



April 17, 2019

San Luis Obispo County Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: CONDITIONAL WILL SERVE WATER AND SEWER SERVICE
Avila Beach Resort “Avila by the Sea
DRC2018-00067 (formerly DRC2014-00091)
COMMERCIAL DEVELOPMENT (the “Project”)

Dear San Luis Obispo County Department of Planning and Building,

This Conditional Will Serve Letter is limited to the Project as described above.

The Project is located within the San Miguelito Mutual Water Company (SMMWC) service area and the Project applicant is a SMMWC Shareholder.

SMMWC requires the following Conditions/Mitigations be placed on the Project prior to the issuance of a Final Will Serve Letter and receiving Water and Wastewater service:

- Comprehensive Project Construction Plans including site plans, infrastructure and utility improvement plans clearly showing that the SMMWC Conditions/Mitigations have been addressed.
- A Checking and Inspection Agreement must be signed.
- Any changes in, or modifications to, the plans during the San Luis Obispo County’s permitting process will require an additional review by SMMWC.
- Incorporate San Luis Obispo County Permit water usage guidelines and install low flow fixtures and other water saving devices as required.
- Show locations of pressure reducing devices for all building and private water distribution lines. Pressure reducing devices shall be maintained by ABR and not SMMWC.
- ABR shall provide SMMWC with Cal-Fire approvals prior to SMMWC approving the construction plans.
- SMMWC will not supply any potable water for irrigation purposes.

- Provide a Registered Civil Engineer's report that shows the combined Peak hourly flow from the ABR project does not exceed 80gpm.
- All spas in units will be separately connected to a gray water capture/cistern system and not drain into the SMMWC wastewater collections system.
- Prior to any pool draining operation, ABR will give SMMWC 24 hour notice.
- All pool draining operations will be done during off peak hours
- All pool draining operations shall not exceed 80gpm.
- ABR shall furnish SMMWC a report at the end of each event providing evidence of the use of Porta Potties. This report shall include the number of Porta Potties and the gallons of wastewater removed.
- SMMWC Board shall institute a Surcharge rate for additional wastewater discharged to our system. This Surcharge shall be applied for usage above normally expected flows from the ABR property or if ABR fails to report the wastewater removed for any event.
- SMMWC shall sign off on all Construction and Improvement plans.
- ABR shall replace any water or sewer mains as required by SMMWC due to Building layout or site grading.
- ABR shall install a new 8" water main along Blue Heron Drive connecting the existing water mains at Coffeeberry and the Maintenance area.
- New water meter service locations shall be placed adjacent to SMMWC main lines along Blue Heron Drive, Lupine Canyon Road and the relocated distribution line to tanks 100/200. All water service and fire service lines, including pressure relief valves, backflow preventers and fire hydrants, after the water meter shall be ABR maintained.
- New private sewer force mains shall install check valves and backflow preventers at their tie-in locations to SMMWC lines along Blue Heron Drive and Lupine Canyon Road.
- All private lift stations shall be equipped with flow meters and backup power and maintained by ABR.
- ABR shall replace and relocate the 480 volt electric line to Lift Station #2. Type of line and location to be approved by SMMWC.
- Lift Station #2 or its influent line shall be upsized to provide adequate flow and storage.
- ABR and SMMWC Board shall record an agreement regarding Bylaw Section 4 and the issuance of new shares if multiple entities lease or own the facilities on Parcel 4. Including the provision that financial arrangements to purchase additional shares must be made prior to the signing of any lease or closing of any escrow.

No new water service meter will be installed or connections made to the SMMWC system until all Conditions/Mitigations in this letter are fulfilled.

This letter confirms that SMMWC has the physical capability to provide ample potable water and capacity in our wastewater collection system to meet project demands.

This letter will automatically expire within one year from the above date.

If you have any further questions please feel free to contact our office.

Sincerely,
San Miguelito Mutual Water Company

Rick Koon
General Manager

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