Appendix “P”

Water and Sewer Will Serve Letter and Conditions of Approval

WESTERN WATER
Powered by water. Driven by service.

Western Municipal Water District
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Riverside, CA 92518
District Business | 951.571.7100
Customer Service | 951.571.7104

Craig D. Miller
General Manager

Mike Gardner, Division 1
Gracie Torres, Division 2
Brenda Dennstedt, Division 3
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May 2, 2025

SENT VIA EMAIL

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Riverside County Planning Department
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CONDITIONS OF APPROVAL DEVELOPMENT PROJECT: TTM39011, GPA250002, CZ2500002, ADP250001

These Conditions of Approval for the above referenced Development Project (Project) are in response to the Project Transmittal dated March 18, 2025. The project property is located within the water and sewer service area of the Western Municipal Water District (Western Water). The following are Western Water's Conditions of Approval:

1. All applicable water and sewer fees, deposits, and charges related to the installation of service, including without limitation Meter Installation Fees, must be paid prior to the installation of any water meter. Water and Sewer Capacity Charges must be paid to Western Water no later than the issuance of the certificate of occupancy, unless otherwise required by Western Water and permitted by applicable law or voluntarily paid earlier by the Developer.

2. Proposed facilities for water and sewer service must be designed by a Registered Civil Engineer and reviewed and approved by Western Water. Plan Check and Inspection Deposits are required prior to approval of the plans.

3. Developer's landscape architect is required to meet landscape and irrigation requirements of the agency of jurisdiction.

4. The property is located within the 1515 Pressure Zone. Currently, Western Water has an existing 8-inch water pipeline located within El Sobrante Rd. to the south, an 8-inch water pipeline in Cambria Court and a 6-inch water pipeline in Blackburn Rd. to the northeast of

the project boundary as show on the attached exhibit. Per Western Water's 2014 Water Master Plan your project may require approximately 8,000 lineal feet of 24-inch potable water transmission main to be constructed from existing Lockwood Tank to the west in Blackburn Road. The available fire flow must be determined by fire flow modeling and/or physical flow from a fire hydrant within the vicinity of the project. The Developer's civil engineer (engineer) may find pressure zone and storage capacity information within Western Water's Master Plan. Available storage should be compared to fire flow requirements by the fire protection agency of jurisdiction.

Western Water has an existing 8-inch sewer gravity main located in Cambria Court to the northeast of the project boundary as shown on the attached exhibit.

Western Water has existing 12-inch and 16-inch recycled water pipelines adjacent to the project boundary along the western and northern boundaries as show on the attached exhibit.

5. Coordinate with the fire protection agency to determine required fire flow for proposed project and advise Western Water of the fire flow flowrate and duration. Submit request to Western for fire flow modeling to determine if existing water systems capacity is available to provide the required fire flow. Depending on the results of the fire flow modeling additional conditions of approval such as upsizing of existing pipes, extension of pipes, installation of parallel piping or installation of pumps, and additional water storage at the developer's cost, may be required.

6. Developer to submit a 24" x 36" Preliminary Project Utility Plan of public and private onsite and offsite water, sewer, and recycled water facilities (as applicable) to Western Water for review and approval before submittal of formal construction plan for plan check.

7. Preliminary Project Utility Plan shall show the following items:
    a. Provide basis of survey including benchmarks and horizontal control monuments with date, surveyor information, datum, and basis of bearing.
    b. Delineate and label all existing utility facilities including potable water, sanitary sewer, and recycled/non-potable water (i.e., pipe diameters, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, gas, communication, electrical, etc.) within project boundaries, along project boundaries and along areas of offsite improvements. Label any private streets and utilities as private. All other utilities will be considered as public utilities including utilities within easements and/or public right-of-way.
    c. Delineate all existing and proposed easements and right of ways within and along project boundaries. Label showing typical widths. Label owner of interest and purpose of easements. Proposed Western Water easements for potable water, sanitary sewer, and recycled/non-potable water require a minimum of 30 feet in width.
    d. Delineate and label all proposed and existing lots, streets, and storm drains.

e. Delineate all proposed water, sewer, and recycled/non-potable water facilities within project boundaries along frontages and offsite. Include pipeline diameters and type of material. Label any private proposed utilities as private.
f. Commercial, Industrial and Residential projects are required to extend Western Water sewer and water along frontages and rights of ways of all streets abutting or surrounding the Project's property boundary unless otherwise approved on this submitted Preliminary Project Utility Plan
g. Water pipeline designed to be looped and valved such that no more than 20 parcels would be out of service during repairs to pipeline.
h. The water pipelines shall extend across the full width of the frontage of the parcels where they are adjacent to a public right-of-way.
i. All water meters shall be placed within either a public right-of-way or Western Water easement, in front of the parcel to which it serves, at a distance no greater than 60 feet from the pipeline.
j. Sewer extension shall include factory wye's, stub lateral, and cap for existing properties along the extension.

8. Developer shall submit all Tentative Parcel or Tract Maps for the project to Western Water for review to determine whether additional project conditions are required.

9. Developer shall pay all costs associated with reviews of the Preliminary Master Utility Plan and Tentative Parcel or Tract Map by Western Water at the time of review.

10. Developer may be required to perform studies and analyses to provide the potable water and recycled/non-potable at maximum day demands and sanitary sewer maximum discharge needs of the development and their impacts on the relevant existing offsite potable water, recycled/non-potable and sanitary sewer systems at developers sole cost, as needed.

11. Provide and/or pay for all applicable cost and fees including connection fees (capacity charges), relocation of facilities, and additional facilities, including offsite pipeline extensions, additional potable water and recycled/non-potable water storage capacity, sanitary sewer treatment capacity and pumping facilities that may be necessary to accommodate applicant's proposed water, sewer and recycled/non-potable water usage (as applicable), while maintaining resiliency of pipelines within Western Water's distribution system. Western Water Master Plan Facilities, constructed by the developer may be subject to the application of appropriate capacity fee credits as deemed by Western Water.

12. Developer to submit a detailed engineer's construction cost estimate for proposed sewer and water facilities to Western Water for review and approval. Once approved, developer shall make a deposit for plan checking services for Water and/or Sewer Improvement Plans.

13. Water, Sewer, and Recycled Water Improvement Plans (as applicable) shall be designed per Western Water's Developer Handbook and Standard Specifications and available at: http://www.wmwd.com/158/Standard-Specifications-Drawings.

14. Developer to submit grading plans for Western's review and approval before grading permit is issued.

15. Water and/or Sewer Improvement Plans shall not be approved until all items mentioned above are received and approved by Western Water.

16. All abandoned well casings and septic systems shall be capped and logged in accordance with all applicable requirements of the Riverside County Department of Environmental Services.

17. The developer is responsible for installing, paying all costs, and obtaining an encroachment permit from the local jurisdiction having authority over installation of a water lateral in the public right-of-way. If the customer chooses to propose to route water or sewer pipelines across private property, then the customer is responsible to obtain easements from adjacent property owners. The easement shall be dedicated to Western Water.

18. For water, sewer and/or recycled water service by Western Water, the developer must comply with these standard conditions, and all applicable Rules, Regulations, and General Policies of Western Water found in Western Water's Code at: https://www.codepublishing.com/CA/WMWD/

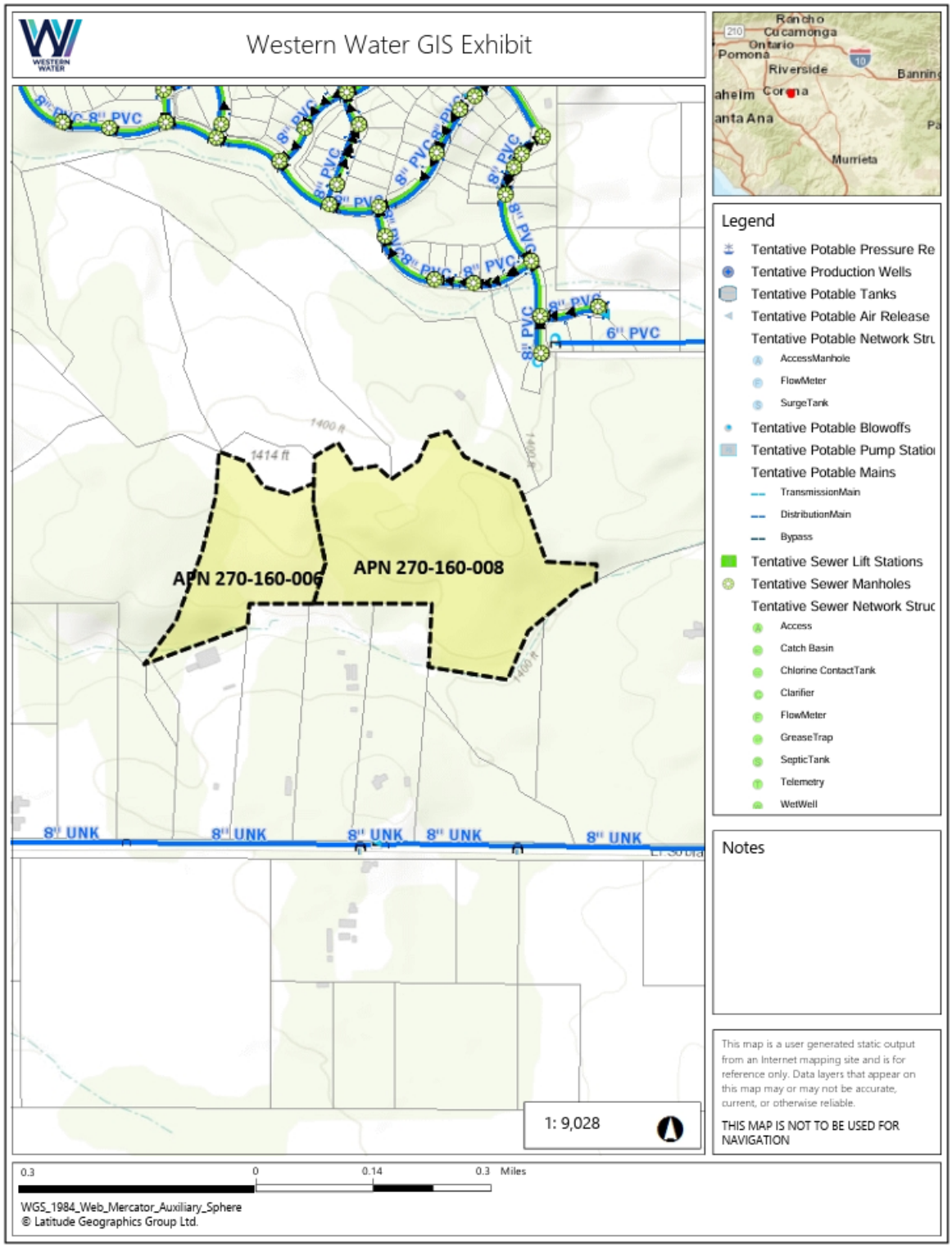
19. Subdivision maps shall be signed by Western Water and include Western Water's standard statements for sewer and water (as applicable). These statements acknowledge surety for water and sewer facilities and adequate property rights as required by Western Water standards.

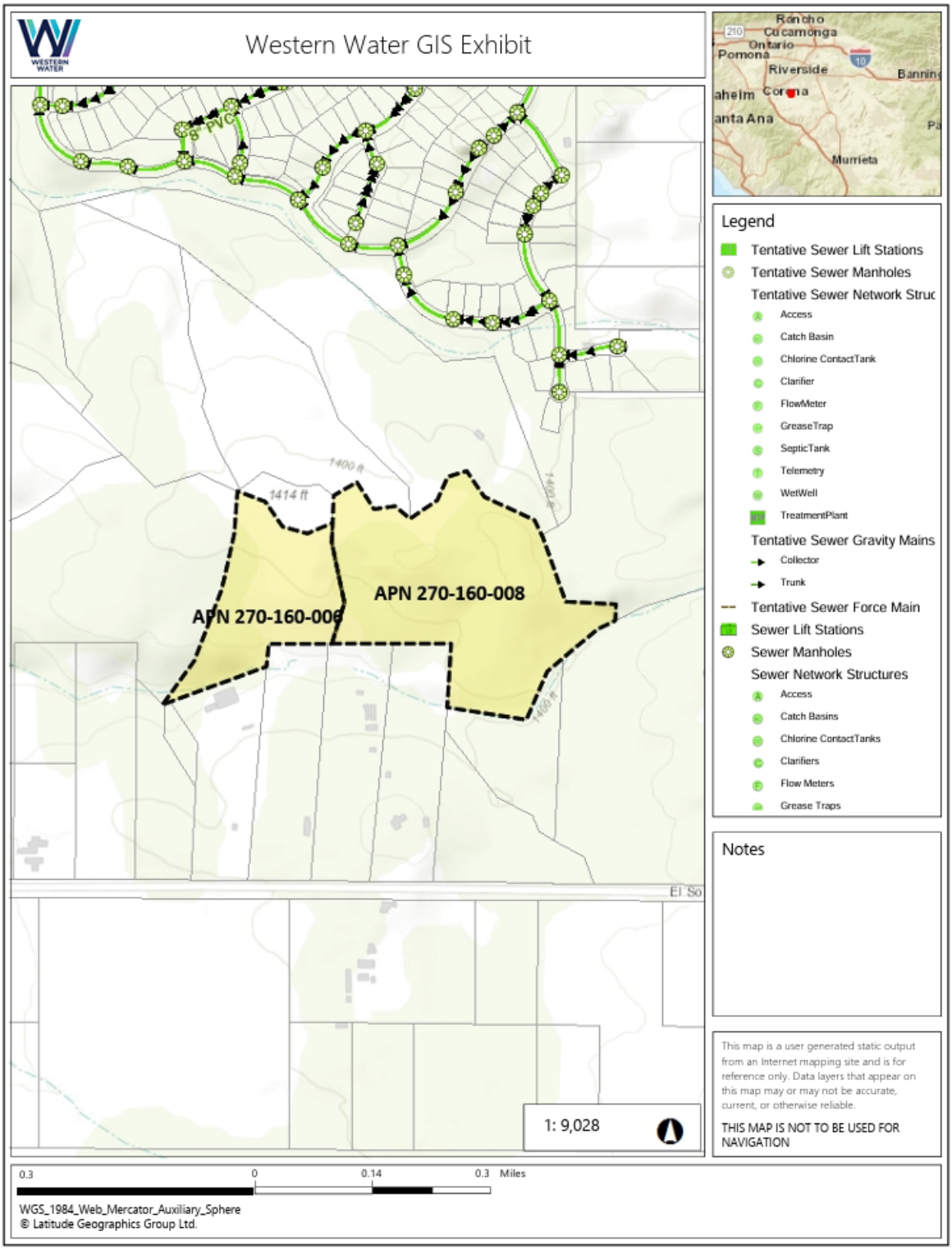
Western Water appreciates the opportunity to submit these Conditions of Approval, please contact Western Water's Development Services at (951) 571-7100 or development@wmwd.com for further information.

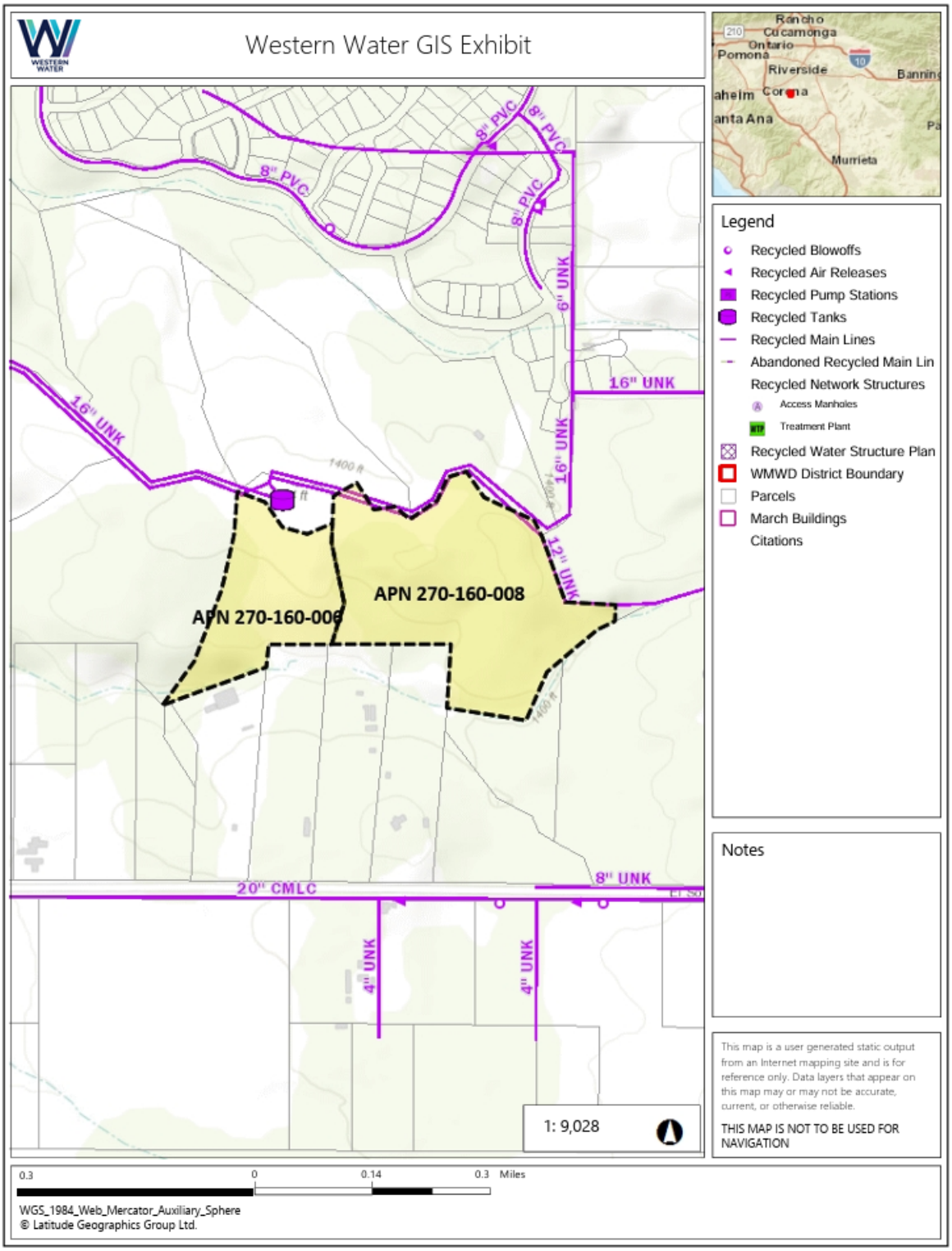
TERI PATTON
Development Services Supervisor

TP:gl:gh:ad

Attachment(s): Western Water GIS Exhibit




Western Water GIS Exhibit
Rancho Cucamonga
Ontario
Pomona
Riverside
Corona
Murrieta
Legend
Tentative Sewer Lift Stations
Tentative Sewer Manholes
Tentative Sewer Network Struc
Access
Catch Basin
Chlorine ContactTank
Clarifier
FlowMeter
GreaseTrap
SepticTank
Telemetry
WetWell
TreatmentPlant
Tentative Sewer Gravity Mains
Collector
Trunk
Tentative Sewer Force Main
Sewer Lift Stations
Sewer Manholes
Sewer Network Structures
Access
Catch Basins
Chlorine ContactTanks
Clarifiers
Flow Meters
Grease Traps
APN 270-160-008
APN 270-160-006
1414 ft
1400 ft
Notes
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION
1: 9,028
0.3 0 0.14 0.3 Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere
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Western Water GIS Exhibit
Rancho Cucamonga
Ontario
Pomona
Riverside
Corona
Murrieta
8" PVC
8" PVC
8" PVC
8" PVC
6" UNK
16" UNK
16" UNK
16" UNK
12" UNK
APN 270-160-008
APN 270-160-006
20" CMLC
8" UNK
4" UNK
4" UNK
Legend
Recycled Blowoffs
Recycled Air Releases
Recycled Pump Stations
Recycled Tanks
Recycled Main Lines
Abandoned Recycled Main Lin
Recycled Network Structures
Access Manholes
Treatment Plant
Recycled Water Structure Plan
WMWD District Boundary
Parcels
March Buildings
Citations
Notes
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1: 9,028
0.3 0 0.14 0.3 Miles
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