



551 TAFT HWY | BAKERSFIELD, CA 93307

Phone (661) 831-0989

Fax (661) 831-2820

July 12, 2021

To: Matthew Vawter
Commerce Construction Co., L.P.
13191 Crossroads Parkway North, Sixth Floor
City of Industry, CA 91746
c/o 4 J's and R, LLC

Re: Request for Water Service
APN(s): 515-02-005, 515-02-007, 515-02-008,
515-02-009, 515-02-030, 515-02-044
Northeast Corner of Hosking Avenue and Highway 99
84 Acres +/-

Dear Mr. Vawter:

You have requested a will-serve letter from Greenfield County Water District (**District**) for the parcels referenced above. The District understands that Commerce Construction Co., L.P. is under contract to purchase the referenced parcels with 4 J's and R, LLC. Your June 30, 2021 letter indicates development of approximately 84 gross acres for commercial retail, restaurants, industrial warehousing and landscaping based on the Site Plan attached hereto. Currently the parcels are zoned for general commercial use and proposed for light industrial use. The maximum anticipated water use is estimated to be 245.78 EDUs or about 129.4 acre-feet per year (**AFY**).

The retail development area of approximately 4.19 acres will be developed for 182,500 square feet of building space with an anticipated demand of 70.7 AFY.

The restaurants development area of approximately .11 acres will be developed for 5000 square feet of building space with an anticipated demand of 6 AFY.

The industrial warehousing area of approximately 23.24 acres will be developed for 1,012,185 square feet of building space with anticipated demand of 31.7 AFY

The remaining acreage will be used for landscaping of approximately 8.49 acres with an estimated demand of 19.1 AFY with a 10% landscape planning contingency of 1.9 AFY.

Greenfield conditionally agrees to provide water service based on the information you have provided. The decision is conditioned on the accuracy of the information contained in your prior letter to the District and on the following:

1. Compliance with the District's rules, regulations, and policies as may be amended from time to time.
2. Applicable conditions of annexation.



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3. Design, construction, and dedication of water distribution facilities in accordance with District criteria and standards in effect at the time of construction.

This letter does not create a binding contract to supply water and will be valid for two years from the date of issuance. Should the development require an increased water supply, please contact the District to discuss your specific needs at that time.

If we may be of further service, please feel free to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nick Cooper".

Nick Cooper

General Manager



Transmission Technical
Services Department

9400 Oakdale Ave
Chatsworth, CA 91311
SC9314

April 29, 2022

Kassandra Gale
City of Bakersfield
kgale@bakersfieldcity.us

Subject: Majestic Gateway GPA/ZC No. 21-0814

DCF: 0733-22NC

The Transmission Department of SoCalGas does not operate any facilities within your proposed improvement. However, the Distribution Department of SoCalGas may maintain and operate facilities within your project scope.

To assure no conflict with the Distribution's pipeline system, please e-mail them at:

NorthwestDistributionUtilityRequest@semprautilities.com

Best Regards,

SoCalGas Transmission Technical Services
SoCalGasTransmissionUtilityRequest@semprautilities.com