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Securing Your Water Supply

December 16, 2019

Shawn Peukert  
Pimlico Ranch, LLC  
12203 Magnolia Avenue  
Riverside, CA 92517

**WATER AND SEWER AVAILABILITY REQUEST, REVISED TTM37621 EXISTING APN'S 906-250-020 TO 048 BETWEEN HAYES AVENUE, JUNIPER STREET, JENNY LANE, & KALMIA STREET, GRID NO. 110048, 110049, 120048 & 120049, ID-MURRIETA, T7S, R3W, SEC. 19 & 20**

Western Municipal Water District ("Western") received an inquiry for the above location to obtain water and sewer service to proposed Revised Tentative Tract Map 37621/Pimlico Ranch LLC, consisting of 35 estate sized homes ("Proposed Project") and requested that Western provide a letter setting forth the terms of water and sewer service.

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 of Western's Rules and Regulations Governing Water Service, Water Users, Wastewater Discharge and Sanitary Sewer System Use, as the same may be revised from time to time (Rules And Regulations):

1. Obtain all necessary permits and approvals for the construction and operation of the Proposed Project from the appropriate regulatory authorities;
2. 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 upsizing of pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant);

3. All water use is subject to curtailment during times of drought or other water availability limitations in accordance with Rules And Regulations; and
4. Prepare preliminary layout of proposed potable water and sewer facilities and proposed points of connection.

The applicant may be required to pay a minimum of \$5,000 planning deposit for cost incurred by Western's staff in benefiting proposed development prior to Western issuing a Conditions of Approval. Upon approval, any remaining funds may transfer to the next phase such as plan check. Depleted deposits, prior to the next phase, will be augmented. If the applicant chooses to withdraw their project, any remaining deposit will be refunded.

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
- Submit a request to Development Services for fire flow modeling, and;
- Submit a completed fire flow model 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 [developmentervices@wmwd.com](mailto:developmentervices@wmwd.com).



THOMAS G. SCOTT, P.E.  
Principal Engineer

TGS:my:tp:sc

Attachment(s): Map



# DEVELOPMENT SERVICES DEPARTMENT PROJECT FACILITY AVAILABILITY - SEWER

Please type or use pen

**S**

PIMLICO RANCH, LLC 951-830-5600  
 Owner's Name Phone  
12203 MAGNOLIA AVE  
 Owner's Mailing Address Street  
Riverside, Ca 92517  
 City State Zip

ORG \_\_\_\_\_  
 ACCT \_\_\_\_\_  
 ACT \_\_\_\_\_  
 TASK \_\_\_\_\_ AMT \$ \_\_\_\_\_  
 DATE \_\_\_\_\_

DISTRICT CASHIER'S USE ONLY

## SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A.  Major Subdivision (TM)  Specific Plan or Specific Plan Amendment  
 Minor Subdivision (TPM)  Certificate of Compliance: \_\_\_\_\_  
 Boundary Adjustment  
 Rezone (Reclassification) from RR MDP to ER1 zone.  
 Development Permit, purpose: \_\_\_\_\_  
 Use Permit, purpose: \_\_\_\_\_  
 Time Extension/ Expired Map Case No. \_\_\_\_\_  
 Other REVISED TTM 37621

Assessor's Parcel Number(s)  
(Add extra if necessary)

906-250-020,021,022,023,024,025	
026,027,028,029,030,031,032,	
033,034,035,036,037,038,039,	
040,041,042,043,044,045,046,	
047 & 048	

- B.  Residential . . . . . Total number of dwelling units 35  
 Commercial . . . . . Gross floor area \_\_\_\_\_  
 Industrial . . . . . Gross floor area \_\_\_\_\_  
 Other . . . . . Gross floor area \_\_\_\_\_

C.  Total Project acreage 46.65 Total number of lots 35

- D. Is the project proposing the use of groundwater?  Yes  No  
 Is the project proposing the use of reclaimed water?  Yes  No

By signing below, the applicant acknowledges that the information provided is accurate and acknowledges that any significant modification of the proposed project may result in changes to the District's draft conditions/availability to serve.

Applicant's Signature: \_\_\_\_\_ Date: 12.5.19

Project Address: 42836 KALMIA STREET MURRIETA Phone: 909 322-8482

(On completion of above, present to the District that provides water protection to complete Section 2 below.)

## SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Western Municipal Water District Service area Murrieta

- A.  Project is in the district.  
 Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.  
 Project is not in the district and is not within its Sphere of Influence boundary.  
 The project is not located entirely within the district and a potential boundary issue exists with the \_\_\_\_\_ District.
- B.  Facilities to serve the project  ARE  ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached \_\_\_\_\_ (Number of sheets) See WMWD Master plan  
 Project will not be served for the following reason(s): \_\_\_\_\_
- C.  District conditions are attached. Number of sheets attached: \_\_\_\_\_  
 District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
 District will submit conditions at a later date. Per future condition letter
- D.  How far will the pipeline(s) have to be extended to serve the project? 565 Linear Feet Min.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: Tom Scott Print Name Tom Scott  
 Print Title PRINCIPAL ENGINEER Phone (951) 571-7239 Date 12/18/19

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT  
 On completion of Section 2 by the District, applicant is to submit this form with application to:  
 Development Services Department - 1 Town Square, Murrieta, CA 92562



# DEVELOPMENT SERVICES DEPARTMENT PROJECT FACILITY AVAILABILITY - POTABLE WATER

*Please type or use pen*

<p><b>PIMLICO RANCH, LLC</b></p> <p>Owner's Name _____ Phone _____</p> <p><u>12203 MAGNOLIA AVE</u></p> <p>Owner's Mailing Address _____ Street _____</p> <p><u>Riverside, Ca 92517</u></p> <p>City _____ State _____ Zip _____</p>	<p>ORG _____</p> <p>ACCT _____</p> <p>ACT _____</p> <p>TASK _____ AMT \$ _____</p> <p>DATE _____</p> <p style="text-align: center;"><b>DISTRICT CASHIER'S USE ONLY</b></p>
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W

**SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT**

A.  Major Subdivision (TM)  Specific Plan or Specific Plan Amendment  
 Minor Subdivision (TPM)  Certificate of Compliance: \_\_\_\_\_  
 Boundary Adjustment  
 Rezone (Reclassification) from RR MDP to ER1 zone.  
 Development Permit, purpose: \_\_\_\_\_  
 Use Permit, purpose: \_\_\_\_\_  
 Time Extension/ Expired Map Case No. \_\_\_\_\_  
 Other REVISED TTM 37621

B.  Residential . . . . . Total number of dwelling units 35  
 Commercial . . . . . Gross floor area \_\_\_\_\_  
 Industrial . . . . . Gross floor area \_\_\_\_\_  
 Other . . . . . Gross floor area \_\_\_\_\_

C.  Total Project acreage 46.65 Total number of lots 35

D. Is the project proposing the use of groundwater?  Yes  No  
 Is the project proposing the use of reclaimed water?  Yes  No

E.  Applicant acknowledges that a copy of the Project Facility Availability for Fire Service is attached.

Assessor's Parcel Number(s)  
(Add extra if necessary)

908-260-020,021,022,023,024,	
025,026,027,028,029,030,031,	
032,033,034,035,036,037,038,	
039,040,041,042,043,044,	
045,046,047 & 048	

By signing below, the applicant acknowledges that the information provided is accurate and acknowledges that any significant modification of the proposed project may result in changes to the District's draft conditions/availability to serve.

Applicant's Signature: \_\_\_\_\_ Date: 12.5.19

Project Address: 42836 KALMIA STREET MURRIETA Phone: 909 322-8482

(On completion of above, present to the District that provides water protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY WATER DISTRICT**

District Name: WMWD Service area Murrieta Project Number: \_\_\_\_\_

A.  Project is in the district.  
 Project is not in the district but is within its Sphere of Influence boundary, owner may apply for annexation.  
 Project is not in the district and is not within its Sphere of Influence boundary.  
 The project is not located entirely within the district and a potential boundary issue exists with the \_\_\_\_\_ District.  
 Project  DID  DID NOT conduct a due diligence review with the water district.

B.  Facilities to serve the project  ARE  ARE NOT in the vicinity of the property. Explain in space below or on attached 24" water main runs beside property on Hayes Ave. (Number of sheets attached \_\_\_\_\_)  
 Project will not be served for the following reason(s): \_\_\_\_\_

C.  District conditions are attached. Number of sheets attached: \_\_\_\_\_  
 District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
 District will submit conditions at a later date. Per future Condition Letter

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: Tom Scott Print Name TOM SCOTT

Print Title PRINCIPAL ENGINEER Phone (951) 571-7239 Date 12/18/19

**NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT**  
 On completion of Section 2 by the District, applicant is to submit this form with application to:  
 Development Services Department - 1 Town Square, Murrieta, CA 92562





# DEVELOPMENT SERVICES DEPARTMENT PROJECT FACILITY AVAILABILITY - FIRE

Please type or use pen

PIMLICO RANCH, LLC			ORG _____	<b>F</b>
Owner's Name	12203 MAGNOLIA AVE		ACCT _____	
	Street	Phone _____	ACT _____	
Owner's Mailing Address	Riverside, Ca 92517		TASK _____ AMT \$ _____	
City	State	Zip	DATE _____	
<b>DISTRICT CASHIER'S USE ONLY</b>				

## SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A.  Major Subdivision (TM)  Specific Plan or Specific Plan Amendment  
 Minor Subdivision (TPM)  Certificate of Compliance: \_\_\_\_\_  
 Boundary Adjustment  
 Rezone (Reclassification) from RR MDP to ER1 zone.  
 Development Permit, purpose: \_\_\_\_\_  
 Use Permit, purpose: \_\_\_\_\_  
 Time Extension/ Expired Map Case No. \_\_\_\_\_  
 Other REVISED TTM 37621

Assessor's Parcel Number(s)  
(Add extra if necessary)

908-250-020,021,022,023,024,	
025,026,027,028,029,030,031,	
032,033,034,035,036,037,038,	
039,040,041,042,043,044,045,	
046,047 & 048	

- B.  Residential . . . . . Total number of dwelling units 35  
 Commercial . . . . . Gross floor area \_\_\_\_\_  
 Industrial . . . . . Gross floor area \_\_\_\_\_  
 Other . . . . . Gross floor area \_\_\_\_\_

C.  Total Project acreage 46.65 Total number of lots 35

D. Construction Type: N/A

E. Size of Buildings (In square feet): N/A

F. Is site plan attached?  Yes  No

By signing below, the applicant acknowledges that the information provided is accurate and acknowledges that any significant modification of the proposed project may result in changes to the District's draft conditions of availability to serve.

Applicant's Signature: \_\_\_\_\_ Date: 11-19-19

Project Address: 42836 KALMIA STREET MURRIETA Phone: 951-312-2100

(On completion of above, present to the District that provides water protection to complete Section 2 below.)

## SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY MURRIETA FIRE & RESCUE DISTRICT

The information below is based on a cursory review of the information provided on this form. Changes or modification in use, construction type or site design may impact fire requirements. The applicant is encouraged to process an updated form if the project changes or one year from the authorization date has transpired. A more detailed review will be completed once a formal permit application has been file with the City Development Services Department.

A. Closest serving fire station: 41825 JUNIPER ST - FS NO 1.

B.  District conditions are attached. Number of sheets attached: \_\_\_\_\_  
 District will submit conditions at a later date, once a formal permit application has been file with the City Development Services Department.

C.  Fire Flow requirements: 2,500 GPM @ 20 PSI for 2 Hours (VHFHSE)

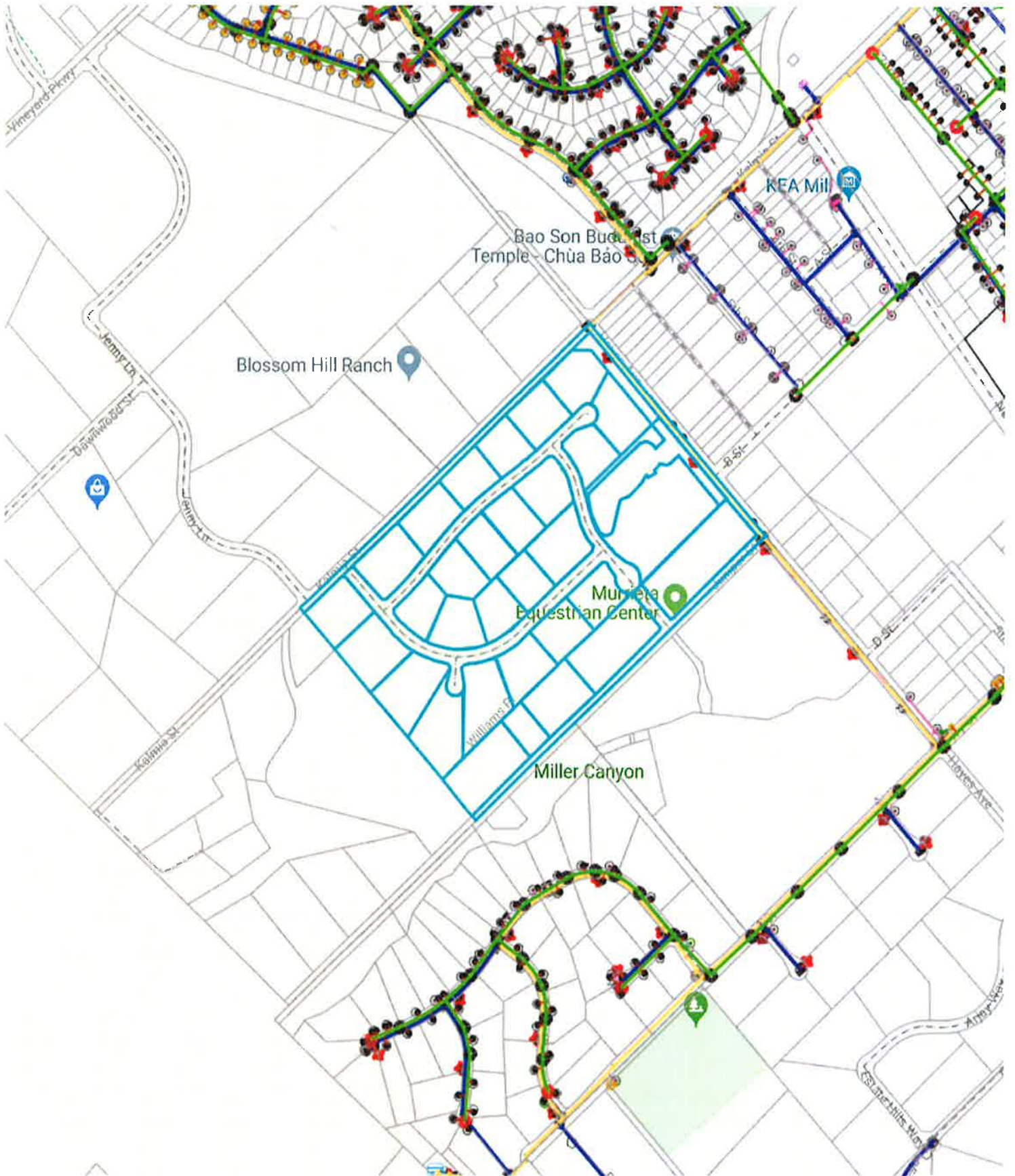
This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: \_\_\_\_\_ Print Name: CHRIS JENSEN

Print Title: FILE MANAGER Phone: 951-440-6351 Date: 12/4/19

**NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT**  
 On completion of Section 2 by the District, applicant is to submit this form with application to:  
 Development Services Department - 1 Town Square, Murrieta, CA 92562

# Will Serve Letter for Pimlico Ranch



1" = 752 ft

TTM 37621

12/20/2019



This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up to date information.