



June 5, 2018

County of Los Angeles  
Department of Public Works  
Land Development Division  
900 S. Fremont Avenue  
Alhambra, CA 91803

**Re: Water Availability Letter for Vesting Tentative Tract No. 74650 – Canyon View Estates, County of Los Angeles  
APN's: 2826-020-012, 013 & 061**

This letter is in response to a request from Pico Canyon, LLC, the developer of this project site for a "Water Availability" letter from the Santa Clarita Valley Water Agency ("Agency"), pursuant to County of Los Angeles, Department of Public Works requirements. The proposed project site is located at the end of Magnolia Lane and in the Unincorporated Territory of Los Angeles County. Based on the tentative tract map, plot date April 9, 2018, it entails 37 lots for residential, 8 lots for open space, public and HOA facilities.

The above-referenced Vesting Tentative Tract Map 74650 is within the service area of the Valencia Water Division of the Agency. The Agency is prepared to provide safe and reliable water service to the Development subject to the following terms, conditions and reservations:

1. Developer shall submit to Agency a set of construction improvement plans, and fire department requirements for the Development. This will enable Agency to determine distribution system and other water facilities required for the Development in accordance with Agency rules. The Development may require the installation of a reservoir, water mains, services or other appurtenances, or may require improvements to the existing source of supply, which improvements shall be the responsibility of Developer. Fire flow requirements shall be determined by the regulatory agency with applicable jurisdiction (e.g., Los Angeles County Fire Department). The size and scope of any facilities required to deliver adequate fire flow will be determined by the Agency.
2. Developer shall grant Agency all easements and, if necessary, sites for facilities required for water service to the Development, together with a policy of title insurance acceptable to the Agency, guaranteeing Agency's title to and interest in such easements. Developer will be responsible for all fees and charges associated with preparation and recordation of the easements.
3. Pursuant to the requirements of the Agency, Developer shall pay all required fees and charges, including any required deposit amounts, in order to develop planning documents, prepare or process plans and designs, and to complete construction of on-site and off-site improvements required for water service to the Development.

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4. Developer shall comply with all of the Agency's rules and regulations governing water service and development in force at the time water service is requested, as those rules may be amended from time to time. Developer acknowledges that all water service pursuant to this letter and to the Development shall be in accordance with Agency rules and regulations.
5. The provision of water service to the Development is conditioned upon the Developer meeting all requirements of any other governmental entity having jurisdiction over the Development.
6. Developer acknowledges and agrees that this letter is limited and exclusive to the Development and the number of units or lots described above and may not be transferred or assigned to any other person, firm or entity, or for any other purpose without the Agency's written consent.
7. Agency can provide safe and reliable water service to Development, and fully expects to be able to continue providing safe and reliable water service into the future. In relying upon this letter and Agency's ability to provide water service to the Development, Developer is aware of the restrictions and limitations contained in this letter and the reliance of Agency upon its wells and imported water supplied by the State Water Project to supply the water needed for domestic water purposes, both of which are subject to restriction.
8. At any time prior to connection to the existing water system, and upon a finding by the Board of Directors of the Agency that it is unable to serve the Development for reasons beyond Agency's control, this letter may be revoked by the Agency.
9. Water supply availability is further conditioned expressly upon the Development being located within the boundaries of the Agency, and to the extent necessary, effective completion of the annexation of the Development, or any portion thereof, which is not now within the boundaries of the Agency.
10. By issuing this letter, the Agency does not guarantee any specific quantities or quality of water, pressures or flows with respect to water service provided by the Agency.
11. Developer, for itself and on behalf of its successors, agrees to defend at Developer's expense, any action brought against Agency, its agents, officers or employees because of the issuance of this letter or any approvals or authorizations obtained in connection with the Development, or in the alternative, to relinquish any such approvals or authorizations. Developer shall reimburse Agency for any costs, fees or expenses Agency may incur as a result of any such legal action. Further, Developer agrees that in conducting the defense of such action, Agency shall be entitled to engage its own attorneys, the entire expense of which shall be paid by Developer.

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12. This letter and any representations or assurances made herein, shall expire and be null and void twenty-four (24) months from the date hereof if water service has not been installed to the Development. The Developer and the Development shall not be entitled to any individual water service connections not installed prior to expiration of this letter.

Very truly yours,

SANTA CLARITA VALLEY WATER AGENCY



Brian J. Folsom, P.E.  
Chief Engineer

TPC

CC: Mr. Jon Friedman, Pico Canyon, LLC