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October 4, 2023

Justin Swanson  
Swanson Engineering, Inc.  
2000 Oak St., Suite 150  
Bakersfield, CA 93301

RE: **Conditional Will Serve** for a proposed commercial development referred to as the Sablewood Apartment Complex on the north side of Rosedale Highway just west of Sablewood Drive, APN 464-032-31, 32, 33, & 34, in Bakersfield, CA.

Dear Mr. Swanson:

Vaughn Water Company agrees to supply domestic water to the above commercial development subject to the following requirements:

- 1.) Based on our most recent hydraulic analysis, Vaughn Water Company will have the capacity to supply water for the proposed development when our Meadow Creek Well Facility becomes operational. The new well is anticipated to be operational in the year 2025. The fire flow requirement for commercial developments for Vaughn Water Company in County of Kern is 1,500 gallons per minute with a residual pressure of 20 psig. Our fire flow requirement is in accordance with the requirements set forth by the Kern County and/or City of Bakersfield Fire Departments. The potable water quality supplied to our water users meets the State and County standards.
- 2.) You must enter into a Water Service Agreement with Vaughn Water Company to provide for, among other things, payment for all costs connected with supplying the facility with water. Please advise us in ample time before you wish to proceed so we can provide you with the form of Agreement for execution. Pursuant to the Agreement, your contractor, which is approved by the Company, would install the system under conditions specified in the Agreement. In order to receive water service from Vaughn Water Company, under no conditions can construction begin until the Agreement is fully executed and you have met the conditions specified in the Agreement.

***“Serving the Rosedale Community Since 1928”***

**Justin Swanson**  
**Swanson Engineering, Inc.**  
**October 4, 2023**  
**Page 2**

- 3.) As specified in the Agreement, a licensed civil engineer acceptable to the Company would, on your behalf, prepare the water plans and specifications. After those plans and specifications have been approved by the Company's engineer and general manager, they will be subject to further review and modification if construction is not commenced pursuant to an Agreement within six months of approval of plans and specifications.
- 4.) Technical Considerations:
- A.) The "Will Serve" is Contingent upon the construction and completion of the new Meadow Creek Well and Water Treatment Facility anticipated to become operational in the year 2025. Further improvements may be necessary depending on the timing of the development.
  - B.) A ten-inch (10") main line extension will be required from Sablewood Drive across the frontage of the development to the existing main line west of the development on the north side of Rosedale Hwy. All piping must meet city and/or county fire flow requirements and Vaughn Water Company main line policy.
  - C.) Vaughn Water Company engineering hydraulic analysis will determine final water distribution pipe sizes.
- 5.) **This "Conditional Will Serve" letter will terminate in 2 years from the date of this letter.**

Thank you for your inquiry. We look forward to working with you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Van Grayer', with a large, stylized flourish extending to the right.

Van Grayer  
General Manager

VG: rls



**DEE JASPAR & ASSOCIATES, INC.**  
CONSULTING CIVIL ENGINEERS  
2730 UNICORN ROAD, BLDG A  
BAKERSFIELD, CA 93308  
PHONE (661) 393-4796  
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To: Van Grayer, Vaughn Water Company

From: Curtis M. Skaggs

Subject: Hydraulic Analysis for Sablewood Apartment Complex, a Commercial Development in Section 23, T29S, R26E, M.D.B.&M., City of Bakersfield

Date: September 11, 2023

### I. Introduction

This hydraulic analysis has been prepared in response to a “will serve” request for a commercial development referred to as the Sablewood Apartment Complex on the north side of Rosedale Highway just west of Sablewood Drive. Approximately six buildings consisting of one hundred twelve units are proposed on APN’s 464-032-31, 32, 33, & 34. The property is located in Section 23, T29S, R26E, M.D.B.&M. in the City of Bakersfield service area. See Figure 1 below.

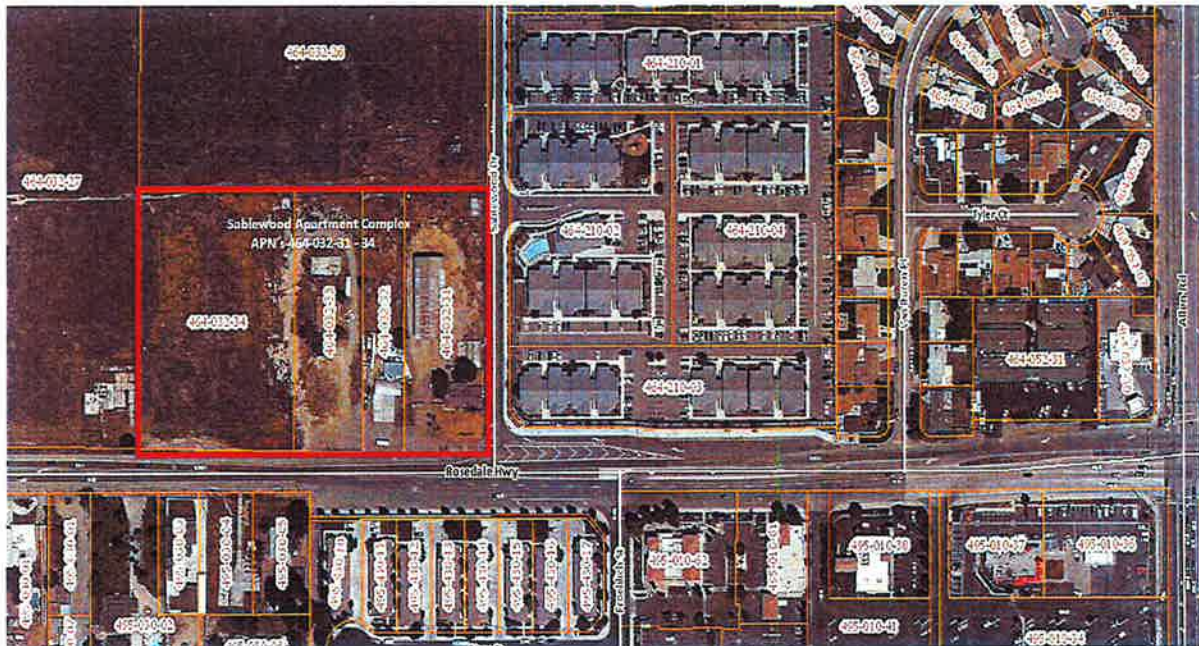


Figure 1: Vicinity Map

## II. Demand

The proposed commercial development includes approximately 6.2 acres and one hundred twelve (112) apartment units. The Kern County Development Standards equate two apartment units to one single family residential customer. This equates to approximately 56 customers. Chart W-1 of said standards equates 56 customers to an approximate peak hour demand of 250 gpm.

The fire flow requirement for commercial developments for Vaughn Water Company in the City of Bakersfield is 1,500 gpm with a minimum residual pressure of 20 psig.

## III. Infrastructure

There is an existing ten-inch (10") PVC main located along Sablewood Drive along the easterly boundary of the proposed development. In addition, there is an existing ten-inch (10") AC pipeline in Rosedale Hwy just west of the proposed development. The proposed development will need to connect to the existing mains noted above and extend service throughout the proposed development with a connection at Sablewood Drive and a connection to the existing main to the west in Rosedale Hwy. See the attached site plan.

## IV. Hydraulic Analysis

The system was modeled with a peak hour municipal demand of approximately 28,287 gpm. This is based on a calibration of the model for pressure and flow readings collected in August of 2022 and includes recent "will-serves". The existing "will-serve" commitments were evaluated and some were removed from the model as they are not anticipated to be constructed anytime soon. The system was modeled with the Winfield Well Facility on-line at approximately 2,500 gpm and the Meadow Creek Well Facility on-line at approximately 2,500 gpm.

The minimum system pressure with the Winfield Well Facility and Meadow Creek Well Facility operational is 43 psig. The minimum pressure within the area of the proposed commercial development is approximately 48 psig, see Exhibit A.

A 1,500 gpm fire flow was also modeled within the development under two-thirds peak hour municipal demand. The minimum residual fire flow pressure is approximately 46 psig, see Exhibit B.

## V. Conclusions

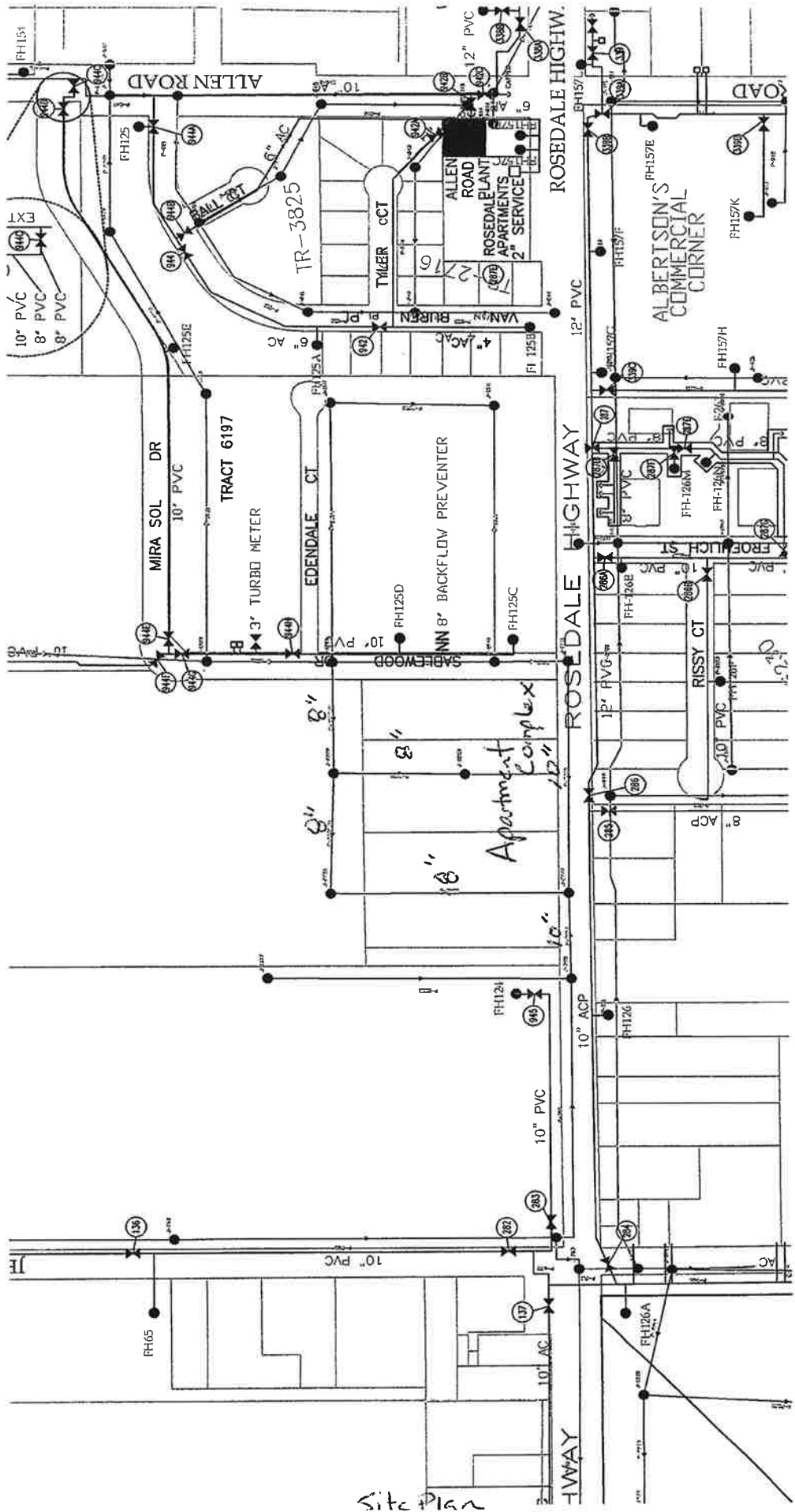
The system is capable of supplying the proposed development with the Meadow Creek Well Facility operational. A ten-inch (10") main line extension will be required from Sablewood Drive across the frontage of the development to the existing main west of the development on the north side of Rosedale Hwy.



9-11-63

Vaughn Water Company

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Site Plan

**Exhibit A**

**Hydraulic Analysis  
Peak Hour Demand = 28,287 gpm**

Peak Hr Municipal Demand  
**FlexTable: Junction Table**

ID	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
3594	J-1561	363.0	<None>	<Collection: 0 items>	0.00	474.9	48.5
3527	J-1540	363.0	<None>	<Collection: 1 items>	87.51	474.9	48.5
4540	J-1906	363.0	<None>	<Collection: 0 items>	0.00	475.0	48.5
5474	J-2288	362.5	<None>	<Collection: 1 items>	84.00	474.8	48.7
5477	J-2289	362.0	<None>	<Collection: 1 items>	84.00	474.7	48.9
5468	J-2286	362.0	<None>	<Collection: 1 items>	84.00	474.8	48.9
5470	J-2287	362.0	<None>	<Collection: 0 items>	0.00	474.9	48.9

Exhibit A

**Exhibit B**

**Hydraulic Analysis**  
**Peak Hour Demand = 28,287 gpm**  
**2/3 Peak Hour plus 1,500 gpm Fire Flow**



*2/3 Pk Hr plus 1,500 gpm Fire Flow*

**FlexTable: Junction Table**

ID	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
5477	J-2289	362.0	<None>	<Collection: 1 items>	1,500.00	468.7	46.3
5474	J-2288	362.5	<None>	<Collection: 1 items>	63.00	479.9	50.9
5468	J-2286	362.0	<None>	<Collection: 1 items>	63.00	481.4	51.8
4540	J-1906	363.0	<None>	<Collection: 0 items>	0.00	484.7	52.8
3527	J-1540	363.0	<None>	<Collection: 1 items>	65.63	484.7	52.8
3594	J-1561	363.0	<None>	<Collection: 0 items>	0.00	484.8	52.8
5470	J-2287	362.0	<None>	<Collection: 0 items>	0.00	485.0	53.3

Exhibit B