Appendix J

Conditional Water and Sewer Will Serve Letter

IRVINE RANCH WATER DISTRICT 15600 Sand Canyon Ave., P.O. Box 57000, Irvine, CA 92619-7000 (949) 453-5300

March 5, 2014

Mr. David Belmer
Assistant City Manager
City of Lake Forest
25550 Commerce Center Drive
Lake Forest, CA 92630

SUBJECT: Conditional Water and Sewer Will Serve Letter for Proposed Development in Baker Ranch, Lake Forest, California at Rancho Parkway and Portola Parkway, Tentative Tract Map 17707

Gentlemen:

This is to advise you that the IRWD would have adequate domestic water supplies to furnish each and every building lot, without exception, in the tentative tract, subject to the developer providing for construction of additional water supply and transmission mains as may be identified in a future Sub Area Master Plan update, and the developer installing the necessary in-tract distribution main.

Please be advised that for residential tracts, two (2) points of connection must be made to IRWD's water system, and may necessitate street trenching or underground boring if not done prior to road construction.

The District will also be able to provide sewer service to each and every building lot, without exception, in the tentative tract, conditioned upon the developer providing for the construction of additional sewer trunk lines and local sewer collection facilities, as may be identified in a future Sub Area Master Plan update, and the developer installing the necessary in-tract sewer mains.

This letter does not constitute either a water supply verification, as required by California Government Code Section 66473.7, or a water supply assessment, as required by California Water Code Section 10910. If compliance with one or both of such requirements is necessary for the project, appropriate requests shall be submitted to the District.

If you have any questions or require any additional information, please feel free to call the undersigned.

Yours truly,

Kevin L. Burton

Kevin L. Burton, P.E.
Executive Director of Engineering and Water Quality

Reviewed: KNL