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November 16, 2022

SENT VIA EMAIL

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CONDITIONS OF APPROVAL

DEVELOPMENT PROJECT: PR-2022-001359 – MISSION GROVE APARTMENTS

These Conditions of Approval for the above referenced Development Project (“project”) are in response to the Project Transmittal dated October 20, 2022. The project property is located within the water and sewer service area of the Western Municipal Water District (“Western”). The following are Western’s Conditions of Approval:

1. All applicable Water and Sewer Connection Fees (Capacity Charges) and Meter Installation Fees, must be paid prior to the installation of any water meter.
2. Proposed facilities for water and sewer service must be designed by a Registered Civil Engineer, and reviewed and approved by the Western. 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 1837 Pressure Zone. Currently, Western has an existing 8-inch water pipeline located onsite and a 12-inch water pipeline in both Mission Grove Parkway and Mission Village Drive . 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. Developer’s civil engineer can find the pressure zones available water storage for fire flows in Western’s Water Master Plans. Available storage should be compared to fire flow requirements by the fire protection agency of jurisdiction.
5. Coordinate with the fire protection agency to determine required fire flow for proposed project and advise Western of the fire flow flow-rate 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 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/nonpotable water (i.e.; pipe diameters, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, gas, communication, electrical, and 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 easements for potable water, sanitary sewer, and recycled/nonpotable 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/nonpotable 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 and sewer 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 twenty 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 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 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 at the time of review.
10. Developer may be required to perform studies and analyses to provide the potable water and recycled/nonpotable at maximum day demands and sanitary sewer maximum discharge needs of the development and their impacts on the relevant existing offsite potable water, recycled/nonpotable 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/nonpotable water storage capacity, sanitary sewer treatment capacity and pumping facilities that may be necessary to accommodate applicant's proposed water, sewer and recycled/nonpotable water usage (as applicable), while maintaining resiliency of pipelines within Western's distribution system. Western Master Plan Facilities, constructed by the developer may be subject to the application of appropriate capacity fee credits as deemed by Western.

12. Developer to submit a detailed engineer's construction cost estimate for proposed sewer and water facilities to Western 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'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.
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.
18. For water, sewer and/or recycled water service by Western, the developer must comply with these standard conditions, and all applicable Rules, Regulations, and General Policies of Western found in Western's Municipal Water District Code at: <https://www.codepublishing.com/CA/WMWD/>
19. Subdivision maps shall be signed by Western and include Western'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 standards.

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



TERI PATTON
Senior Engineering Technician

TP:bp:sc
Attachment(s): Western Municipal Water District GIS Exhibit

