

Will Serve Letter Only



12/03/2020

CFA CORP, Attn: Jennifer Daw

820 W Huntington Dr - Chick-fil-A, Inc. / Starbucks

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 (626) 328-3493.

Sincerely,  
William Layton

SCE Design Representative

Enclosure: Appendix B, where applicable



1400 E PHILLIPS BLVD  
POMONA CA 91766

11/18/2020

**Chick-fil-A, Inc.**

15635 Alton Parkway, Suite 350  
Irvine, CA 92618  
Office (404) 305-4834

Attn: Jennifer Daw

Reference: Chick-fil-A, Inc. – 840 Huntington Drive, Monrovia Ca.

The land for above mentioned development located on 840 Huntington Dr. City of Monrovia, is in the Frontier CA Inc. serving area. It is Frontier's responsibility to make available service to those requesting end user basic telephone service in accordance with our tariff. As a developer, Frontier can provide to you upon your request your cost in accordance with Rule Number 28 on file with the State of California Public Utilities Commission.

Please accept this letter as "Frontier's Intention to Serve" your project.

If you have any questions or if I may assist you in any manner, please contact me at [phone number](tel:9094696352) (909)-469-6352.

Regards.

*David G. Armenta*

*Peace be with you.*



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

December 2, 2020

4G Development and Consulting, Inc.  
P.O. Box 270571  
San Diego, CA 92198

Attn: Brooke Reimer

**Subject: Will Serve Request for 820 W. Huntington Dr; Monrovia; APN# 8507-008-035**

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



December 1, 2020

Keri Hellinga  
Store Development Manager  
Starbucks Coffee

Subject: Conditional Water and Sewer Services Will-Serve  
For 820 West Huntington Drive – Proposed Starbucks

Ms. Hellinga,

The City of Monrovia is in receipt of the proposed development plans related to 820 West Huntington Drive. The City has reviewed this project, as it does all others, related to the provision of potable water and sanitary sewer services.

The City of Monrovia provides only for the collection of wastewater and the effluent is conveyed to the Sanitation Districts of Los Angeles County. This project will require permits and connection fees to be issued by the Sanitation Districts and proof of such will need to be provided to the City as condition of the issuance of construction permits.

This letter will serve as confirmation that the City of Monrovia has sufficient potable water supply to serve the proposed Starbucks project at 820 West Huntington Drive.

The City of Monrovia is capable of and willing to serve the requested public utilities for potable water and sanitary sewer under the conditions contained within this letter. If the project design changes, this letter is void and a new "Will Serve" letter must be issued. Additionally, this letter is non-transferable.

Should you have any additional questions or concerns, please contact Alex Tachiki, Administrative Officer, at (626) 932-5553 or [atachiki@ci.monrovia.ca.us](mailto:atachiki@ci.monrovia.ca.us)

Sincerely,

Sean Sullivan  
Director of Public Works

CC: Craig Jimenez, Director of Community Development  
Brad Merrell, Contract City Engineer



December 1, 2020

Jennifer Daw  
Principal Development Lead, Chick-fil-A  
4G Development  
15635 Alton Parkway, Suite 350  
Irvine, CA 92618

Subject: Conditional Water and Sewer Services Will-Serve  
For 820 West Huntington Drive – Proposed Chick-fil-A

Ms. Daw,

The City of Monrovia is in receipt of the proposed development plans related to 820 West Huntington Drive. The City has reviewed this project, as it does all others, related to the provision of potable water and sanitary sewer services.

The City of Monrovia provides only for the collection of wastewater and the effluent is conveyed to the Sanitation Districts of Los Angeles County. This project will require permits and connection fees to be issued by the Sanitation Districts and proof of such will need to be provided to the City as condition of the issuance of construction permits.

This letter will serve as confirmation that the City of Monrovia has sufficient potable water supply to serve the proposed Chick-fil-A project at 820 West Huntington Drive.

The City of Monrovia is capable of and willing to serve the requested public utilities for potable water and sanitary sewer under the conditions contained within this letter. If the project design changes, this letter is void and a new "Will Serve" letter must be issued. Additionally, this letter is non-transferable.

Should you have any additional questions or concerns, please contact Alex Tachiki, Administrative Officer, at (626) 932-5553 or [atachiki@ci.monrovia.ca.us](mailto:atachiki@ci.monrovia.ca.us)

Sincerely,

A handwritten signature in blue ink, appearing to read "S Sullivan".

Sean Sullivan  
Director of Public Works

CC: Craig Jimenez, Director of Community Development  
Brad Merrell, Contract City Engineer