



AGENDA

SPECIAL BOARD MEETING

Board Room
3707 Old Highway 395
Fallbrook, CA 92028

Wednesday, February 4, 2026
1:00 P.M.

1. **CALL TO ORDER**
2. **ROLL CALL: Hamilton, Mack, Townsend-Smith, Hoffman, Irvine** (Pursuant to Government Code Section 54953, Director Irvine will be participating remotely from 2552 Dos Lomas, Fallbrook, CA 92028, which will be accessible to the public. All votes will be taken by verbal roll call.)
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF THE AGENDA**
5. **PUBLIC COMMENT**

Any person may address the Board at this time upon any subject not identified on this Agenda, but within the jurisdiction of Rainbow Municipal Water District; however, any matter that requires action will be referred to staff for a report and action at a subsequent Board meeting. As to matters on the Agenda, if a request to make a public comment is received, an opportunity will be given to address the Board when the matter is considered.

Members of the public may make comments in person by submitting a Speaker Slip to the Board Secretary, virtually through virtual or teleconference options, or by submitting an email to tquintanar@rainbowmwd.ca.gov no later than midnight on the day before the meeting. Comments shall be made in an orderly manner, and profanity, slander, or abusive language which is disruptive to the meeting will not be tolerated. Individuals have a limit of three (3) minutes to make comments and will have the opportunity when called upon by the presiding officer.
6. **CONSIDER APPROVAL OF A SEWER SERVICE AGREEMENT BETWEEN THE DISTRICT AND TH OCEAN BREEZE RANCH LLC (DIVISION 1)**
7. **ADJOURNMENT**

ATTEST TO POSTING:

/s/Terese Quintanar
Terese Quintanar
Secretary of the Board

2/3/2026 10:21 AM
Date and Time of Posting
Outside Display Cases

Rainbow Municipal Water District (RMWD) provides remote attendance options solely as a matter of convenience to the public. RMWD will not stop or suspend its in-person public meeting should a technological interruption occur with respect to the Zoom or call-in line listed on the agenda. We encourage members of the public to attend meetings in person at 3707 Old Highway 395, Fallbrook, CA 92028, or remotely utilizing the options below:

For Online Participation:

Go to: <https://rainbowmwd.zoom.us/j/81837688091>

If members of the public attending virtually would like to ask a question or make a comment on any item listed on this agenda, please utilize the "Raise Hand" button, located at the bottom of the screen. We will be alerted that they would like to speak. When called upon, please unmute the microphone and ask the question or make comments in no more than three minutes.

For Call-in Only:

Call: (669) 900-6833, or (669) 444-9171, or
(309) 205-3325, or (312) 626-6799, or
(564) 217-2000, or (689) 278-1000
Meeting ID: 81837688091

*Those who have joined by dialing a number on their telephone can dial *9 to alert us of a request to speak and *6 to unmute, once called upon by the presiding officer.*

In accordance with the requirements of California Government Code Section 54954.2, this agenda has been posted at the District's Administrative offices not less than 24 hours prior to the meeting date and time above. Meetings are regularly held at 1:00 p.m. All public records relating to each agenda item, including any public records distributed less than 24 hours prior to the meeting to all, or a majority of all, of the members of the District's Board, are available for public inspection in the office of the District Secretary, 3707 Old Highway 395, Fallbrook, CA 92028

If you have special needs because of a disability that makes it difficult for you to participate in the meeting or you require assistance or auxiliary aids to participate in the meeting, please contact the District Secretary (760) 728-1178 in as far in advance as possible. The District will attempt to make arrangements to accommodate your disability.

BOARD OF DIRECTORS

February 4, 2026

SUBJECT

CONSIDER APPROVAL OF A SEWER SERVICE AGREEMENT BETWEEN THE DISTRICT AND TH OCEAN BREEZE RANCH LLC (DIVISION 1)

BACKGROUND

The property located south of Pala Road (Highway 76), west of Interstate 15 and north of West Lilac Road, at 5820 West Lilac Road, Bonsall, CA. has gone through several ownership changes going back to the early 1900s. In the early 1970s it was Dulin Ranch, primarily agriculture and orchards. Later Vessels Ranch, a horse breeding farm, operated on the property from the early 1980s until 2015, when it was sold to Ocean Breeze Ranch. In 2024, TH Ocean Breeze Ranch LLC (Developer) entered a contract with Ocean Breeze Ranch LLC to purchase a portion of the property. Ocean Breeze Ranch retained ownership of the equestrian facility and approximately 317 acres of biological open space.

The 1,403-acre property includes 833 acres of permanent biological open space, an equestrian center of 203 acres, public and private park space of 9.35 acres (including two (2) public parks, four (4) private parks and a private recreation center), four miles of sidewalks and five miles of trails for pedestrian connectivity throughout, including a trail connection from the development through open space to Sullivan Middle School. Only 367 acres of the total 1,403 property will be developed.

The development consists of three (3) planning areas. Planning Area 1- 144 single-family homes, Planning Area 2- 235 single-family homes, and Planning Area 3-15 estate lots. The fifteen lots in Planning Area 3 are the only section of the development that will be served by septic systems.

The Rainbow Municipal Water District (District) has been working with the Developer through plan checking and coordination of the necessary facility improvements for the development. The Developer is required to conduct a sewer study on the proposed development to determine the amount of sewer Equivalent Dwelling Units (EDUs) needed to serve the development. Due to the District's limited available EDUs through its agreement with the City of Oceanside, reserving EDUs is necessary to ensure the District has the capacity to serve the new development.

DESCRIPTION

The District's Administrative Code, Section 9.05.080.05.2, requires the Developer to enter into a Sewer Service Agreement and pay 50% of the sewer and water capacity fees. The remaining 50% is to be paid at the then current rates prior to building permits being issued.

Based off the sewer service study, 394 EDUs are needed to serve the proposed Development:

TABLE 1 OCEAN BREEZE RANCH LOT SUMMARY		
Description	Area, Ac.	Units
Planning Area 1	66.5	144
Planning Area 2	66.47	235
Planning Area 3 (Estate Lots)	153.56	14
Hillside Estate	24.22	1
Remainder Parcel	29.82	---
Equestrian Facility	203.59	---
TOTAL	544.16	394

Once the development plans are finalized, staff will return to the Board for approval of a water and sewer facilities construction agreement with the Developer. Staff is requesting that the Board authorize the General Manager to execute the Sewer Service Agreement with TH Ocean Breeze Ranch LLC for Planning Areas One, Two and Three. This agreement has been reviewed by the District’s General Counsel.

POLICY/STRATEGIC PLAN KEY FOCUS AREA

Strategic Focus Area Two: Asset Management

ENVIRONMENTAL

In accordance with California Environmental Quality Act (CEQA) guidelines Section 15378, the action before the Board does not constitute a “project” as defined by CEQA and further environmental review is not required at this time.

BOARD OPTIONS/FISCAL IMPACTS

There is no direct fiscal impact to the District for the proposed action.

Option 1:

- Authorize the General Manager to execute the Sewer Service Agreement and collect 50% of the sewer capacity fees.

Option 2:

- Provide other direction to staff.

STAFF RECOMMENDATION

Staff recommends Option 1.

Chad Williams
Engineering & CIP Program Manager

02/04/2026

Attachment(s):

1. Project Site Map
2. Sewer Service Agreement

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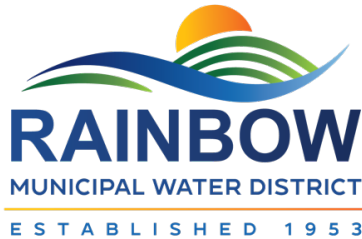


Chad Williams
Engineering & CIP Program Manager

02/04/2026

Attachment(s):

1. Project Site Map
2. Sewer Service Agreement



RAINBOW MUNICIPAL WATER DISTRICT
3707 OLD HIGHWAY 395, FALLBROOK, CALIFORNIA 92028
TELEPHONE (760) 728-1178 FAX (760) 728-2575

**SEWER SERVICE AGREEMENT (SSA)
BY AND BETWEEN RAINBOW MUNICIPAL WATER DISTRICT
AND TH OCEAN BREEZE RANCH LLC**

CONTRACT NO. 26-02

This sewer service agreement (“Agreement”) is made on this ____ day of _____, (“Commencement Date”) by and between **Rainbow Municipal Water District** (“District”), a municipal water district organized under the Municipal Water District Law of 1911, and **TH OCEAN BREEZE RANCH LLC, a California limited liability company** (“Subdivider”). Each of District and Subdivider are interchangeably referred to as a “Party” to the Agreement herein and are collectively referred to as the “Parties”.

RECITALS

A. KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND IV-C LP, a Delaware limited partnership (“KENNEDY LEWIS”) is the legal owner and Subdivider is the permittee, developer and optionee of real property located in the unincorporated community of Bonsall, County of San Diego, State of California, which real property lies within the jurisdictional service area of the District, identified as Assessor’s Parcel Numbers: **127-191-22-00 and 125-080-25-00** (the “Real Property”), more particularly depicted in **Exhibit 1** to this Agreement.

B. District and Subdivider are entering into an Agreement Consenting to Water and Sewer Connection Fee Charges in connection with the **OCEAN BREEZE RANCH project located at 5820 West Lilac Road, Bonsall, CA**. By the Agreement, Subdivider agrees to pay the District 50% of the sewer and water capacity fees for 520.5 Equivalent Dwelling Units (“EDUs”) and associated water capacity and join the District’s Sewer Allocation Plan.

C. The planned projects consist of 379 sewer single family homes on individual lots, 15 non-sewered single family estate lots, two sewer lift stations, public and private streets, private parks and landscaping, a private pool facility with restroom building, and two public parks with restroom buildings.

D. District and Subdivider desire to consolidate, update and memorialize past agreements, applications, and commitments for sewer capacity for the Project through execution of this Agreement as required by the District’s Administrative Code Section 9.05.080.

E. District acknowledges that it currently has sufficient capacity to serve the OCEAN BREEZE RANCH project, and that it is in the best interest of the District for this development to occur.

NOW, THEREFORE, in consideration of these recitals and the mutual covenants contained herein, the District and Subdivider agree as follows:

AGREEMENT

1. Warranties. The foregoing recitals are true and correct. The undersigned, for themselves and the Party on whose behalf they execute this Agreement, warrant and represent that they have full power and authority to bind said Party to the obligations and benefits set forth in this Agreement.
2. Capacity Fees. In accordance with District Administrative Code Section 9.05.080.05.2, Subdivider shall pay to the District a fee in the amount of 50% of the water and wastewater capacity fees required to serve the entire project in order to ensure capacity is available. The amount due upon approval of this Agreement shall be 50% of the total capacity fees due at current rates. The calculated balance due for the initial 50% is \$7,723,508.50. See **Exhibit 2** for the breakout of the estimated water and sewer capacity fees at the current rates. The remaining 50% capacity fees shall be paid in full at the then-current rates by wire or check prior to the issuance of building permits. The District will issue amendment(s) accordingly should calculations change.
3. Term. As provided by District Administrative Code Section 9.05.080.05.3, this Agreement shall become effective on the date of mutual execution by the Parties, and shall terminate five (5) years from that date. The service commitment may be renewed for one (1) additional five-year term upon application and payment to the District of a fee equal to the difference between fees previously paid and the current fee rates in effect at the time of renewal.
4. Subdivider's Obligations.
 - a. Subdivider agrees to hold District harmless from any and all claims, demands, actions, damages, costs, expenses, compensation, causes of action and rights, in law or in equity, in the nature of an administrative procedure or otherwise (known, unknown, contingent, accrued, inchoate, or otherwise) that Subdivider may have against the District, related to, arising from and/or pertaining in any way to the payments made to the District for water and sewer capacity fees for the OCEAN BREEZE RANCH project.
 - b. Subdivider further agrees to pay the District the full amount of water and sewer capacity fees required by the District to serve the OCEAN BREEZE RANCH project, at the then current rates in effect at the time building permits are issued and prior to connecting to the sewer system or issuance of water meters, unless the Subdivider seeks payment after this Agreement expires but before permits are issued as provided herein.
5. Subject to Approval. This Agreement is subject to the approval of the District Board of Directors, and District shall not be bound to any terms of this Agreement absent such approval.

6. Non-Assignment. This Agreement shall not be assigned or transferred, nor shall any of the Subdivider's rights hereunder be delegated or subcontracted. Any attempt to assign or delegate this Agreement shall render this Agreement void and of no force or effect.
7. Notice. All notices, demands, payments, requests, consents, or other communications which this Agreement either contemplates, authorizes, requires, or permits any Party to give to the other Party, shall be in writing and shall be personally delivered, sent by registered or certified mail, postage pre-paid, return receipt requested, or by email, addressed to the respective parties as follows:

To District: Jake Wiley, General Manager, Rainbow Municipal Water District
3707 Old Highway 395
Fallbrook, California 92028
Tel.: (760) 728-1178
Email: jwiley@rainbowmwd.ca.gov

With a Copy to: Alfred Smith, II, General Counsel
Nossaman LLP
777 South Figueroa Street
34th Floor
Los Angeles, California 90017
Tel.: (213) 612-7831
Email: asmith@nossaman.com

To Party: TH OCEAN BREEZE RANCH LLC
c/o Trumark Homes LLC
Attn: Guy Oliver
450 Newport Center Drive, Suite 300
Newport Beach, CA 92660
Tel (760) 579-9852
Email: goliver@trumarkco.com

With a Copy to: Trumark Homes LLC
3001 Bishop Drive, Ste 100
San Ramon, CA, 94583
Attn: Josh Taylor
jtaylor@trumarkco.com

Any party may change its address and contact information by notice to the others as provided herein. Any such change shall be incorporated into this Agreement as if fully set forth herein. Notices shall be deemed effective when delivered if personally served or if sent by mail. If served or sent by email or facsimile, notices shall be deemed effective on the same business day that the notices are sent, or if received after 5:00 p.m., then the notice shall be deemed effective on the next business day.

8. Agreement Controlling. With respect to the District's allocation of fees paid for EDUs/sewer and water capacity to the Subdivider, as described within this Agreement, in the event of any conflict or ambiguity between this Agreement, Subdivider's Application, the Construction Agreement, or any other document attached hereto or incorporated by reference herein, this Agreement shall control as between the Parties.
9. Governing Law/Venue. The interpretation, validity and enforcement of this Agreement shall be governed by and construed under the laws of the State of California. The appropriate venue for any action brought to enforce or declare its terms shall be brought in the appropriate state or federal court in or nearest to the North County Judicial District for the County of San Diego.
10. Severability. Should any provisions herein be found or deemed invalid or in contravention of California law, such provision shall be deemed not a part of this Agreement. All other provisions of this Agreement shall remain valid and enforceable and shall remain in full force and effect.
11. Modification. This Agreement may only be modified by written agreement signed by the Parties.
12. No Third-Party Beneficiary. This Agreement shall inure to the benefit of and be binding upon the Parties. This Agreement is not intended to and shall not be for the benefit of third parties who are not expressly included herein.
13. Attorneys' Fees and Costs. In the event any legal action or proceeding to interpret or enforce the terms of, or obligations arising from, this Agreement – including mediation or arbitration – or to recover damages for breach of this Agreement, the Party prevailing in any such action or proceeding shall be entitled to recover from the non-prevailing Party all reasonable attorneys' fees, costs, and expenses incurred by the prevailing Party.
14. Further Assurances. The Parties hereby covenant and agree that the Parties will execute such other and further documents and instruments as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.
15. Headings. The headings contained in this Agreement have been inserted for convenience only and in no way define or limit the scope or interpretation of this Agreement.
16. Entire Agreement. This Agreement, together with all attachments hereto, constitutes the entire agreement between the Parties with respect to the subject matter hereof, and all prior or contemporaneous agreements, understandings, representations and statements, oral or written, are superseded.
17. Attachments. All attachments referred to herein are hereby incorporated by reference into this Agreement as though fully set forth in the body of this Agreement.
18. Waiver. No covenant, term or condition, or the breach thereof, shall be deemed waived except by written consent of the Party against whom the waiver is claimed. Any waiver of the breach of any covenant, term, or condition shall not be deemed to be a waiver of any preceding or succeeding breach of the same or any other covenant, term, or condition. Acceptance by District of any performance by Subdivider after such time that the performance is due shall not be deemed a waiver of any preceding breach by Subdivider other than the failure of

performance expressly accepted, regardless of the District's knowledge of such preceding breach at the time of acceptance. No delay or omission by either Party in exercising any relief or power accruing upon non-compliance or failure of performance by the other Party shall impair or be construed as a waiver thereof, unless an intention to waive is expressly set forth in a writing signed by the waiving Party.

19. Warranties. District and Subdivider covenant and represent that each respective Party has the full authority to execute, deliver, and perform this Agreement, and that each Party has fully complied with all requirements imposed by law as necessary for the Party to create a lawful and binding Agreement for the term of this Agreement. Each individual signing this Agreement for the District represents and warrants that he or she has the full power and authority, and legal right, to execute this Agreement on behalf of the District, and that the District has taken all necessary actions to authorize the individual signing on behalf of the District's behalf to do. Each individual signing this Agreement on behalf of Subdivider represents and warrants that he or she has the full power and authority, and the legal right, to execute this Agreement on behalf of Subdivider, and that Subdivider has taken all necessary actions to authorize the individual signing on Subdivider's behalf to do so.
20. Force Majeure. If either Party, except as otherwise herein specifically provided, shall be delayed or prevented from performing any act required hereunder, by reason of strikes, lock-outs, labor problems, inability to procure materials, fire, unusual weather conditions, failure of power or other utilities, applicable governmental laws or regulations (other than those reasonably foreseeable in connection with the uses contemplated by this Agreement), riots, insurrection, war or other reason of a like nature, not the fault of the Party so delayed, then performance of such act shall be excused for the period necessary to accommodate such delay.
21. Understanding. Each Party hereto acknowledges that the Party has reviewed this Agreement and has had an opportunity to consult legal counsel, and that the normal rule of construction that ambiguities are resolved against the drafting Party shall not be employed in the interpretation of this Agreement or any subsequent amendments hereto.
22. Counterparts. This Agreement may be executed in counterparts, which, taken together, shall be construed as a single, complete Agreement.

IN WITNESS WHEREOF, the Parties, for themselves, do hereby agree to the full performance of the covenants herein and have caused this Agreement to be executed on the date first set forth above.

RAINBOW MUNICIPAL WATER
DISTRICT

TH OCEAN BREEZE RANCH LLC, a
California limited liability company

Name: Jake Wiley

Name: Guy Oliver

Title: General Manager

Title: Authorized Agent

DISTRICT'S GENERAL COUNSEL

SUBDIVIDER COUNSEL

Name: Alfred E. Smith, II of Nossaman LLP

Name: Joshua Taylor

Title: General Counsel

Title: Corporate Counsel

Exhibit 1 Assessor Parcel Numbers

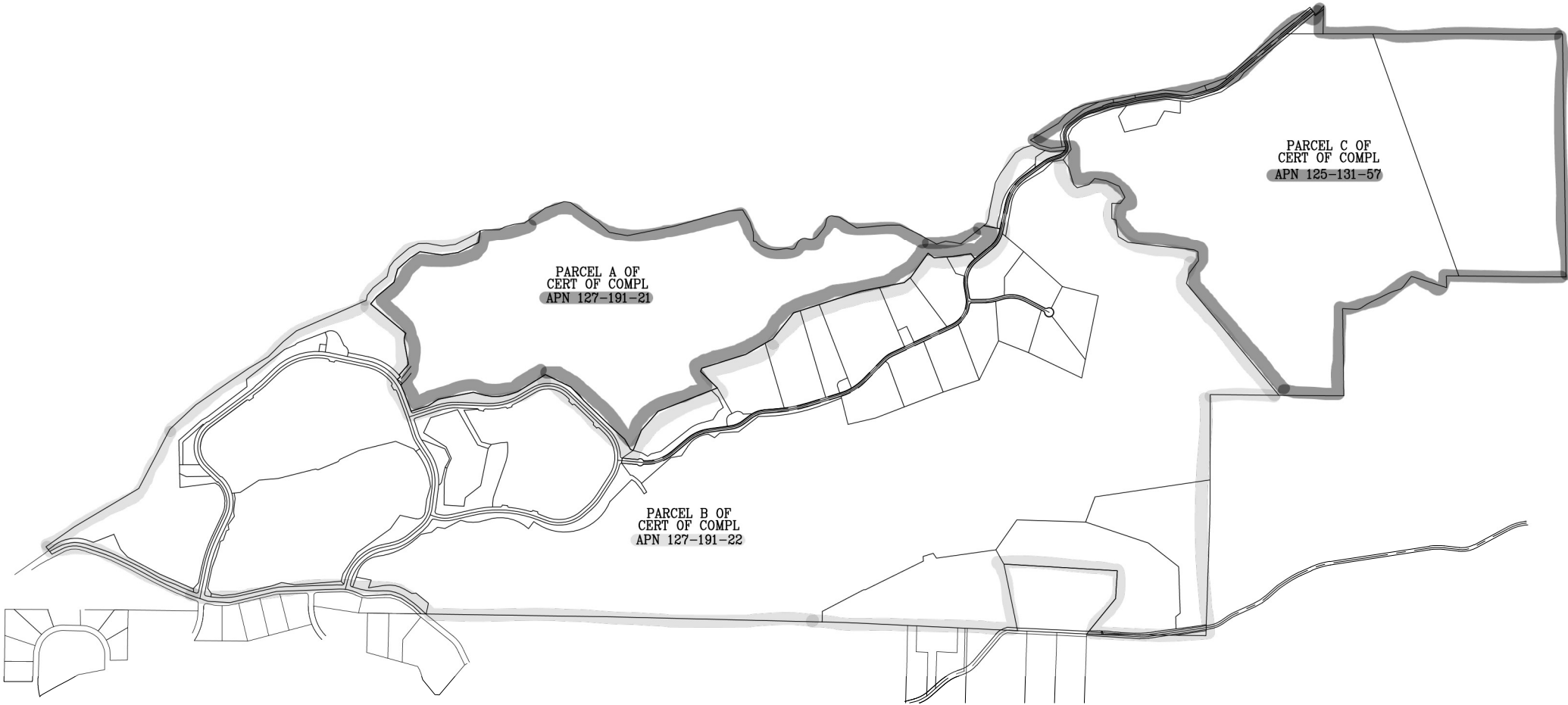


Exhibit 2 - Water and Sewer Capacity Fees

Water and Sewer Fee Summary

Water Fees = \$ 6,393,953.00
Wastewater/Sewer Fees = \$ 9,816,849.00

Total Water and Sewer Fees = \$ 16,210,802.00

Existing Accounts Capacity Credit = \$ (763,785.00)

Total Water and Sewer Fees - Credit = \$ 15,447,017.00

50% of Water and Sewer Fees Due Upon Service Agreement Approval= \$ 7,723,508.50

Exhibit 2 - Water and Sewer Capacity Fees

Water Fees

Project: Ocean Breeze Ranch

Item No.	Description	Qty	Capacity Class	Max HCF/MO	Material Meter Cost (MMC)	Capacity (C)	Total (MMC+C)xQty
1	Residential Lots	379	B	50	\$ 270.00	\$ 13,887.00	\$ 5,365,503.00
2	Estate Lots	15	C	80	\$ 322.00	\$ 22,220.00	\$ 338,130.00
3	Slope	7	C	80	\$ 322.00	\$ 22,220.00	\$ 157,794.00
4	Slope	2	D	130	\$ 701.00	\$ 36,107.00	\$ 73,616.00
5	Streetscape	8	C	80	\$ 322.00	\$ 22,220.00	\$ 180,336.00
6	Public Park	2	D	130	\$ 701.00	\$ 36,107.00	\$ 73,616.00
7	Private Park	1	D	130	\$ 701.00	\$ 36,107.00	\$ 36,808.00
8	Private Park	1	E	300	\$ 753.00	\$ 83,322.00	\$ 84,075.00
9	Temp Irrigation	1	E	300	\$ 753.00	\$ 83,322.00	\$ 84,075.00

416 \$ 6,393,953.00 Total

Exhibit 2 - Water and Sewer Capacity Fees

Water Credits

Project: Ocean Breeze Ranch

Item No.	Description	Qty	Capacity Class	Max HCF/MO	Capacity (C)	Total CxQty
1	Existing 3/4" Service(s)	1	B	50	\$ 13,887.00	\$ (13,887.00)
2	Existing 1" Service(s)	3	E	300	\$ 83,322.00	\$ (249,966.00)
3	Existing 2" Service(s)	3	F	600	\$ 166,644.00	\$ (499,932.00)
		7				\$ (763,785.00) Total

Exhibit 2 - Water and Sewer Capacity Fees

Sewer Fees

Project: Ocean Breeze Ranch

Item No.	Description	EDU	Qty	Land Use Factor	Expansion (E)	Upgrade (U)	Treatment (T)	Total (E+U+T)xQty
1	Residential (2,001 to 3,000 sq. ft.)	1.2	160	House	\$ 17,849.00	\$ 3,358.00	\$ 1,425.00	\$ 3,621,120.00
2	Residential (3,001 to 4,500 sq. ft.)	1.5	219	House	\$ 22,310.00	\$ 4,198.00	\$ 1,783.00	\$ 6,195,729.00
3	Common Restroom facilities for Parks/Pool Areas (To be included as an amendment once fully defined)	TBD	-	-	-	-	-	-
Sum of (EDUxQty) →		520.5	379				\$	9,816,849.00 Total

Exhibit 2 - Water and Sewer Capacity Fees

WATER & WASTEWATER CAPACITY FEES

Rates Effective 1/1/2026

Water Capacity Fees

CAPACITY CLASS	METER SIZE	MAX HCF/MO	MATERIAL METER COST*	CAPACITY	TOTAL
A	5/8"	30	\$ 241.00	\$ 8,333.00	\$ 8,574.00
B	3/4"	50	\$ 270.00	\$ 13,887.00	\$ 14,157.00
C	1"	80	\$ 322.00	\$ 22,220.00	\$ 22,542.00
D	1.5"	130	\$ 701.00	\$ 36,107.00	\$ 36,808.00
E	2"	300	\$ 753.00	\$ 83,322.00	\$ 84,075.00
F	3"	600	\$ 1,928.00	\$ 166,644.00	\$ 168,572.00
G	4"	1,000	\$ 2,987.00	\$ 277,741.00	\$ 280,728.00

Sewer Capacity Fees

Fees for residential only - all other land use types will be calculated on a case by case basis.

EDU	LAND USE FACTOR	LIVING AREA (SQ FT)	EXPANSION	UPGRADE	TREATMENT	TOTAL
0.8	HOUSE	≤1,250	\$ 11,899.00	\$ 2,239.00	\$ 951.00	\$ 15,089.00
1.0	HOUSE	1,251 to 2,000	\$ 14,874.00	\$ 2,799.00	\$ 1,188.00	\$ 18,861.00
1.2	HOUSE	2,001 to 3,000	\$ 17,849.00	\$ 3,358.00	\$ 1,425.00	\$ 22,632.00
1.5	HOUSE	3,001 to 4,500	\$ 22,310.00	\$ 4,198.00	\$ 1,783.00	\$ 28,291.00
2.0	HOUSE	4,501 to 6,000	\$ 29,748.00	\$ 5,596.00	\$ 2,377.00	\$ 37,721.00

Water Capacity Notes

- All materials other than the meter are to be provided and installed by a private contractor with an "A" license. Refer to RMWD Standard Drawing W-1.
 - Backflow preventor (RP Device) requirement is determined by the District's Cross Connection Control Technician.
 - For Capacity Class A, lot sizes must be less than 5,000 sq ft (0.11 acres) with irrigation area less than 1,000 sq ft.
 - For Capacity Class B, lot sizes must be less than 21,700 sq ft (0.5 acres).
- * All fees are non-refundable and represent costs for services rendered and/or materials provided.

Sewer Capacity Notes

- All materials to be provided and installed by a private contractor with an "A" license. Refer to RMWD Standard Drawing S-8.
- For all other land use factors see Exhibit 1 of Ord. 24-08.
- Residences with more than 6,000 square feet will be calculated on a case by case basis.

Deposit Notes

- ▲ Project administration deposits cover District costs associated with inspection, meter installation, and administrative oversight. Deposit balances, if applicable, are eligible for refund upon completion of the one-year warranty period following project acceptance or after two (2) years of project inactivity, whichever occurs first.
- ✓ Projects involving the installation of more than five (5) meters shall be designated as Development Projects. A deposit shall be required for such projects, the amount of which shall be determined by the District at its sole discretion, based upon the anticipated scope, complexity, and resource demands of the project.
- ✳ Projects involving more than five (5) Equivalent Dwelling Units (EDUs) shall require execution of a Sewer Service Agreement with the District. A deposit shall be required, the amount of which shall be determined by the District at its sole discretion, based upon the scope, complexity, and anticipated impact of the proposed development.

Deposits

PLAN REVIEW TYPE	COST PER SHEET
Single Commercial Lot	\$1,200.00
Residential Lots (parcels < 5)	\$1,200.00
Subdivision	\$1,600.00
Commercial Development Center	\$1,600.00
Apartment Complex	\$1,600.00
County Project	\$1,600.00
Right-of-Way	\$500.00
As-Builts	\$850.00
Cost Estimates	\$850.00
EASEMENTS	
Legal Description	\$1,200.00
Plat Map	\$1,200.00
Grant of Deed	\$1,200.00
PROJECT ADMINISTRATION ▲	
WATER ✓	
1 - 5 Meters	\$3,500.00 per meter
Meter Relocations	\$2,000.00 per relocation
Fire Hydrant/Appurtenances	\$3,500.00 per fixture
SEWER ✳	
1 - 5 EDUs	\$3,500.00



RAINBOWMWD.CA.GOV