

Appendix “R”

Water and Sewer Will Serve Letter



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General Manager

Mike Gardner
Division 1

Gracie Torres
Division 2

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January 19, 2023

SENT VIA EMAIL

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WATER AND SEWER AVAILABILITY-GREENTREE RANCH TTM 38605 – APN 270-160-005, 270-070-005, -006, -007; GRID NO. 43029/44029; ID-EL SOBRANTE; T32S, R3W; SEC. 5

This letter is only to confirm that Western Municipal Water District (Western) is the water and sewer provider to this property and to notify the applicant that compliance with Western's standards, Rules and Regulations is required. Additional certain offsite improvements and conveyance of property rights, by the applicant, may be required. Therefore, this letter does not guarantee service. If the applicant wishes to obtain water or sewer services, a meeting must be requested by the applicant to identify the specific improvements needed to receive services.

The location of the Proposed Project (see attached map) is within Western's Retail Service Area. Water and sewer facilities are for normal domestic use only.

The applicant shall agree to comply with the following requirements and Western's codes and ordinances of Water Use Regulations, Sanitary Sewer Use Regulations, and Western's Developers Handbook & Technical Specifications, as may be revised from time to time (Rules and Regulations) prior to receiving water or sewer services from Western:

1. Prepare preliminary layout of proposed potable water and sewer facilities and proposed points of connection the meet Westerns codes, ordinances and standards for review and approval by Western. Preliminary layouts must include a water main and water meter at the property frontage per Western's standards. Water service line layout to be no more than 60 feet in length.
2. Western project specific Conditions of Approval (COA) are required upon an application with the land use authority for subdivisions or commercial/industrial development permits. Applicant shall submit to Western project relevant tentative tract or parcel map, site plan, and Customer Paid Activity Request form to obtain Western's COA.

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3. Obtain all necessary permits and approvals for the construction and operation of the Proposed Project from the appropriate regulatory authorities.
4. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintaining resiliency of pipelines within Western's distribution system. This may include the extension of or the upsizing of existing offsite pipelines, installation of pressure reduction valve assemblies, and/or pump stations.
5. All water use is subject to curtailment during times of drought or other water availability limitations in accordance with Rules and Regulations.

Western to determine if existing water system capacity is available to provide the required fire flow.

The applicant will:

- Coordinate with the fire protection agency of jurisdiction to determine the required fire flow for the Proposed Project and provide these requirements to Western:
- Submit an application and pay appropriate fee to request Development Services run fire flow modeling and provide a fire flow model letter; and
- Submit the completed fire flow model letter to Western prior to the issuance of Conditions of Approval.

All requirements are subject to change without notice. Water and sewer availability terms remain in effect no more than one (1) year from the issuance date of this letter.

Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100 or via email development@wmwd.com.



TERI PATTON
Senior. Engineering Technician

TP:bp:sc

Attachment(s): Western Municipal Water District GIS Exhibit

