.00 feet to said station 8; thence South 28 deg. 33' 13" West, a distance of 263.55 feet to station 7; thence North 78 deg. 58' 12" West, a distance of 564.95 feet; thence South 11 deg. 01' 48" West, a distance of 108.47 feet to the Southerly line of Devore Cut-off Road; thence North 62 deg. 59' 57" West to said Easterly line of property conveyed to the State of California; thence Westerly and Southerly along said state property to the true Point of Beginning.

Also excepting therefrom all that portion thereof condemned to the County of San Bernardino by final order out of the Superior and Municipal Courts of California, County of San Bernardino - Central District, Case No. 13055, recorded June 19, 1997, Instrument No. 97-217597, Official Records.

Also excepting therefrom all that portion thereof conveyed to the County of San Bernardino in Grant Deed recorded June 8, 2005, Instrument No. 20050410336, Official Records.

Also excepting therefrom water right as reserved in the Quitclaim Deed recorded October 31, 2014 as Instrument No. 2014-0409281, of Official Records.

Also excepting therefrom all oil, mineral, gas and other hydrocarbon substances below a depth of 500 feet under said land, without right of surface entry, as conveyed to Drh Energy, Inc., a Colorado Corporation, in Deed recorded April 12, 2016 as Instrument No. 2016-0136997, of Official Records.

Together with that portion of vacated CLEARWATER PARKWAY, pursuant to that certain Document entitled County of San Bernardino board of supervisors Resolution No. 2018 - 69 recorded June 04, 2018 as Instrument No. 2018-0202330 of Official Records.

Parcel 2: (APN's: 0239-031-56-0-000)

That portion of CLEARWATER PARKWAY, variable width, as described in County of San Bernardino Board of Supervisor's Resolution No. 2005-091 recorded June 21, 2005 as Document No. 2005-0440211 Official Records of said County, State of California, and as said description is corrected in County of San Bernardino Board of Supervisor's Resolution No. 2014-98 recorded September 9, 2014 as Document No. 2014-0331685 Official Records of said County, said corrected description being an attachment to said Resolution 2014-98 on file in the Office of the Clerk of the Board of said County, said portion of CLEARWATER PARKWAY lying Northeasterly of the Southwesterly line of that parcel of land described in that certain Corporation Grant Deed to said County recorded June 3, 1986 as Document No. 86-144203 Official Records of said County, said Southwesterly line of said County Parcel also being the common boundary line of Parcel 4 as described in Grant Deed recorded December 30, 1998 as Document No. 19980557386, and said portion also lying Easterly and Southerly of the following described line:

Beginning at the intersection of the centerline of CLEARWATER PARKWAY as described in that certain Grant of Easement to said County recorded June 8, 2005 as Document No. 2005-0410339 Official Records of said County, and the Southwesterly line of said County Parcel, said intersection being the same as the Point of Beginning as described in said Resolution Nos. 2005-091 and 2014-98;

Thence along said common boundary of said County Parcel and said Parcel 4, South 42° 25' 06" East a distance of 97.71 feet to a point being 83.00 feet right of said centerline, said point also being the true Point of Beginning;

Thence leaving said common boundary, North 16° 50' 35" East a distance of 52.00 feet to a point that is 84.00 feet right of said centerline;

Thence North 15° 13' 27" East a distance of 72.00 feet to a point being 86.00 feet right of said centerline;

Thence North 14° 23' 28" East a distance of 24.00 feet to a point being 87.00 feet right of said centerline;

Thence North 59° 15' 59" East a distance of 62.47 feet to a point being 133.15 feet right of said centerline;

Thence North 01° 49' 06" West a distance of 25.00 feet to a point being 127.33 feet right of said centerline;

Thence continuing North 01° 49' 06" West a distance of 25.00 feet to a point being 121.52 feet right of said centerline;

Thence North 46° 11' 32" West a distance of 29.80 feet to a point being 96.29 feet right of said centerline;

Thence North 17° 22' 56" East a distance of 107.00 feet to a point being 107.00 feet right of said centerline;

Thence North 14° 27' 30" East a distance of 61.00 feet to a point being 110.00 feet right of said centerline;

Thence North 18° 12' 07" East a distance of 70.00 feet to a point being 118.00 feet right of said centerline;

Thence North 18° 49' 13" East a distance of 40.00 feet to a point being 123.00 feet right of said centerline;

Thence North 15° 53' 15" East a distance of 27.00 feet to a point being 125.00 feet right of said centerline;

Thence North 12° 40' 52" East a distance of 61.60 feet to an intersection with the Westerly prolongation of that certain line having a bearing and distance of "North 88° 26' 20" West, 150.66 feet" as described in said corrected description of said Resolution No. 2014-98;

Thence along said Westerly prolongation, South 88° 26' 20" East a distance of 23.56 feet to the Westerly terminus of said line described as "North 88° 26' 20" West, 150.66 feet";

Thence along said line described as "North 88° 26' 20" West, 150.66 feet", South 88° 26' 20" East to the Easterly terminus thereof, said point being the Northerly terminus of that certain line having a bearing and distance of "North 01° 48' 50" East, 940.18 feet" as described in said Resolution No. 2014-98, said point also being Point of Terminus.

Excepting therefrom all that portion of CLEARWATER PARKWAY lying Northerly of a line that is 30.00 feet

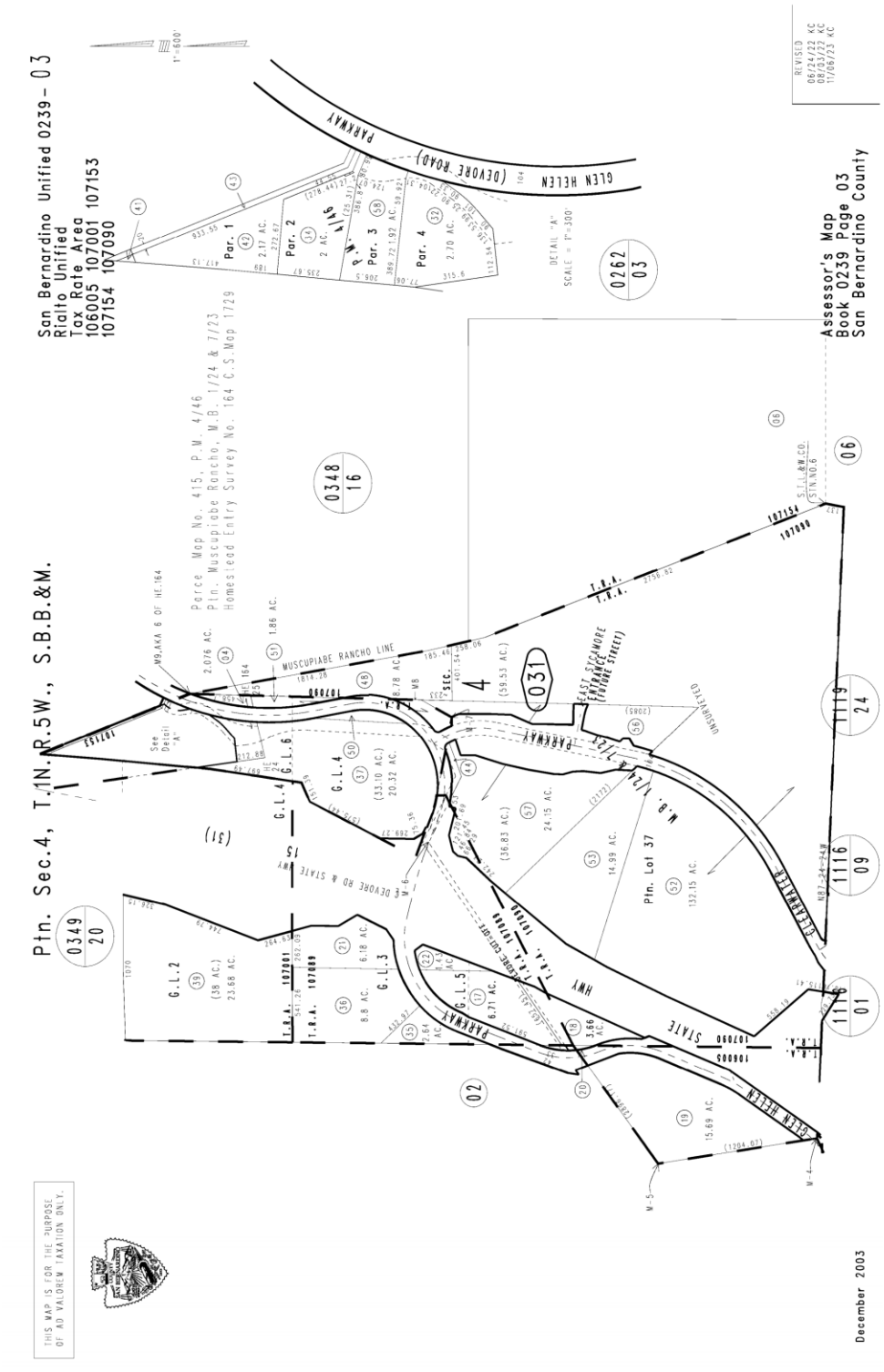
Southerly of and parallel and concentric with the following described centerline of a future street currently known as East sycamore entrance:

Beginning at a point on said centerline of CLEARWATER PARKWAY that is North 11° 38' 22" East a distance of 438.03 feet along said centerline as measured from the Southerly terminus of that certain line having a bearing and distance of "North 11° 38' 22" East 1053.18 feet" as described in said Document No. 2005-0410339;

Thence leaving said centerline of CLEARWATER PARKWAY, South 78° 21' 38" East a distance of 235.66 feet to the beginning of a curve concave Southwesterly having a radius of 300.00 feet;

Thence Southeasterly along said curve through a central angle of 78° 21' 38" an arc distance of 410.29 feet to the Point of Terminus.

EXHIBIT B



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