

APPENDIX 13

SEWER & FEASIBILITY STUDY



Department of Public Works

- Flood Control
- Operations
- Solid Waste Management
- Special Districts
- Surveyor
- Transportation

www.SBCounty.gov

Brendon Biggs, M.S., P.E.
Director

Noel Castillo, P.E.
Assistant Director

David Doublet, M.S., P.E.
Assistant Director

January 29, 2024

Project and Facilities Management Department
385 N. Arrowhead Avenue
San Bernardino, CA 92415-0184

Subject: Updated Sewer Availability Letter/Notice of Intent to Serve
Assessor Parcel Number: 0252-161-09 & 0252-161-10
Account Number: 710013
Property Address: 18313 Valley Boulevard; Animal Care Center
County Service Area 70 BL, Bloomington (District)

Dear Customer:

This letter supersedes the sewer availability letter dated January 22, 2024. The San Bernardino County Department of Public Works, Special Districts Water and Sanitation Division (Division) has reviewed your request for sewer availability to the subject parcels. A Sewer Feasibility Study (Study) has been completed and it has been determined that a sewer connection permit can be issued to serve the parcels. Please be advised the Division does not provide water service for the subject property.

The Study details sanitary and industrial waste discharge requirements that the parcels will be subject to as well as any requirements of the City of Rialto. The following requirements are summarized below.

- Sanitary Waste Flow Site Plan: The site plumbing plan is in revision and will indicate that the site sanitary sewer will connect to the sanitary sewer main located on Valley Boulevard with a 6-inch gravity flow sewer line at the required flow rate.
- Sump Pit: This was for a point of connection to a lift station; however, the sump pit and the lift station will not be required as the revised connection is to the sanitary sewer main located on Valley Boulevard with a 6-inch gravity flow sewer line at the required flow rate.
- A sampling wye is to be installed to allow the City of Rialto to sample the wastewater discharge from the facility.
- Applicant will comply with the City of Rialto's Municipal Code for Nonresidential Wastewater Collection and Treatment (Title 12, Division 2, Chapters 12.24 and 12.27).
- The laundry process will comply with local municipal code and per CDC guidelines to ensure substantial removal of microorganisms and pathogens as the wash liquid enters the waste stream.
- A commercial grade lint interceptor should be required due to potential heavier laundry load than residential (similar to Zurn Z1185 or a smaller commercial grade sized for individual washing machines).

BOARD OF SUPERVISORS

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Fifth District

Luther Snoke
Chief Executive Officer

The following requirements and fees must be submitted to the Division when applying for a sewer connection permit:

- Submit a copy of the building permit.
- Complete and submit the enclosed Owner Application. The application can only be completed and signed by the legal property owner(s), or the County agency responsible for sewer payments.
- If warranted, install a backwater valve at the building sewer.

The current fees, payable to CSA 70 BL, are as follows:

Sewer Connection Fee (x 67 EDUs)	\$686,399.59
Sewer Permit Fee	\$75.00
Sewer Inspection	\$98.00
City of Rialto Sewage Treatment Facilities Development Fee	TBD
Fixture Count Fee (over 20 fixtures)	\$65,350.00
Plan Check Fee	\$702.00
Inspection Deposit	\$5,000.00
Total	\$757,624.59

Sewer user fees are applicable upon the date of connection to the sewer system. Please contact the Division at (760) 955-9885, 48 hours in advance, to schedule the sewer lateral inspection. The legal property owner and contractor agree to comply with the law, ordinances and regulations that are now or may herein be in force by the United States Government, the State of California, and San Bernardino County, pertaining to sewer system connections.

This letter and the sewer feasibility study are valid for a period of one year from the date issued. This information is based on a commercial establishment for the referenced parcel. A zone change or subdivision invalidates this sewer availability letter. All fees are subject to change. Any additional charges that may incur will be billed.

Sincerely,

Jared
Beyeler
Interim Division Manager

Digitally signed by Jared
Beyeler
Date: 2024.01.29
13:41:16 -08'00'

Enclosure: Sewer Feasibility Study
Application for Sewer Service

December 11, 2023

Mr. Jared Beyeler
Administrative Supervision
COUNTY OF SAN BERNARDINO
DEPARTMENT OF PUBLIC WORKS-SPECIAL DISTRICTS
222 W. Hospitality Lane, 2nd Floor
San Bernardino, Ca 92415-0450

RE: County Service Area 70 Bloomington (BL)
Sewer Service Feasibility Study for APNs 0252-161-09 and 0252-161-10
County of San Bernardino Animal Shelter

Dear Mr. Beyeler:

In accordance with the San Bernardino County Special District's authorization, Albert A. Webb Associates (WEBB) completed the sewer service feasibility study for the County of San Bernardino Animal Shelter for connections to the CSD sewer system.

A. ESTIMATED WASTEWATER GENERATION FROM THE PROPOSED DEVELOPMENT

The proposed project is a new animal shelter and adoption facility. The development is proposed to be located on two parcels fronting the south side of Valley Boulevard between Locust Avenue and Liden Avenue in the Bloomington Area. The project site is within APNs 0252-161-09 and 0252-161-10 (formerly Ayala Park) (Figure 1).

The sewer capacity requirement for the proposed development was determined based on total plumbing fixture units (PFU, refer to Table 1). For this study, the total PFU were calculated to be 954 PFU based on information indicated on the preliminary architectural plans (Attachment A). Per District standards, 20 PFU represents one equivalent dwelling unit (EDU). Also, per the December 17, 2013 agreement between the City of Rialto and CSA 70 BL, the average daily wastewater flow (Q_{ADF}) per EDU is 270 gpd (gallons per day). Therefore, as presented in the flow calculations herein, the proposed development will be assigned 48 EDUs with an estimated average daily flow of 12,960 gpd. Peak flow was then calculated based on the City of Rialto

Wastewater Master Plan¹. Estimated peak wastewater flow (Q_{PK}) for the proposed development is therefore 38,880 gpd (27 gallons per minute).

Table 1 – Plumbing Fixture Verification

Fixture	Number	Unit PFU ²	Total PFU
Drinking Fountain	6	0.5	3
Floor Drain in Dog Kennels	403	2	806
Urinal	4	2	8
Employee Only Toilet	10	4	40
Public Toilets	3	6	18
Bathroom Sinks	11	1	11
Shower	2	2	4
Break Room Sink	5	2	10
Hand Sink	9	1	9
Mop Sink	9	3	27
Clothes Washer	4	2	8
Dish Washer	2	1	2
One-Compartment Sink	2	2	4
Two-Compartment Sink	1	4	4
Totals:			954

Flow Calculations:

$$954 \text{ PFU} \div 20 \text{ PFU/EDU} = 47.7 \text{ (Use 48 EDU)}$$

$$Q_{ADF} = 48 \text{ EDU} \times 270 \text{ gpd/EDU} = 12,960 \text{ gpd}$$

$$Q_{PK} = 3.0 \times 12,960 \text{ gpd} = 38,880 \text{ gpd}$$

B. EXISTING SEWER SYSTEM CAPACITY REVIEW AND CONNECTION FEES

The project proposes to connect to the existing 18-inch diameter sewer main along Valley Boulevard. The capacity of the existing sewer main was evaluated based on available information per record drawings and the following assumptions:

- Pipe Size: 18-inch diameter (record)
- Pipe Slope: 0.002 (record)
- Depth of flow/diameter of pipe (d/D): 0.75

¹ August 2022, City of Rialto, Final Wastewater Master Plan, peak dry weather flow is 1.2 to 3 times average dry weather flow. For the purposes of this feasibility study, the peaking factor of 3 will be used.

² Plumbing Fixture Units are based on the 2022 California Plumbing Code which is typical for industry standards.

- Roughness Coefficient (n): 0.013
- Available Pipe Capacity: 2.77 MGD

Pursuant to the March 2017 Valley Corridor Specific Plan, Bloomington, San Bernardino County, the plan proposed up to 1,474 EDUs within the CSA 70 BL's service area. This equates to 1.59 MGD of peak wastewater flow, therefore the existing 18-inch diameter sewer main has capacity to convey the Specific Plan's projected flow. Currently, the December 17, 2013 Rialto-CSA 70 BL agreement allows for connections up to 419 EDUs. As development occurs, CSA 70 BL will require additional capacity from the City of Rialto.

There are four existing service connections to the existing 18-inch diameter sewer main with two additional proposed residential connections under review. Table 2 summarizes the existing service connections, pending, and the proposed Animal Shelter Project.

Table 2 – Existing Sewer Service Connections

Service Connection	EDUs
O'Reilly Auto Parts	2
Bloomington Housing Partners Ph I	106
Bloomington Housing Partners Ph II	84
San Bernardino Co Library	5
Bloomington Housing Partners Ph III	112
Existing Connections Subtotal	309
Two Residential Units Under Review	2
San Bernardino Co Animal Shelter	48
Proposed Connections Subtotal	50
Projected Connections Total	359¹

After the development of the proposed two residential projects and Animal Shelter project, the total projected sewer flow is equivalent to 359 EDUs which equates to 0.29 MGD peak wastewater flow.

The following summarizes the total projected sewer flow and EDUs with the available capacities for sewer main pipe, conveyance, and treatment.

Total Projected Peak Flow (0.29 MGD) < Pipe Capacity (2.77 MGD)

Total Projected EDUs (359 EDUs) < Rialto Agreement (419 EDUs)

¹ Based on the projected total connections, CSA 70 BL's available capacity with City of Rialto is 60 EDUs.

Therefore, the existing sewer main and Rialto Agreement have capacity to provide the sewer service to the proposed Animal Shelter.

CSA 70 BL Sewer Connection Fees: CSA 70 BL currently charges a sewer connection fee of \$10,244.77 per EDU. This fee is for conveyance capacities in the December 2017 Rialto-CSA 70 BL Agreement. The estimated total connection fee for the proposed development is equal to $\$10,244.77 \times 48 \text{ EDUs} = \$491,748.96$.

The City of Rialto charges a separate Sewer Treatment Facilities Development fee. This fee is to be determined.

C. OFF-SITE PIPELINE REQUIRED AND ESTIMATE COST

The proposed Animal Shelter project fronts Valley Boulevard with the existing 18-in diameter sewer main as shown in Figure 1. It is anticipated that the project will construct a single lateral from the project to the sewer main in Valley Boulevard. The details of connection should be determined by the development's civil engineer working with the building architect and verified with District staff through the plan-check process. There are no immediate off-site sewer improvements required for the proposed development.

D. SUMMARY OF SEWER STUDY AND FEES

• On-site plumbing facility	Property owner to construct
• Off-site construction cost	None
• CSA 70 BL Connection fee	\$491,748.96
• City of Rialto Facilities Development fee	TBD
• Permit and inspection fees	Per District fee schedule

Information provided in this report is valid for a period of ONE YEAR from the date of the final report. However, all fees and charges provided in this study will be subject to updates as well as inflationary adjustments by the water and sanitation division depending on commencement and completion of the project.

It is the District's policy to provide service as a first come first serve basis, therefore as other potential future projects develop and if there are delays on Animal Shelter project, the District may consider performing sewer flow monitoring to confirm actual sewer flows.

Because the Animal Shelter project has unique uses and is nonstandard, the District may consider reviewing domestic water meter readings (domestic water meters only excluding irrigation meters) to confirm the sewer generation estimates. The sewer generated by this project should be a direct correlation (100-percent) to domestic water use.

During the plan check process, in addition to the District's design standards, the proposed Animal Shelter project will be subject to the following sanitary and industrial waste discharge requirements as well as any requirements of the City of Rialto as summarized below.

Industrial Waste Discharge Requirements:

- Washers: The three (3) washers in Support Building and one (1) in the Clinic are provided to wash facility required laundry items such as pet blankets, surgical drapes, and towels.
- Medical Laundry: Surgical drapes and towels are intended to be washed and re-used on site in the provided equipment.
- Solid Animal Waste: Per DPH-ACC, the program is designed for solids to be picked up by staff and discarded in a provided trash dumpster. The floors are then high pressure washed. The kennel drains are connected into the facility's main sanitary sewer, where a hair interceptor is to be placed before connecting to the main sanitary sewer off-site.
- Kitchen and Multipurpose Room: This is for community animal adoption events and meetings where pre-made food and beverages may be served to the attendees.
- Other Kitchen and Cleaning Area: This is for specialized food preparation for the cattery; no cooking, frying, or boiling water will be performed. The cleanup area is for cat food bowls.
- Sanitary Waste Flow Site Plan: The site plumbing plan is in revision and will indicate that the site sanitary sewer will connect to the sanitary sewer main located in Valley Boulevard with a 6-inch gravity flow sewer line at the required flow rate.
- Sump Pit: This was for a point of connection to a lift station however the sump pit and the lift station will not be required as the revised connection is to the sanitary sewer main located in Valley Boulevard with a 6-inch gravity flow sewer line at the required flow rate.
- Pharmaceutical, Biological, Medical Waste Procedures: Per DPH-AC the Animal Shelter will utilize various Sharps, medical waste, etc. for proper sorting and disposal standard practices and procedures.

Sanitary and Industrial Waste Discharge Requirements:

Pursuant to the December 2017 Rialto-CSA 70 BL Agreement, Rialto may monitor or restrict the discharge of any individual user located in the service area as if the user was located in Rialto¹. Therefore, in addition to the requirements above, the following pre-treatment requirements should be applied to this project.

- A sampling wye is to be installed to allow Rialto to sample the wastewater discharge from the facility (see attached sample detail on Figure 2).
- Applicant to comply with the City of Rialto's Municipal Code for Nonresidential Wastewater Collection and Treatment (Title 12, Division 2, Chapters 12.24 and 12.27).
- The laundry process to comply with local municipal code and per CDC guidelines to ensure substantial removal of microorganisms and pathogens as the wash liquid enters the waste stream.

¹ Section 4.01 Pre-Treatment Program, Quality Specifications and Standards, December 2017 Rialto-CSA 70 BL Agreement

- A commercial grade lint interceptor should be required due to potential heavier laundry load than residential (similar to Zurn Z1185 or a smaller commercial grade sized for individual washing machines).

Should you have any questions or require additional information, please contact our office.

Sincerely

ALBERT A. WEBB ASSOCIATES



Sinnaro Yos, P.E.

Senior Engineer

Enclosures: Figures 1 and 2
Plan Sheets PA-101, PA-103, PBC-101, PD-101, PE-101, PI-101, PS-101

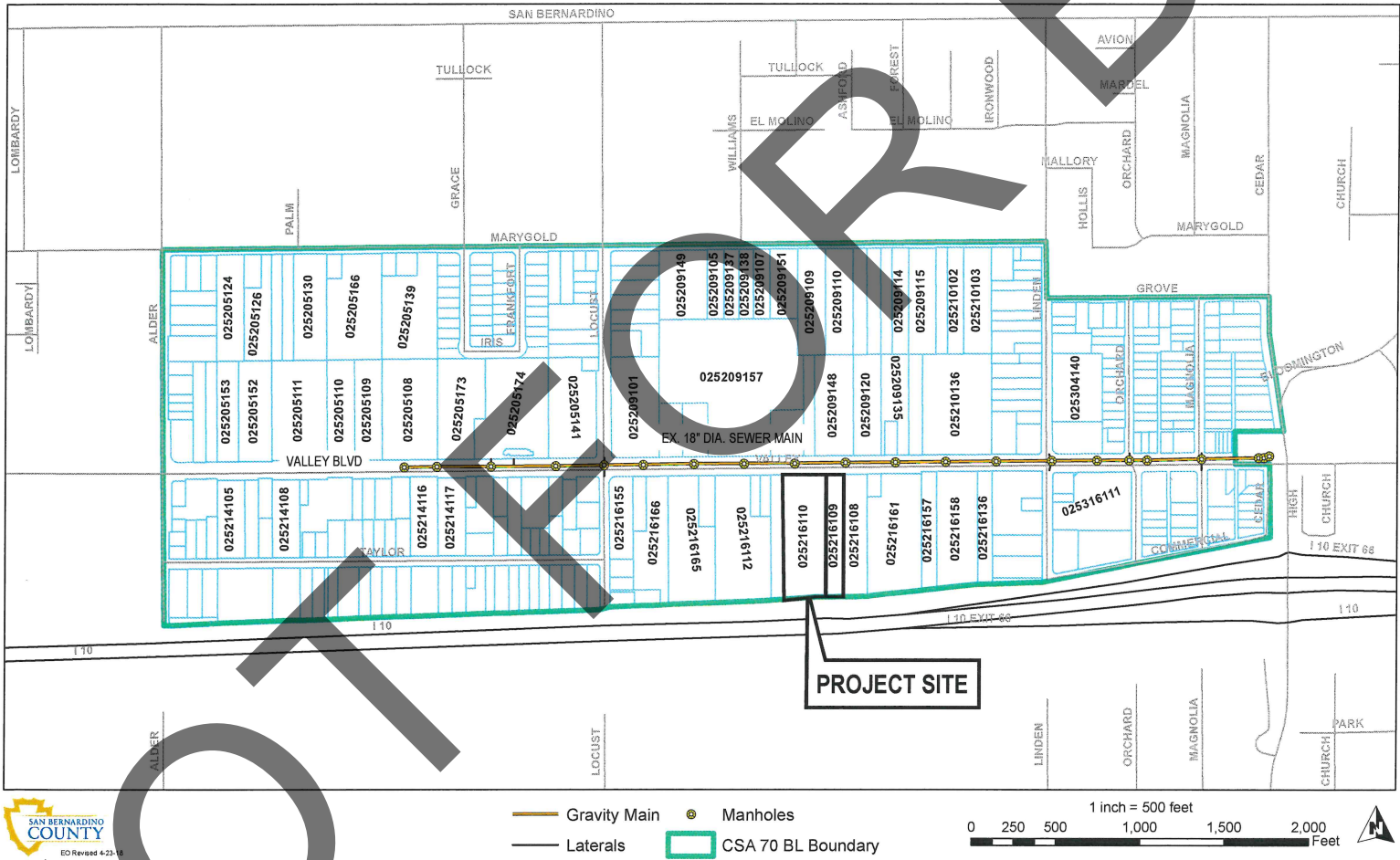
Cc: Byanka Velasco, SBC DPW, Special Districts
Carlos M. Martinez, SBC DPW, Special Districts
Kris Danielson, WEBB
Bradley A. Sackett, WEBB

NOT FOR BID

Figure 1

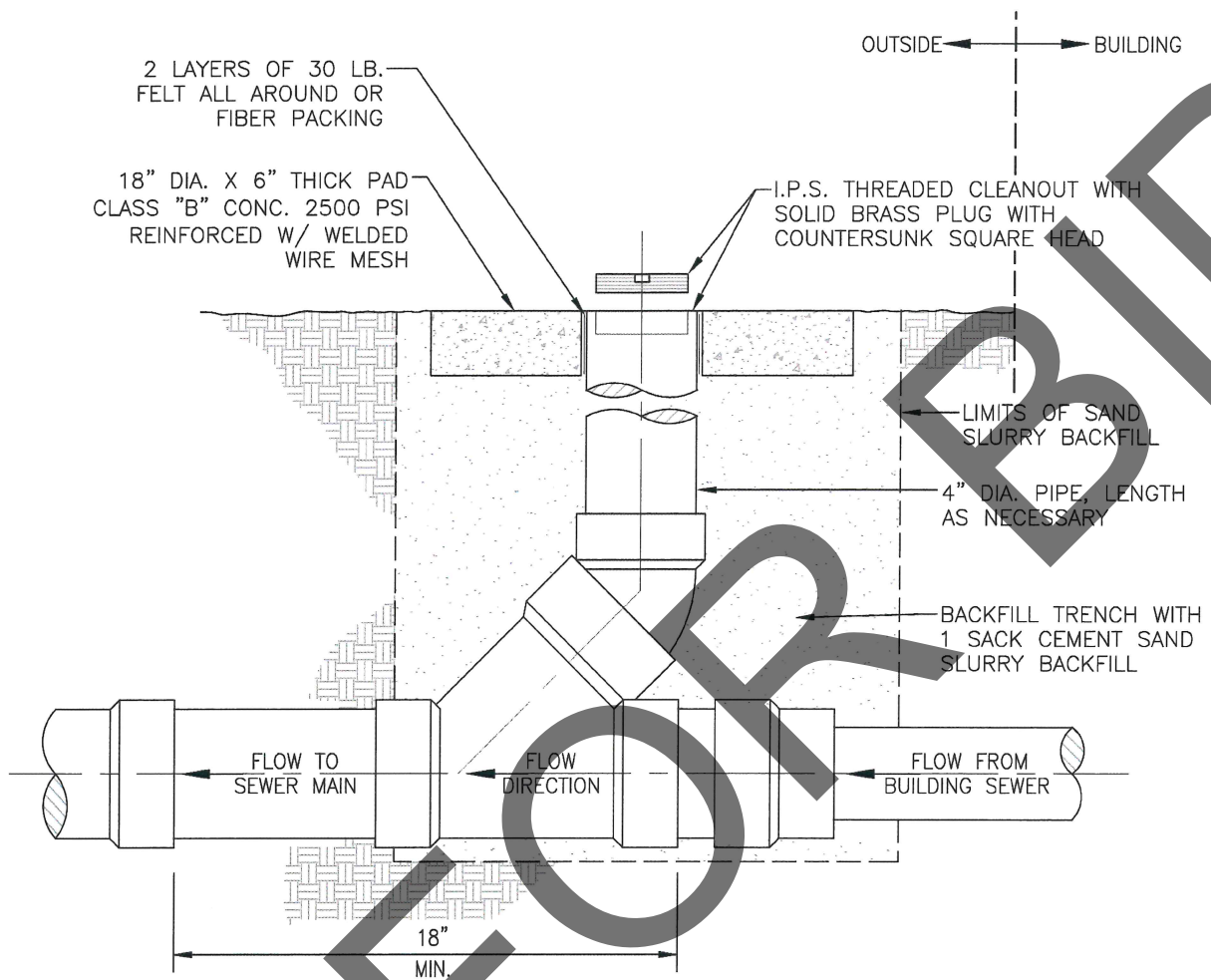
CSA 70 BL - Atlas Book Cover

FIGURE 1



NOT FOR BID

Figure 2



NOTES:

1. BARREL DIAMETER OF SAMPLING WYE SHALL BE A MINIMUM OF 2" LARGER THAN BUILDING DISCHARGE LINE.
2. DIAMETER OF RISER PIPE SHALL BE 4".
3. THE LOCATION OF THE SAMPLING WYE MUST BE ACCESSIBLE AT ALL TIMES TO DISTRICT PERSONNEL.
4. THE SAMPLING WYE SHALL NOT BE LOCATED IN TRAFFIC AREAS.
5. ALL MATERIALS UTILIZED SHALL CONFORM TO DISTRICT STANDARDS.

SCALE:

SEWER SAMPLING WYE DETAIL

DRAWING NO.

FIGURE 2

REV.

EXAMPLE

W.O.

Attachment A

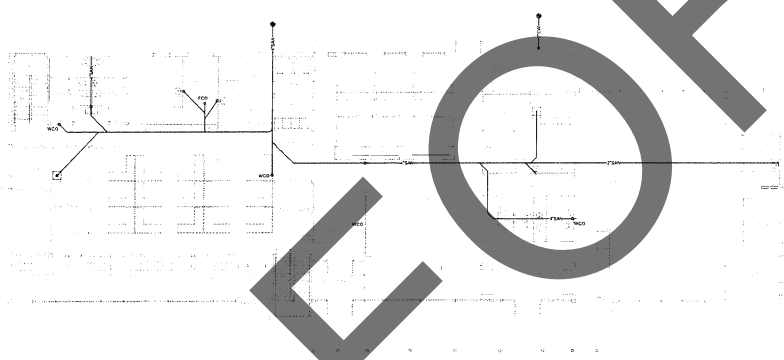
Preliminary Architectural Plans

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Animal Care Center, 1000 Valley Blvd., Redlands, CA 92371



1 ADMINISTRATION BUILDING PLUMBING UNDERFLOOR PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION



117 Main Street, Suite 100
Redlands, CA 92371
Phone: 909-235-1600
Fax: 909-235-1606
info@mlr-ar.com



owner approval
Date: 10/10/11 By: [Signature]

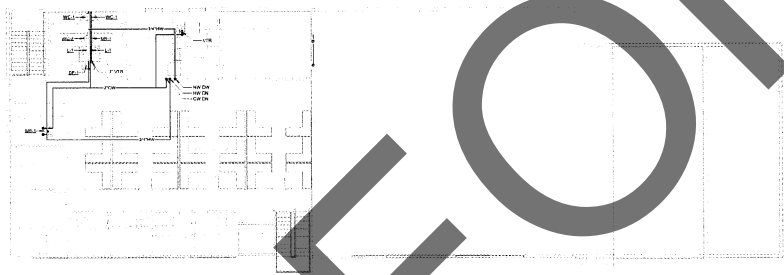
revisions/addenda
Date Comments

ANIMAL CARE CENTER
1000 VALLEY BLVD. REDLANDS, CA 92371
SAN BERNARDINO COUNTY

project information
Project Number: 1237
Drawn By: [Signature] Author
Checked By: [Signature] MB
Issue Date: 09/11/13
ADMINISTRATION
BUILDING
PLUMBING
UNDERFLOOR
PLAN
sheet number
PA-101
Sheet 01 Sheets

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Animal Care Center, 1177 Main Street, Suite 100, Redlands, CA 92374



 **ADMINISTRATION BUILDING PLUMBING SECOND FLOOR PLAN**

IMEG
INTEGRATED MECHANICAL ENGINEERING GROUP
1177 Main Street, Suite 100
Redlands, CA 92374
Phone: 909-337-7400
Fax: 909-337-7599
info@imeg.com

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1177 Main Street, Suite 100
Redlands, CA 92374
Phone: 909-337-7400
Fax: 909-337-7599
info@imeg.com



owner approval
owner: _____
date: _____
signature: _____

revisions/addenda
Date Description

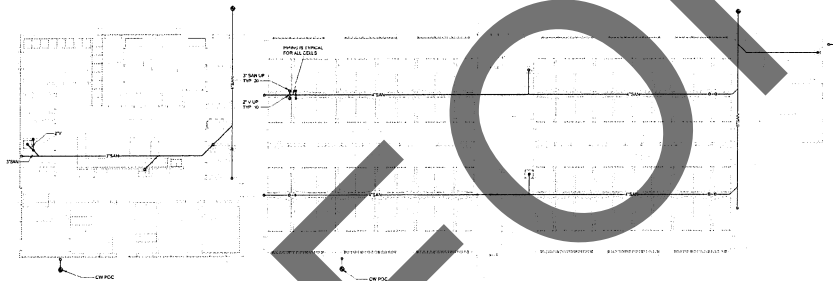
ANIMAL CARE CENTER
1177 Main Street, Suite 100
Redlands, CA 92374
SAN BERNARDINO COUNTY

project information
Project Number: 1227
Owner: _____
Architect: _____
Engineer: _____
Issue Date: 08/17/11

**ADMINISTRATION
BUILDING
PLUMBING
SECOND FLOOR
PLAN**
sheet number
PA-103
Sheet of Sheets

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1177 Maple Street, Suite 208
Redwood, CA 95374
Phone: 925-323-7500
Fax: 925-323-7599
info@mlaplan.com



1 MEDICAL CLINIC PLUMBING UNDERFLOOR PLAN



**PRELIMINARY
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CONSTRUCTION**

ANIMAL CARE CENTER 1615 VALLEY BLVD. BLOOMINGTON, CA 95033 SAN BERNARDINO COUNTY	
project information	
Project Number:	1337
Drawn By:	Author
Created By:	146
Issue Date:	06/15/13
sheet name	
MEDICAL CLINIC PLUMBING UNDERFLOOR PLAN	
sheet number	
PBC-101	
Sheet	02
Shells	

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architecture
interiors
planning

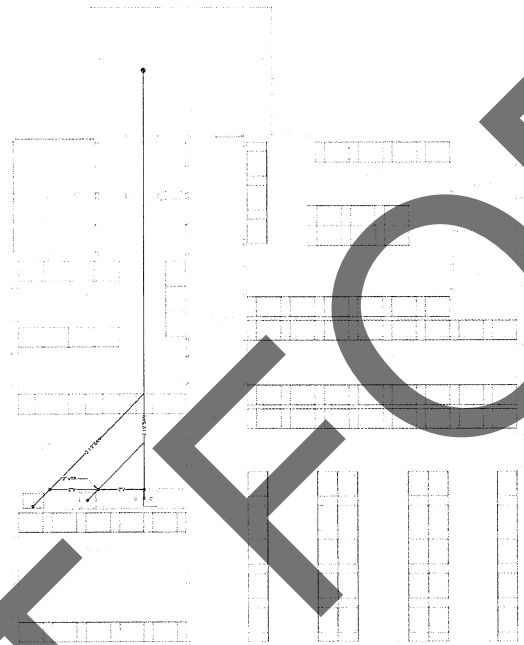
Miller Architecture & Planning
1177 Maple Street, Suite 208
Redwood, CA 95374
Phone: 925-323-7500
Fax: 925-323-7599
info@mlaplan.com

owner approval
DATE: _____
BY: _____

revisions/addenda
Date Comment

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Animal Care Center, 10000 Santa Monica Blvd., Suite 200, Santa Monica, CA 90405



1 CAT & OTHER ANIMALS BUILDING PLUMBING UNDERFLOOR PLAN



PRELIMINARY
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CONSTRUCTION

ANIMAL CARE CENTER
10000 SANTA MONICA BLVD. SUITE 200
SANTA MONICA, CA 90405

Project Information
Project Number: 1227
Drawn By: AM
Checked By: MB
Issue Date: 08/12/13
Sheet Number: PD-101
Sheet Of: 101

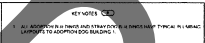
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architecture
interiors
planning

Miller
Architecture
of Interiors

1171 Main Street, Suite 200
Berkeley, CA 94710
Phone: 908-335-7800
Fax: 908-335-7800
info@mlr-arp.com

owner approval
DATE: _____
BY: _____

revisions/addenda
1. _____



1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@mifer-elp.com



revisions/addenda

ANIMAL CARE CENTER
18113 VALLEY BLVD BLOOMINGTON, CA 92313
SAN BERNARDINO COUNTY

project information	
Project Number:	1227
Drawn By:	Author
Checked By:	ME
Issue Date:	06/01/03

ADOPTION DOG
BUILDING 1
PLUMBING
UNDERFLOOR
PLAN

PE-101

Sheet _____ Of _____ Sheets

 1 ADOPTION DOG BUILDING 1 PLUMBING UNDERFLOOR PLAN
1/8" = 1'-0"

[illegible]

PRELIMINARY
NOT FOR
CONSTRUCTION

revisions/addenda	
#	Date Comment

sheet number

PI-101

Sheet Of Sheets

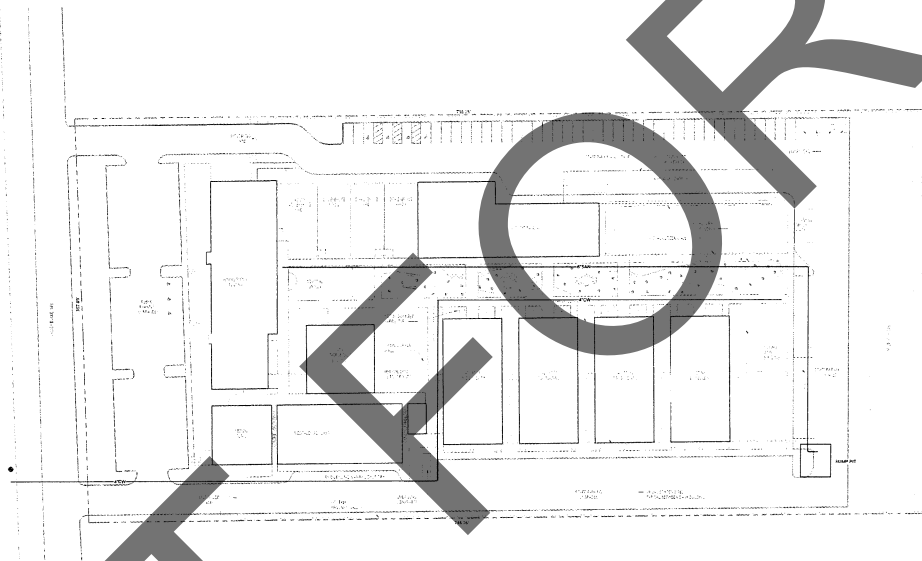
 SUPPORT BUILDING PLUMBING UNDERFLOOR PLAN
12' x 12'

IMEG INTERNATIONAL MEASUREMENT GROUP
 10000 W. Higgins Rd. • Suite 100 • Chicago, IL 60631
 Tel: 773.440.0000 • Fax: 773.440.0001 • Email: info@imeg.com

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1177 Main Street, Suite 200
Bloomington, CA 95114
Phone: 909-232-7458
Fax: 909-232-7299
info@mlr-arp.com



 **PLUMBING SITE PLAN**

IMEG
1177 Main Street, Suite 200
Bloomington, CA 95114
Phone: 909-232-7458
Fax: 909-232-7299
info@mlr-arp.com

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interiors
planning**

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Bloomington, CA 95114
Phone: 909-232-7458
Fax: 909-232-7299
info@mlr-arp.com


owner approval
architect _____
engineer _____
revisions/addenda
Date Content

ANIMAL CARE CENTER
1177 Main Street, Suite 200
Bloomington, CA 95114
SAN BERNARDINO COUNTY

project information
Project Number: 1001
Drawn By: Author
Checked By: MB
Issue Date: 06/01/13

sheet name
**PLUMBING SITE
PLAN**

sheet number
PS-101
Sheet 01 of 01



County of San Bernardino
Department of Public Works Special Districts
WATER AND SANITATION DIVISION
222 W. Hospitality Lane, 2nd Floor
San Bernardino, CA 92415-0450
PO Box 11969 San Bernardino, CA 92423
Phone (760) 955-9885 Fax (909) 386-8839
customerservice@sdd.sbcounty.gov

APPLICATION FOR SEWER SERVICE

Legal Property Owner Name(s) _____

Street Address: _____ City _____ St _____ Zip _____

Mailing Address _____ City _____ St _____ Zip _____

Home Phone (_____) _____ Cell Phone (_____) _____

Last Four Digits of SS: _____ Driver's License No. _____ Close of Escrow Date ____/____/____

PROVIDE COPY OF ID AND CLOSING STATEMENT FROM ESCROW

Email _____

I WOULD LIKE TO RECEIVE EMAIL NOTIFICATIONS FOR WATER CONDITIONS (Shut downs, boil alerts, etc.) AND/OR BILLING: Yes ☐ No ☐

Employer _____ Phone _____

Address: _____ City _____ St _____ Zip _____

Person to contact, other than owner, in case of emergency:

Name _____ Phone _____

Additional Information (if known):

PREVIOUS OWNER _____

ESCROW COMPANY _____

AGREEMENT: The legal property owner or legal authorized representative signing this application shall be liable for services and their associated fees/charges as supplied by the County of San Bernardino, Special Districts Department, Water and Sanitation Division. Bills for service shall be considered a debt against the property and, at the option of the Division, legal action may be taken that could result in a lien being recorded against the property for unpaid debt. Signature of this application guarantees payment of future bills and agreement to all the Rules and Regulations and Ordinances for Division. A non-refundable service establishment fee of \$50.00 will be charged in lieu of a security deposit and will appear on your first billing statement. **Failure to return the enclosed application may result in disconnection of water service, a lien placed on the property and/or a \$35.00 failure to notify fee being applied to the account. This bi-monthly fee will continue to be charged until the application and supporting documentation are received.**

This Agreement may be executed in multiple counterparts, each of which, when solely executed, shall be deemed an original, but all of which counterparts together shall constitute one and the same instrument. This Agreement shall become effective on the date each of said originals has been signed by each of the Parties hereto and each Party has received by facsimile or electronic transmission the signature page from the other Party.

Legal Owner's Signature _____

Print Name _____ Date _____

Legal Owner's Signature _____

Print Name _____ Date _____

— FOR OFFICE USE ONLY —

Account # _____ Cycle: _____

Account Status _____

Parcel #: _____

Change Requested By _____

Closing Read _____

Information Taken By _____

Read Date _____

Dated _____

Service Order # _____

Processed by – Initials _____