

# Exhibit M

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# Carmel Area Wastewater District

P.O. Box 221428 Carmel California 93922 ❖ (831) 624-1248 ❖ FAX (831) 624-0811

Barbara Buikema  
General Manager  
Patrick Treanor  
District Engineer  
Alex J. Lorca  
Legal Counsel

## Board of Directors

Suzanne Cole  
Scott Lonergan  
Robert Siegfried  
Kevan Urquhart  
Ken White

March 11, 2025

Pamela Nieting  
[pnieting@cityventures.com](mailto:pnieting@cityventures.com)

APN: 015-021-004, -015, -020, -021, -049  
Address: 26500 Val Verde Dr., Carmel, CA  
Subject: Sewer Service for Proposed Housing Development

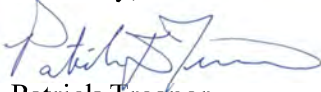
To whom it may concern:

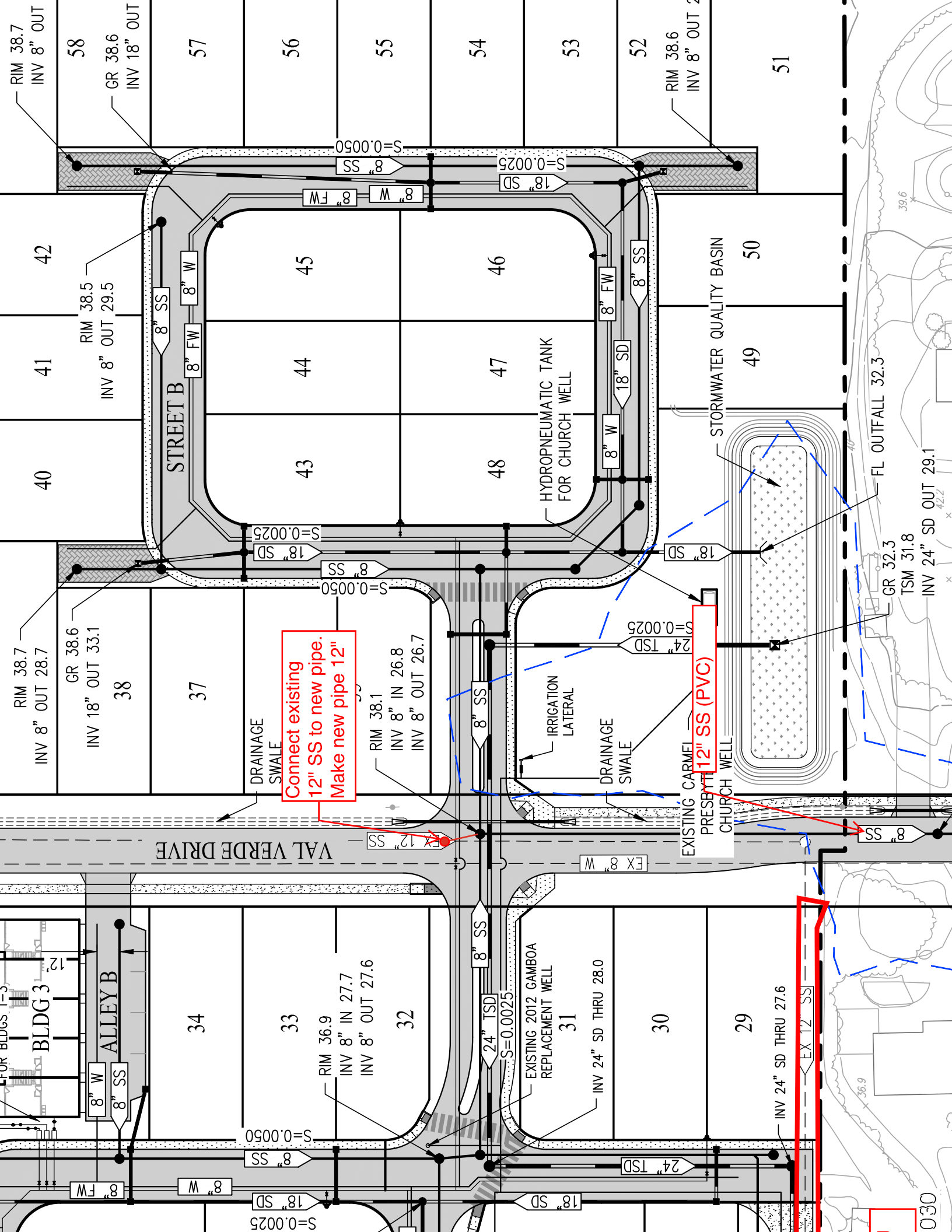
We understand that there is a housing development project in the planning stage proposed to be located at 26500 Val Verde Dr., Carmel, CA (APN 015-021-004, -015, -020, -021, -049). The proposed project is comprised of 74 single family dwelling units. The Carmel Area Wastewater District is the sewer service provider for these parcels. The Carmel Area Wastewater District will be able to serve this project, however sewage conveyance infrastructure capacity for the proposed development has not been fully evaluated. Public sewer infrastructure improvements will be required in order for CAWD to provide service. The cost of all sewage conveyance improvements deemed necessary will be paid for by the new housing development project.

Before the project is approved for connection to the Carmel Area Wastewater District (CAWD), final plans must be submitted and approved by CAWD. Attached are preliminary comments on the preliminary utility plan. Particular attention should be given to existing sewer infrastructure and easements. New development shall not be approved that in any way interferes with CAWD's ingress and egress along existing easements.

If you have any questions you may contact Patrick Treanor, District Engineer of the Carmel Area Wastewater District at (831) 624-1248 or by e-mail at [treanor@cawd.org](mailto:treanor@cawd.org).

Sincerely,

  
Patrick Treanor  
District Engineer



Connect existing  
12" SS to new pipe.  
Make new pipe 12"

EXISTING 12" SS (PVC)

VAL VERDE DRIVE

STREET B

HYDRO-PNEUMATIC TANK  
FOR CHURCH WELL

STORMWATER QUALITY BASIN

FL OUTFALL 32.3

GR 32.3  
TSM 31.8

INV 24" SD OUT 29.1

BLDG 3

ALLEY B

EXISTING 2012 GAMBOA  
REPLACEMENT WELL

EXISTING CARMEL  
PRESBYTERIAN  
CHURCH WELL

030



VIA Email Only

July 3, 2025

**Carmel 1 Inv, LLC  
1185 Mason Street  
San Francisco, CA 94123**

**Applicant: Carmel 1 Inv, LCC  
Owner: Carmel Rio Road LLC  
Service Address: 26500 Val Verde Drive  
Assessor's Parcel No.: 015-021-004, 015-021-015, 015-021-020 and 015-021-021**

**Re: Contingent Will-Serve Letter**

To Whom it May Concern:

This letter responds to your request for water service to the above-referenced property (the "Property"), by the applicant Carmel 1 Inv, LLC ("Applicant").

The Applicant is processing a Housing Development application ("Project") within the meaning of Government Code section 6559.5(h)(2) with the County of Monterey. California-American Water Company ("Cal Am") is a public utility operating under the California Public Utility Commission's ("CPUC") jurisdiction. Cal Am is operating under a Cease and Desist Order (the "CDO") issued by the State Water Resources Control Board ("SWRCB") in October of 2009. Among other things, the CDO prohibits Cal Am from supplying water from the Carmel River for new water service connections or for any increases in use at existing connections if the increase results from a change in zoning or use. To implement these prohibitions, Cal Am was required to file an application with the CPUC to institute a Moratorium on New or Expanded Water Service Connections (the "Moratorium") in Cal Am's main Monterey district service territory. The Moratorium decision from the CPUC requires Cal Am to deny requests for new service connections and prohibit any increased use of water at existing service addresses resulting from a change in zoning or use.

This letter serves as notice that, if the Property is in Cal Am's main Monterey water district service territory, Cal Am will serve as the utility providing water service to the Property, subject to the conditions and limitations set forth below, including confirmation that providing such water service does not violate the CDO or the Moratorium. If those conditions are not met or the service exceeds the limitations, then Cal Am cannot serve water to the Property.



For Cal Am to serve water to customers on the Property, the following conditions and limitations apply:

- The Applicant secures in writing SWRCB confirmation Cal Am's wheeling of the Property's riparian water through Cal Am's water system and to the Property does not violate Condition 2 of SWRCB Order 2009-0060.
- Water Cal Am serves customers on the Property may come only from water rights associated with the Property; it shall not come from water rights currently held by Cal Am or that Cal Am acquires in the future. Applicant must demonstrate that the form and quantity of water rights associated with the Property are adequate to serve the proposed development's expected needs.
- Cal Am and the Applicant negotiate and enter a wheeling agreement establishing the terms and conditions under which Cal Am will provide water service to the Property.
- Cal Am's water service to the Property is allowed by all applicable federal, state, and local laws, regulations, rules, ordinances, and restrictions, including those of the County of Monterey, Monterey Peninsula Water Management District, CPUC, and SWRCB.
- The Project installs (and turns over ownership to Cal Am under the utility's Rule 15 Main Extensions Tariff and other applicable rules, regulations, and agreements) all water system infrastructure necessary as shown on the Vesting Tentative Map for Cal Am to serve customers on the Property (the "Water System").
- The Project as part of approvals Owner constructs the Water System in accordance with (a) standards provided by Cal Am and (b) so the System meets all legal and regulatory requirements.
- Cal Am receives all legal and regulatory approvals required for it to serve water to customers on the Property.
- Any person wishing to initiate water service in accordance with this will-serve letter must comply with all Cal Am Tariff Schedules that are on file with the CPUC, as they exist now and as they may be amended from time to time. Among other things, the Tariff Schedules require that the person seeking water service must submit an application to Cal Am, obtain all required permits, (which may include a water permit from MPWMD), and pay all required fees as a condition to initiate service. Current Cal Am Tariff Schedules are available upon request.

Any commitments for service in this letter expire on July 1, 2033, if Cal Am has not taken ownership of the Water System by that time. Cal Am may, but shall not be required to, extend any such commitments if Applicant requests Cal Am do so and such extension is stated in writing.

Please sign and date below to indicate the Applicant's Owner's acceptance of this conditional will-serve letter.



Sincerely,

Signed by:  
*Spencer Vartanian*  
FE70D08210F1412...  
\_\_\_\_\_  
Spencer Vartanian, CHMM, REM  
Director of Operations – Central Division  
California-American Water Company  
P: 831.646.3241 / C: 831.238.7059  
E: spencer.vartanian@amwater.com  
www.amwater.com

Conditions Accepted By:  
Carmel 1 Inv, LLC

Signed by:  
*Pamela Nieting*  
1F28469EEB2D4DB...  
By: \_\_\_\_\_  
Pamela Nieting, PE, Carmel 1 Inv, LLC

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