

APPENDIX G

WILL SERVE LETTERS



PO Box 675 • 61750 Chollita Road • Joshua Tree, CA 92252
Ph: (760) 366-8438 • Fax: (760) 366-9528
Website: www.jhwad.com • Email: customerservice@jhwad.com

October 24, 2023

Engineering Solutions
31600 Railroad Canyon Rd Suite J
Canyon Lake, CA 92587

Reference: **Water Service Availability Letter per submitted plot plan for Single Family Residence for APN: 0605-051-01**

Dear Engineering Solutions,

Based on the available information provided to this office, please be advised that the above referenced property is not in the wastewater service area of the Joshua Basin Water District ("District"). There is currently a water main installed and ready to serve this parcel upon payment of fees and completion of the District requirements. Water services are available for the above referenced property upon satisfaction of the conditions as described herein and pursuant to the Joshua Basin Water District ("District") Rules and Regulations for water and wastewater service. A Service Availability Letter does not constitute a permit to connect, but only identifies the conditional availability of service and the requirements that must be met in order to receive a permit to connect.

Please note that due to the Districts cross connection control requirements, this parcel may require a District approved backflow device. The installation and testing of this backflow device is solely the customer's responsibility.

This Service Availability Letter is valid for a period of **ONE YEAR** from the date of issue; information is based on a single-family residence for the referenced parcel. A zone change, subdivision or any other use will invalidate this letter. This quote is for water service for the referenced parcel only. If the referenced parcel is later subdivided, a mainline extension and/or additional meter purchase(s) may be required in order to provide water service to the new parcel(s.).

Please note that this letter and proposal to provide water service will become null and void and be of no force or effect if any of the foregoing terms and conditions are not fulfilled. All fees are subject to change.

If you have any questions, please feel free to contact us at (760) 366-8438.

Sincerely,

Sarah Johnson
General Manager



PO Box 675 • 61750 Chollita Rd • Joshua Tree • California 92252
Phone: (760) 366-8438 • Fax (760) 366-9528
Website: www.jbwd.com • Email: customerservice@jbwd.com

June 8th, 2026

JT Santorini Villas LLC

1751 Colorado Blvd #333
Los Angeles, CA 90041

Subject: Initial Letter Memorandum for the JT Santorini Villas Development Project.

The Joshua Basin Water District ("District") has received a deposit for review of the proposed JT Santorini Villas Development Project ("Project") associated with Assessor Parcel Number 0605-051-01.

Based on District records, there is currently an existing District water main adjacent to the subject parcel. However, the presence of an existing water main does not constitute a commitment, reservation of capacity, or guarantee that the District can provide water service for the proposed development at the size, density, or demand levels being contemplated.

To determine whether the District has sufficient capacity and infrastructure to serve the proposed Project, the development must undergo a comprehensive plan check and technical review process. In accordance with Article 3.3 of the District's Rules and Regulations, any housing development consisting of ten (10) units or more must receive pre-approval from the District's Board of Directors before a Will Serve Letter may be issued.

As part of this review process, the District will require the submittal of supporting technical information, including water and wastewater studies prepared by a California-licensed Professional Engineer, to evaluate projected demands, infrastructure requirements, system impacts, and any necessary on-site or off-site improvements.

At a minimum, the Water Study shall address the following:

1. Water Demand Estimates

- Estimate average day, maximum day, and peak hour water demands for full buildout of the Project.
- Include fire flow requirements consistent with the standards of the local fire authority.
- Average annual demand shall be estimated at 375 gallons per day per dwelling unit.
- Maximum day and peak hour demand factors shall be 2.0 and 3.0, respectively.

2. On-Site Water Infrastructure Design

- Identify, size, and provide a conceptual layout of all proposed water distribution facilities, including pipelines, valves, hydrants, meters, service laterals, and appurtenances.
- Provide figures showing the proposed water system, connection points to the existing District system, and applicable pressure zones.
- Submit a list of proposed materials for District review and approval.
- Provide hydraulic calculations demonstrating compliance with the following criteria:
 - Minimum system pressure of 20 psi under maximum day plus fire flow conditions.
 - Maximum velocity of 10 feet per second.
 - Lateral sizing in accordance with the California Plumbing Code.
 - Meter sizing in accordance with AWWA Manual M22 and District standards.

3. Evaluation of Existing District Infrastructure

- Assess the hydraulic and operational capacity of the surrounding District water system, including transmission mains, distribution facilities, reservoirs, pressure zones, and pump stations that may be affected by Project demands.
- Evaluate available storage capacity, pressure zone performance, and distribution system capabilities.

4. Ownership and Maintenance Responsibilities

- Clearly identify facilities proposed to remain private and maintained by the Developer.
- Clearly identify facilities proposed to be dedicated to, owned, operated, and maintained by the District.
- Provide proposed exclusive easements for all District-owned facilities located on private property.

5. Wastewater Service Evaluation

- The Project shall identify the proposed method of wastewater collection, treatment, and disposal. At a minimum, the Project shall indicate whether wastewater service will be provided through individual on-site septic disposal systems, a community septic system, or a packaged wastewater treatment facility.
- If a packaged treatment facility or other centralized wastewater system is proposed, the Project shall provide a conceptual description of the system, anticipated flows, ownership and maintenance responsibilities, and any permits or approvals required from applicable regulatory agencies.
- The District reserves the right to request additional information regarding wastewater facilities as necessary to evaluate potential impacts to District facilities, operations, and service obligations.

Following staff review, the Project may be presented to the District's Board of Directors for consideration. Any determination regarding the District's ability to serve the Project shall be contingent upon successful completion of the review process, acceptance of all required studies, Board approval, execution of

necessary agreements, payment of applicable fees, and compliance with all District standards, policies, Rules and Regulations, and applicable laws.

The District reserves the right to require additional studies, analyses, easements, etc.; or other conditions deemed necessary to adequately evaluate and serve the proposed Project. Any such requirements shall be at the sole cost and expense of the Developer.

Nothing contained herein shall be construed as a commitment, reservation of capacity, vested right, guarantee of service, or approval of the proposed Project. Water service availability and capacity determinations shall be made solely upon completion of the District's review process and satisfaction of all applicable requirements and Board of Director's approval.

This correspondence is provided for informational purposes only and shall not be construed as a Will Serve Letter, reservation of capacity, guarantee of service availability, approval of the proposed development, or commitment by the District to provide service.

If you have any questions, please contact the District at (760) 366-8438.

Sincerely,

A handwritten signature in black ink, appearing to be 'Sarah Johnson', with a long horizontal flourish extending to the right.

Sarah Johnson
General Manager
Joshua Basin Water District

Re: New form submission assigned to you: Development Request Form

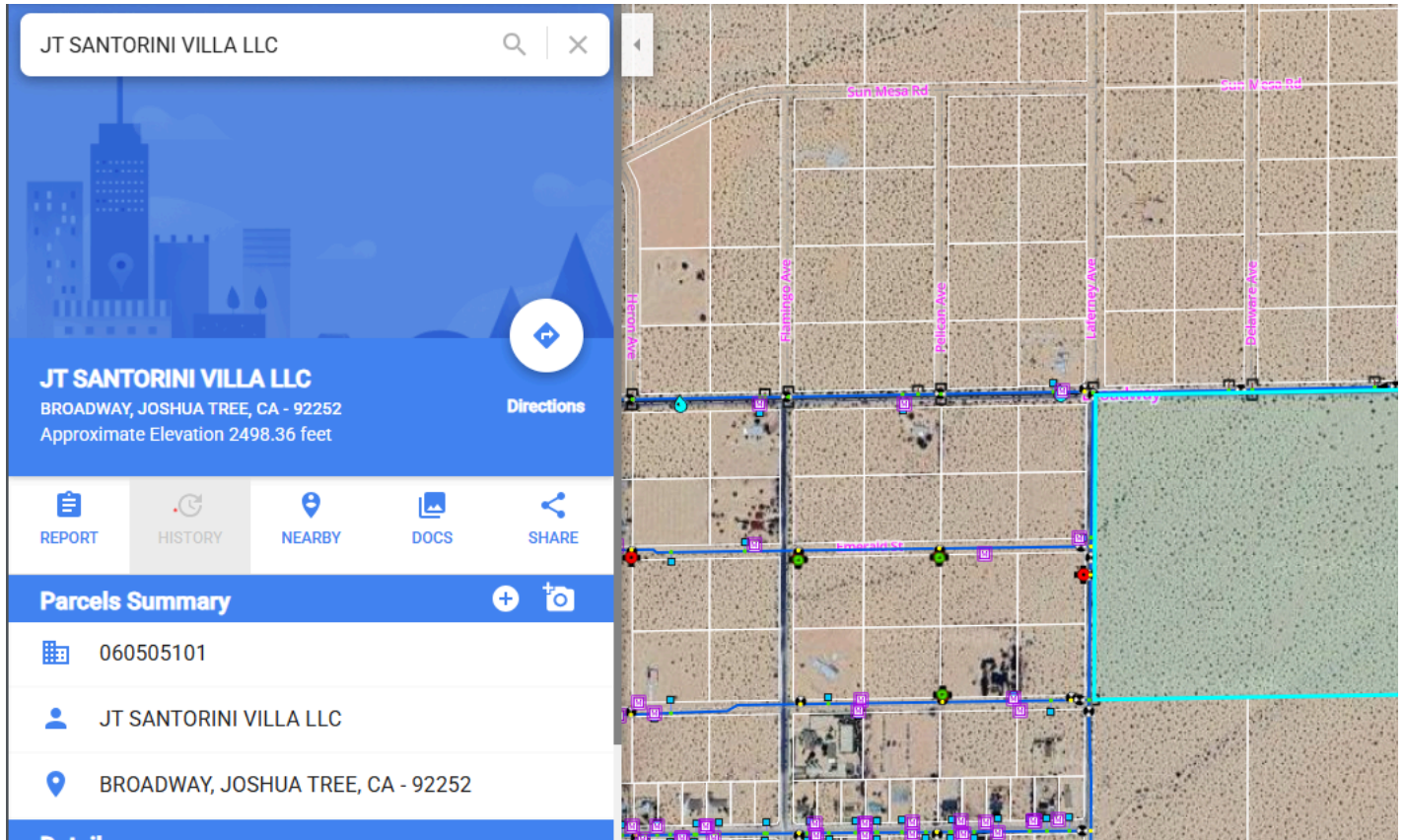
Dani Paulino <dpaulino@jbwd.com>
To: "Rmrubalcaba@gmail.com" <rmrubalcaba@gmail.com>
Cc: Kim Chen <kim@homeparadiserg.com>, Ray Kolisz <Rkolisz@jbwd.com>, David Shook <dshook@jbwd.com>

Hello Reanna,

It was nice talking with you in office today, Here is the follow up email we had discussed about.

Thank you for submitting the plans and documents. Before we can move forward with your request, the subdivision must be completed. Once the subdivision is finalized, a separate dev After all development requests have been received, they will enter the plan check process.

Please see the map below, which confirms that water service will be available for the property once the above steps have been completed.



Dani Paulino

Compliance Coordinator

Joshua Basin Water District

61750 Chollita Road
Joshua Tree, CA 92252

760-366-8438 ext 227



From: Rmrubalcaba@gmail.com <rmrubalcaba@gmail.com>
Sent: Monday, June 23, 2025 11:33 AM
To: Dani Paulino <dpaulino@jbwd.com>
Cc: Kim Chen <kim@homeparadiserg.com>; Ray Kolisz <Rkolisz@jbwd.com>; David Shook <dshook@jbwd.com>
Subject: Re: New form submission assigned to you: Development Request Form

Good afternoon Dani,

[Quoted text hidden]

Thank you,
Reanna 'Ruby' Lopez

Land Development Planning Consultant

Small Business Representative
(e) Rmrubalcaba@gmail.com

(m) 951-286-8062
(o) 951-438-7498

Disclaimer: This communication contains confidential information sent solely for the use of the intended recipient. If you are not the intended recipient of this communication, you are not authorized to use it in any way.

On Jun 19, 2025, at 3:17 PM, rmrubalcaba@gmail.com wrote:

Hi Dani,

Attached is the Plot Plan for Joshua Tree Estates. Please confirm if you have received everything needed for our Will Serve Review.

Thank you,
Reanna 'Ruby' Lopez
Planning Consultant
Land Development &
Small Business Representative
(e) Rmrubalcaba@gmail.com
(m) [951-438-7498](tel:951-438-7498)

On May 21, 2025, at 4:36 PM, Dani Paulino <dpaulino@jbdw.com> wrote:

Hello Reanna,

We will need the plot plans in order to move forward. This will include the plans of what is being built on the property.

Dani Paulino

Compliance Coordinator

Joshua Basin Water District

*61750 Chollita Road
Joshua Tree, CA 92252*

760-366-8438 ext 227

<image001.jpg>

[Quoted text hidden]

<image002.jpg>

[Quoted text hidden]

Page: Development Request Form

Development Service Request	
Applicant Name	JT Santorini Villa LLC
Applicant Phone Number	6266732672
Applicant Mailing Address; House Number & Street	1751 Colorado Blvd, #333
Mailing Address City	Los Angeles
Mailing Address State	CA
Mailing Address Zipcode	90041
Applicant Email	Kim@homeparadiserg.com
Parcel / APN Number	0605-051-01-0000
Parcel Address	63900 S Broadway St, Joshua Tree, CA 92252
Select the type of request needed for the project:	Will Serve Letter (For County Permit) Plot Plan required if you are building
What is your project type?	Residential (Single Family Residence)
What size meter(s) does your project require?	1" (One inch)
Please upload any required documentation	9f5ac74c-b0a3-4f49-b387-9fcf7533f586/10754 Tentative Tract Map-TTM - FIRE APPROVAL 3-27-26 (1).pdf
Project Information	
I understand that this form is the start of the process and that I may be asked to submit further information.	Yes, I understand.
What type of project are you proposing?	Subdivision of 32 single family residential lots with HOA
How many meters are you requesting?	1
How many structures are you proposing?	32
Any other information you would like to add:	
Hazard Assessment Questionnaire	

Is this a new meter install?	Yes
Residential Options (Check all that apply)	None of the above
Residential home based business description	32 units single family homes with HOA management
Residential "Other" description	
Commercial Options (Check all that apply)	None of the above
Commercial "Other" description	
IMPORTANT: Please allow up to ten (10) weeks for processing, due to the high volume of requests. This form will be submitted to Customer Service, who will email you the total amount due and instructions to pay online. Once payment has been made, reply to the Customer Service email with your payment confirmation number. Customer Service will reply with a confirmation that it was received and begin processing your request.	
By signing this document, I am certifying that the statements and information provided are true and accurate. I also understand that if at any time Joshua Basin Water District discovers that these statements are incorrect and that pose a health hazard, it may result in my water service being turned off.	Yes
Your Signature	Kim Chen
Please do not close the page until your document is uploaded and the application is fully submitted.	I understand

JOSHUA TREE ESTATES

IN UNINCORPORATED TERRITORY OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

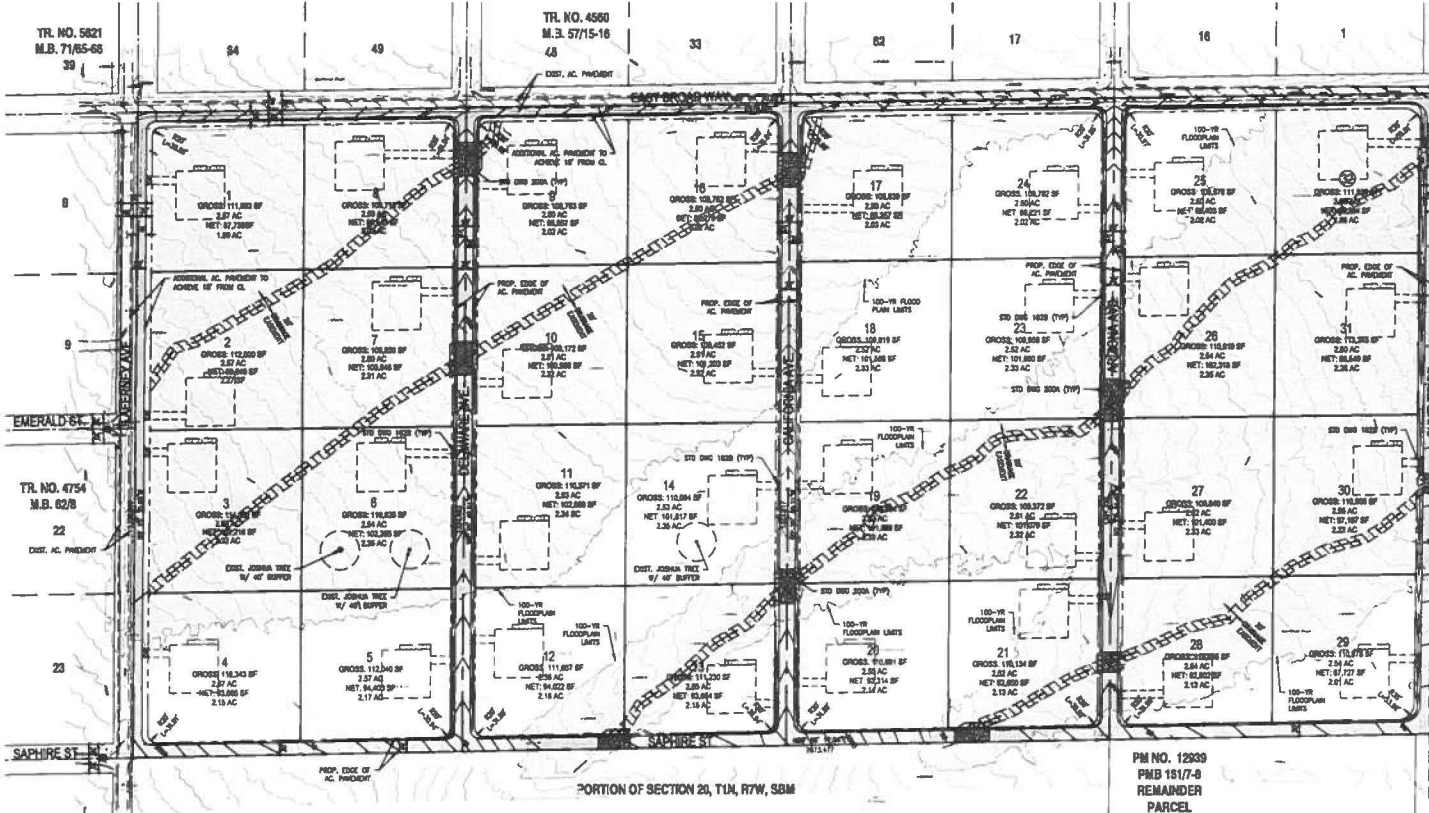
TENTATIVE TRAC.T No. 20668

BEING A PROPOSED SUBDIVISION OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

JULY 2024

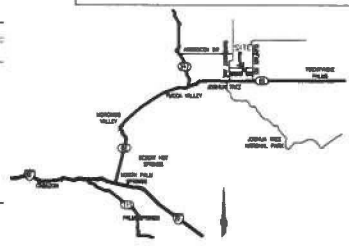
FOR OFFICIAL USE ONLY

APPROVED
WITH COMMENTS



TR. NO. 3824
M.B. 48/82-83
40

TR. NO. 5822
M.B. 73/22-23
3



LEGEND

PROJECT BOUNDARY
EXISTING RIGHT-OF-WAY
PROPOSED RIGHT-OF-WAY
STREET CENTERLINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED CONTOUR
PROPOSED DRIVE
PROPOSED DRIVE W/VALE RATIO
FLOR. BOUNDARY
PROPOSED CHANNEL CROSSING
15,000 S.F. BLOC. DRAINAGE
MIL. 20' VICE DRAINAGE
EASEMENT
100-YEAR FLOODPLAIN LIMITS

ABBREVIATIONS

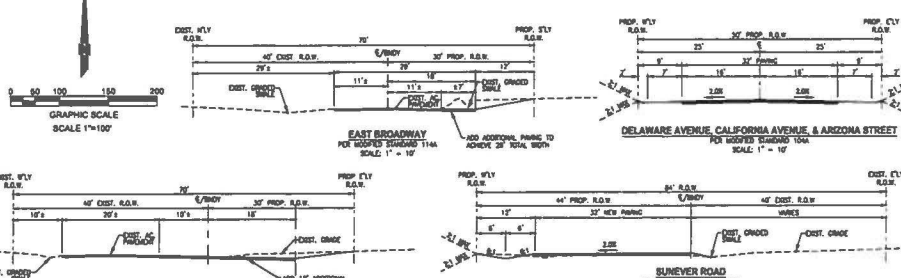
F2 FRESH SURFACE ELEVATION
H2 HIGH POINT
L2 LOW POINT
M-2.5 1/4" TOP OF GRADE BUILT
TOP OF GRADE
C.A. CRACK BREAK
TR. TRACT MAP
M.S. MAP BOOK
P.M. PARCEL MAP
B.W. BOUNDARY
C.C. CENTERLINE
H.C. HORIZONTAL
V.L. VERTICALLY
E.L. EAST/WEST
M.C. METERS
P.P. PROPOSED

VICINITY MAP
NOT TO SCALE

ENGINEER
ADAM ENGINEERS
1000 SHAWNEY DRIVE
IRVING, CA 92604
PHONE: (951) 888-2641
EMAIL: INFO@ADAMENGINEERS.COM

OWNER/APPLICANT
ON CHIEF
J7 SAPHIRE HILLS LLC
1208 COLORADO BLVD, 833
LOS ANGELES, CA 90044
PHONE: (626) 872-8772
EMAIL: info@saphirehills.com

LOT #	MAX. CX. GRADE	WIDE	MINIMUM PAD ELEVATION
1	2508.10	2507.00	2508.00
2	2510.04	2511.81	2512.84
3	2513.00	2513.89	2514.88
4	2518.10	2518.00	2518.00
5	2512.24	2512.00	2512.00
6	2507.23	2508.00	2509.00
7	2503.00	2505.40	2506.40
8	2501.20	2502.80	2503.80
9	2498.20	2498.80	2498.80
10	2507.00	2502.00	2503.00
11	2505.48	2506.00	2507.00
12	2508.08	-	2510.00
13	2508.11	2492.45	2505
14	2507.00	-	2502.00
15	2495.13	2498.00	2497.00
16	2496.20	2492.50	2493.50
17	2498.30	2498.10	2498.10
18	2495.70	2493.00	2494.00
19	2497.00	2493.00	2498.00
20	2500.8	-	2502
21	2492.15	2493.10	2492.50
22	2492.70	2493.10	2494.15
23	2496.00	2492.00	2492
24	2497.20	-	2498
25	2494.20	2493.40	2493.40
26	2498.80	2498.87	2497.87
27	2498.70	2498.70	2498.70
28	2498.20	2498.20	2498.20
29	2498.70	-	2497
30	2491.20	2493.00	2494.00
31	2478.20	2493.00	2491.00
32	2477.00	2477.70	2478.70



Underground Services Alert
Call TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PREPARED BY:
adkan ENGINEERS
Civil & Environmental
8878 Alhambra Drive, Irving, CA 92604
Tel: (951) 888-2641 Fax: (951) 888-0888

SITE SUMMARY
SITE AVERAGE (GROSS) 81.3 AC.
NET TO BE DEVELOPED -18.9 AC.
NET AVAILABLE 62.4 AC.

LEGAL DESCRIPTION
NORTH ONE-HALF OF NE/4-QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

UTILITY INFORMATION
ELECTRIC: SOUTHERN CALIFORNIA Edison
WATER: 1215 LION TRAIL, IRVING, CA 92617
SEWER: 1215 LION TRAIL, IRVING, CA 92617
GAS: 1215 LION TRAIL, IRVING, CA 92617

ENGINEER'S STATEMENT
THIS TENTATIVE TRACT MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL ELEVATIONS OF RECORD ARE SHOWN PER THE TITLE MAP DATED 07/11/2024.

REVISIONS

NO.	REVISIONS	DATE

LEGAL DESCRIPTION
NORTH ONE-HALF OF NE/4-QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

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SEWER: 1215 LION TRAIL, IRVING, CA 92617
GAS: 1215 LION TRAIL, IRVING, CA 92617

EARTHWORK
RAW EARTHWORK: 17,284
PAVEMENT-BASE: 5,728
PAVEMENT: 3,284
TOTAL: 26,300
NET IMPORT/EXPORT = 0 (C.I.)
SUBGRADE IS USED WHEREVER PER GEOTECH RECOMMENDATIONS

COUNTY OF SAN BERNARDINO
DEPARTMENT OF LAND USE SERVICES

TENTATIVE TRACT T MAP
TRAC.T No. 20668
APN: 0605-051-01
JOSHUA TREE

DATE PREPARED 7/18/2024
DATE REVIEWED BY ADAM ENGINEERS 7/22/24
DATE 7/22/24
FILE NO.
SHEET 1 OF 1

Agent Dashboard

- Payments**
- Scheduled Payments
- Accounts
- Reports
- Support Center



Find Payment

Payment Details

Confirmation Number: **2412902539**
 Payment Date: **May 12, 2026 2:36:41 PM**
 Payment Amount: **\$33.00**
 Processing Fee: **\$2.20**
 Total Amount Charged: **\$35.20**

Payment Status: **Accepted**
 Status Description: **Approved**
 Notification Status: **Skipped**
 Email Status: **Sent**

Application: **Responsive OTP**
 Channel: **Web Channel**
 Created By: **CONSUMER**

Contact Information

First Name: **Kim**
 Last Name: **Chen**
 ZIP code: **90041**
 Daytime Phone Number: **(626) 673-2672**
 Email Address: **Kim@homeparadiserg.com**

JOSHUA BASIN WATER DISTRICT
 A Non-Profit Government Agency
 61750 CHOLLITA RD., JOSHUA TREE, CA
 92252

DATE : 5/18/2026 9:58 AM
 OPER : HR
 TKBY : Hillary Rogers
 TERM : 23
 REC# : R00517570

Account Information

Payment Type: **DEVELOPMENT/OTHER**
 Account Number: **64-99000-000**
 Parcel #/apn: **0605051010000**
 Enter A 13-digit Number Ending In Four Zeros.
 Suspended: **No**
 Payment Method: **E-Check**
 Date Due: **May 20, 2026**

D-12 WILL SERVE LETTER FEE (D-12) 33.00
 KIM CHEN 0605-051-01 33.00

MT 33.00 REF:2412902539

 APPLIED 33.00
 TENDERED 33.00

 CHANGE 0.00

Payment Method Information

Account Type: **Checking Account**
 Account Holder Name: **JT Santorini Villa LLC**
 Account Number: ******7834**
 Routing Number: ******3950**
 Bank Name: **Cathay Bank**

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the user.

X _____

[Back](#)

[Resend E-mail](#)






JT Santorini Villas - Project C26001 - 63900 BROADWAY - Initial Letter

Final Audit Report

2026-06-09

Created:	2026-06-08
By:	Hillary Rogers (hrogers@jbwd.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_b4KNHMTN6Hn4Sto4rLKsc_rIF5rHBQY

"JT Santorini Villas - Project C26001 - 63900 BROADWAY - Initial Letter" History

-  Document created by Hillary Rogers (hrogers@jbwd.com)
2026-06-08 - 9:55:43 PM GMT
-  Document emailed to Sarah Johnson (sjohnson@jbwd.com) for signature
2026-06-08 - 9:55:47 PM GMT
-  Email viewed by Sarah Johnson (sjohnson@jbwd.com)
2026-06-09 - 3:05:17 PM GMT
-  Document e-signed by Sarah Johnson (sjohnson@jbwd.com)
Signature Date: 2026-06-09 - 3:06:10 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
-  Agreement completed.
2026-06-09 - 3:06:10 PM GMT

**PROPERTY INFORMATION FOR ADEQUATE SERVICE CERTIFICATION
(FORM A)**

APPLICANT COMPLETES THE FOLLOWING INFORMATION FOR SUBJECT PROPERTY:

Applicant Name: Kim Chen - JT Santorini Villa LLC

Mailing Address: 1751 Colorado Blvd. #333 Los Angeles, Ca 90041

Phone Number: (626) 673-2672 **Email:** kim@homeparadiserg.com

Proposed Use/Project: Joshua Tree Estates PROJ-2023-00129

Tentative Tract/Parcel Number: TTM 20668

Assessor's Parcel Number(s): 0605-051-01

Property Address: To be determined by San Bernardino County Planning Dept

Community: Joshua Tree

Property Legal:
Tract #: _____ Lot #: _____ Block #: _____

Adequate Service Certification

On-Site Sewage Disposal (Form S2)

(FOR DEHS TO COMPLETE)

Applicant Name: Kim Chen - JT Santorini Villa LLC **APN(s):** 0605-051-01

The County Department of Public Health, Division of Environmental Health Services finds that:

- The subject property is in an area for which the department has sufficient information to assign sewage disposal design rate in compliance with the percolation report waiver criteria.
- The subject property has a percolation report which has EHS approval. The report contains sufficient information for the design of an on-site disposal system for the proposed use of the property.
- The subject property is required to have a percolation report for EHS review and approval.
- Existing septic system shall be certified by a qualified professional (P.E., C.E.G., REHS, C-42 contractor) that the system functions properly, meets code, and has the capacity required for the proposed project.

Signature – DEHS



8/7/2025

DATE

Joseph Contreras

Printed Name – DEHS



July 22, 2025

JT Santorini Villa LLC.

Attn: Kim Chen (626) 872-2566

Care of: Reanna Ruby Lopez, RRuby Consulting

Location: Parcel: 0605-051-01- E Broadway & La Ferney Ave, Joshua Tree, CA 92252

The land for the above-mentioned addresses is in the Frontier Communications serving area. In accordance with California PUC Rules and Tariffs, Frontier's current plan for this project is to provide telephone, video and data services.

This commitment however is contingent upon the owner/developer fulfilling the terms and conditions of our tariff rule schedules. Such requirements include but are not limited to Rule Number 27 on file with the State of California Public Utilities Commission.

Please accept this letter as "Frontier's Intention to Serve" your project.

If you have any questions or if I may assist you in any manner, please contact me at 909.488.8405.

Very truly yours ,

Aaron Dean

Engineer III, Network Engineering

Aaron.e.dean@ftr.com | 909-488-8405 | Redlands, CA



www.frontier.com