Appendix K-4

Water and Sewer Will-Serve Letter

Irvine Ranch Water District

December 26, 2024

City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

SUBJECT: Conditional Water and Sewer Will Serve Letter for Proposed Development for Gateway Village Project located at the southeast corner of Portola Parkway and Jeffrey Rd, lying within portions of blocks 106,107 and 119 of Irvine's Subdivision, as shown on the Map file in Book 1, Page 88, of Miscellaneous Record Maps, in the office of the County Recorder of said County, in the City of Irvine, County of Orange, State of California.

Hello:

Irvine Ranch Water District (IRWD or District) is willing to provide water and sewer services to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with IRWD Procedural Guidelines.

Further arrangements for service from IRWD may also include a Sub Area Master Plan update, plan approval, facility construction, inspection, jurisdictional annexation, payment of all required fees and easement execution for access to the IRWD pump station site. Please be advised, for residential tracts, two (2) points of connection must be made to IRWD's water system, and may require street trenching or underground boring, if not done prior to road construction. Sewer service is subject to the developer providing for the construction of additional sewer trunk lines and local sewer collection facilities, as may be identified in Sub Area Master Plan update.

This letter does not constitute a water supply verification, as required by California State Legislature of Senate Bill SB 610, or a water supply assessment, as required by California State Legislature of Senate Bill SB 221. If compliance with one or both of such requirements is necessary for the project, appropriate requests shall be submitted to the District.

IRWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond IRWD's control.

Should you have any questions please feel free to contact IRWD Development Services Department at 949-453-5548.

Sincerely,

Kevin L Burton

Kevin L. Burton, P.E.
Executive Director of Technical Services

Reviewed: _____