

APPENDIX G

UTILITY WILL SERVE LETTERS

Will Serve Letter Only



Your project is located in Southern California Edison (SCE) service territory. SCE will serve the above subject project's electrical requirements per the California Public Utilities Commission and Federal Energy Regulatory Commission tariffs.

SCE may need to conduct utility studies, where applicable, to assess whether additions or modifications to the existing electric infrastructure are required to serve this project. Where applicable, SCE has attached Appendix (B) which not only describes the study, and permitting, but includes a Project Information Sheet that will need to be completed by you and submitted to SCE if your project is at a point where SCE has to determine the required electrical utility work. This Will-Serve letter does not imply that either: (i) these studies have been completed, or (ii) that any required California Environmental Quality Act (CEQA) analysis of project-related electric utility impacts has been conducted.

I am the SCE Design Representative currently assigned to this project. SCE or Applicant will design and construct all required electrical infrastructure to serve this project provided you enter into the applicable contractual agreements with SCE identify scope of electrical utility work required, and supply the following information:

- Site plans as required
- Required contracts and agreements (fully executed)
- Applicable fees
- Local permits
- Required easement documents

Your project will be scheduled for construction once SCE has all the necessary information for your project and you have submitted or agreed to the applicable requirements as stated above, and paid any necessary fees.

If your project will not require SCE services, please notify us so that we can update our records.

SCE appreciates your business. If you have any questions, please feel free to call me at

Sincerely,

SCE Design Representative

Enclosure: Appendix B, where applicable



May 8, 2019

Karon Zanella
E4 Utility Design
324 Ave. De La Estrella, Ste. B
San Clemente, CA. 92672

Re: Availability of cable television and information facilities and service to the Koll Site - Newport Beach
Request for Will Serve Letter for the Developer:

The Picerne Group
5000 Birch Street, Suite 600
Newport Beach, CA 92660
Attn: Matthew Badran

Dear Ms. Zanella:

Please be advised that subject to the limitations and conditions noted hereunder, Cox Communications television, information, and telecommunications facilities and services are/will be available to the referenced Project, and that:

- (i) service facilities are presently available adjacent to or may be extended to the Project area;
- (ii) once completed, said facilities will have sufficient capacity to service single, multi-family and or commercial occupancies;
- (iii) any special requirements, facilities, or costs which will be necessary or required as a condition of the extension to the Project and connection of this Project to the service facilities will be outlined in the applicable Cox Communications Services And Access Agreement;
- (iv) provision of facilities and services to the Project are subject to the terms and conditions of Cox's applicable Franchise and the Cox Services and Access Agreement;
- (v) Cox is not required or obligated to commence extension of the service facilities to the Project until execution of the Cox Services and Access Agreement by both parties; and
- (vi) provision and or extension of service facilities is subject to Cox Finance division approval based on the Project meeting Cox financial guidelines for plant extension and service provision, said guidelines determined in Cox's sole discretion.
- (vii) This letter and offer to serve expire May 7, 2020.

I look forward to a further discussion of the project with you and Mr. Badran.

Best regards and thank you,

Eric P. Spies

Eric Spies
Senior Account Executive
27121 Towne Centre Drive
Foothill Ranch, CA 92610
949-563-8249



1919 S. State College Blvd.
Anaheim, CA 92806-6114

May 24, 2019

Tait & Associates, Inc
701 N Parkcenter Dr
Santa Ana, CA 92705

Attn: Sandra Ruiz

**Subject: Will Serve Letter for Parcel 2 of Parcel of Parcel Map No. 91-155; Koll
Center Newport Beach.**

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (CPUC) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Katrina Regan
Planning Supervisor
SouthEast Region - Anaheim Planning & Engineering



Irvine Ranch
WATER DISTRICT

June 10, 2019

City of Newport Beach
100 Civic Center Dr.
Newport Beach, CA 92660

SUBJECT: Conditional Water and Sewer Will Serve Letter for Proposed Development for Corner of Von Karman Ave. and Birch Street, at Koll Center for 351 Residential Units, Parcel 2 of Parcel Map. 91-155

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 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 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.

Sincerely,

Kevin L. Burton, P.E.
Executive Director of Technical Services

Reviewed: KJL