moulton niguel water district

October 1, 2025

Lauren Runyan lrunyan@cvc-inc.net

RE: Proposed Development located at Polaris Way, Aliso Viejo
Lennar Townhomes (405 dwelling units)

Dear Customer:

Moulton Niguel Water District (MNWD/District) has investigated the proposed development at the above referenced location. A Will Serve Letter will be sent to the City of Aliso Viejo, once Development plans have been reviewed and approved, and all required permitting steps are complete with MNWD Engineering. **This letter is not to be interpreted as a District approval for a municipal Grading or Building permit.**

Moulton Niguel Water District will service the above-mentioned project for water, recycled, and wastewater service, and preliminary review suggests available water supply and sewer capacity to support the project. This project is completely within MNWD's boundaries. As this project's water use is expected to be less than the equivalent of 500 dwelling units, a Water Supply Assessment under Senate bill 610 is not required. The availability of water service is subject to the suppliers of water to Moulton Niguel Water District continuing to honor their contractual obligation relative to the amount of water to be supplied. Moulton Niguel Water District can make no representations as to the future intention of said suppliers in this regard. This indication of MNWD's ability to serve the above-referenced project is conditional upon the following MNWD Permitting requirements:

Improvement Plans

Available capacity in the existing infrastructure will be determined once this development has received an Orange County Fire Authority (OCFA) Water Availability Form with required fire flows identified, and have this form submitted to the District for processing. This will be used to assess whether water system upgrades/upsizing is required. Water main looping is anticipated for this location, sewer main upsizing is not anticipated for this location. Additional items required for submittal from the developer or project manager are:

- **Each dwelling unit shall have its own independent water meter and fire sprinkler system. Developer shall reserve sufficient space to support the installation of meters, meter boxes, and backflows.**
- **MNWD will own and operate a public water line within the tract boundary along the major streets, but not along the dead end alley ways; however, the sewer system within the tract limits shall be privately owned and maintained. The public water line shall be located within an easement and dedicated to MNWD.**
- **Any existing MNWD improvements not being used shall be demolished and removed.**
- Completed Application for Water/Sewer Service
- Complete Insurance and Bonding Requirements per District requirements.

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- Plans showing locations of proposed potable water connections for domestic use and fire suppression, recycled water connections for dedicated irrigation use, wastewater connections, and grading over existing facilities.
- Engineer's Estimate – materials and construction cost for facilities to be built and dedicated to the District. This will be used to determine Plancheck and Inspection fees, and used for construction performance bonding if required.
- The plumbing system water demand (fixture unit count or gallons-per-minute calculation) from this project's licensed plumber or utility engineer. This information is utilized to assure that meters are properly sized to support the plumbing systems at the property.
- The fire suppression/sprinkler system water demand (gallons-per-minute calculation) from this project's Fire Suppression/Sprinkler System designer.
- Backflow installation locations on fire suppression lines, dedicated potable irrigation with an ejector pump or subterranean plumbing, and irrigation services.
- Easement documents, and Title Report (if any facilities to be dedicated to the District will be located on private property).
- Any Improvements proposed within existing or new District easements will require review and approval by the District, including landscaping (which should be free of trees, and be limited to low-profile plants), monuments/signage, planters, medians, statues, walls, fences, curb/gutters, or any structures or plant life that would unreasonably interfere with the ability for the District to exercise its easement rights. All Improvements will require an Easement Encroachment Agreement to be executed with the District's approval.
- Irrigation and landscaping plans. The proposed project shall utilize recycled water for the common HOA landscape areas.
- Completion of an OCFA Water Availability Form, and Proof of OCFA Review and Approval.
- All plan sets submitted to MNWD shall be in PDF format.

Fee Schedule

The fee schedule and applicable costs that may be required are as follows:

- Commercial, Residential, Irrigation

Meter Size	Water Capacity Fee	Wastewater Capacity Fee
¾"	$2,405	$1,597
1"	$2,405	$1,597
1.5"	$4,810	$3,195
2"	$7,695	$5,112
2.5"	$12,265	$8,147
3"	$16,834	$11,182
4"	$30,301	$20,128
6"	$67,335	$44,730
8"	$115,432	$76,680
10"	$182,767	$121,410

- Potable Irrigation- Residential Development $1,479 per 1000 sq. ft. irrigated Non-Residential Development $1,210 per 1000 sq, ft. irrigated
- Plan check and Inspection Fees Minimum $800 plancheck and/or inspection; projects will require an initial deposit outlined in Resolution 18-13
- Construction Costs (both onsite and off-site improvements)
- Reimbursement agreement fees, Developer Impact Fees, and/or Special Assessments, if applicable.

Fees are subject to change.

Record Drawings

As-Built Drawings of existing facilities will be provided once project design commences. Design Engineer or Project Manager may request these drawings on the District website, at https://mnwdca.seamlessdocs.com/f/requestdrawings.

MNWD will approve the plans after all remaining concerns have been addressed, easements are executed for facilities to be located on private property and after all applicable fees for this project are paid in full.

MNWD's latest Standard Specifications are available online at: https://www.mnwd.com/wp-content/uploads/Standard-Specifications-for-Construction-of-PW-RW-and-WW-Facilities-August-2024-1.pdf

MNWD's latest Development Requirements are available online at: https://www.mnwd.com/wp-content/uploads/2021/12/Complete-Doc-DEVELOPMENT-REQUIREMENTS-SIG-PAGE-PART-I-APENDICES-AND-PART-II-FINAL-2021.pdf

If you have any questions or require further assistance, please do not hesitate to contact me (SYu@mnwd.com) at your earliest convenience.

Regards,

MOULTON NIGUEL WATER DISTRICT

Sheldon Yu

Sheldon Yu, P.E.
Sr. Engineer