



**SAGECREST**  
PLANNING + ENVIRONMENTAL

**Olson Townhomes - Planning Application No. 2021-0084**

## Appendix J

### Utility Will Serve Letters



# CITY OF HUNTINGTON BEACH

## Public Works Department

Sean Crumby, PE  
Director of Public Works

February 1, 2021

Subject: Water Will-Serve Letter for Talbert and Newland Residential Townhome Project

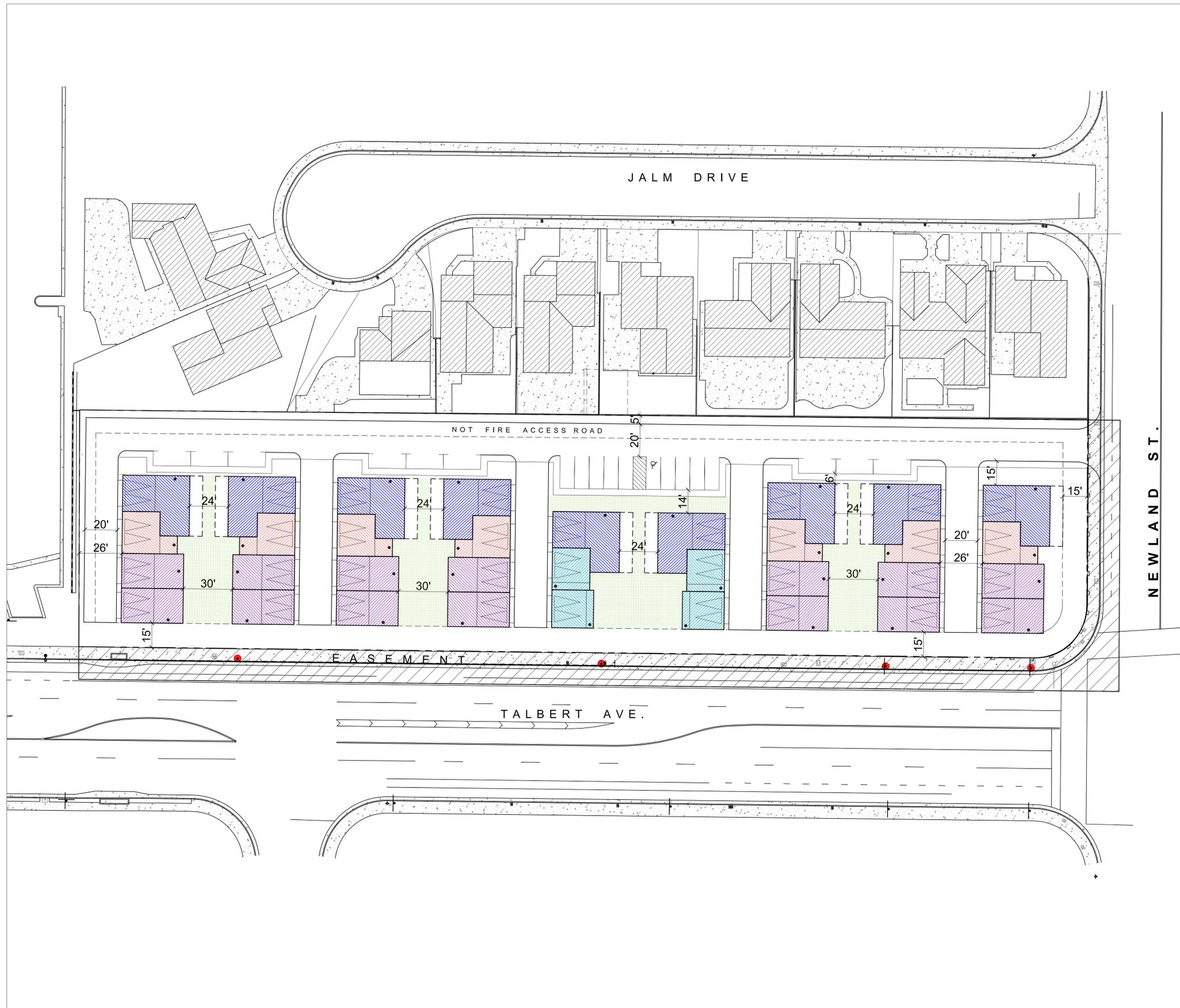
To Whom It May Concern:

The proposed redevelopment project referenced above is within the City of Huntington Beach city limits and water service area. There are existing City water pipelines located along Talbert Avenue and Newland Street that may provide water service and fire flow to the proposed development (per conceptual design plan dated 01/04/20 attached). The City will provide water service to the site provided the developer/property owner pays all the necessary fees and satisfies all the Conditions of Approval and Development Code Requirements specified for the project. A water system hydraulic analysis will be required to verify whether the City's existing water system could satisfy the ultimate domestic and fire flow demands for the proposed development. It shall be the financial responsibility of the developer to furnish and construct all necessary water improvements per the City Water Division Standards including any required offsite improvements, if the hydraulic analysis confirms that the City's water system is not adequate to satisfy the project's demand.

If you have any questions, please contact me at (714) 374-5386 or email me at [lhernandez@surfcity-hb.org](mailto:lhernandez@surfcity-hb.org).

Sincerely,

Lili Hernandez, PE  
Senior Civil Engineer



**SITE INFORMATION**

Address: 8371-8375 Talbert Ave.  
 City: Huntington Beach, CA  
 APNs: 167-531-23, 24  
 County: Orange  
 Zoning: RL - Low Density Residential  
 Proposed: RM - Medium Density Residential

**RM DEVELOPMENT STANDARDS**

Front Yard Setback: 15'  
 Side Yard Setback: 14' (above 2 stories)  
 Street Side Yard Setback: 15'  
 Rear Yard Setback: 10'  
 Building Height: 35'  
 Building Separation: 10'  
 Maximum Density: 15 du/ac  
 Unit Allowed: 31 du  
 Density Bonus 10%: 3 du  
 Total Unit: 34 du  
 Lot Coverage: 50%  
 Resident Parking 3+Bedrooms: 2.5 spaces/unit  
 Guest Parking: 0.5/unit  
 Affordable Parking Incentive: 2.5 space/unit for 4+Bedrooms  
 Open Space: 25% of total net unit sf (Common + Private)  
 Common OS: min. 10', exclude front and street side setback  
 Private Open Space: min. 10'/70sf court, 7' for balcony

**SITE PLAN SUMMARY**

Site Area: ± 2.1 ac.  
 Total Unit: 34 du  
 Density: 16.2 du/ac

**Units:**

- 4 units - Plan 1 - 1,173sf - 3bd/2ba  
(3-story Townhomes - Affordable)
  - 7 units - Plan 2 - 1,470sf - 3bd/2.5ba - 80sf deck  
(3-story Townhomes)
  - 9 units - Plan 3 - 1,730sf - 3bd/2.5ba - 280sf patio  
(2-story Townhomes)
  - 14 units - Plan 4 - 1,815sf - 4bd/3.5ba - 80sf deck  
(3-Story Townhomes -21'x38')
- 34 units - Total

**Parking Provided:**

Garage: 68 spaces  
 Guest: 19 spaces  
 Total: 87 spaces (2.5 spaces/du)

Required Open Space: + 14,958 sf  
 Provided Open Space:  
 Common Open Space: + 9,300 sf  
 Private Open Space: + 4,200 sf  
 Total: ± 13,500 sf (397 sf/du)



Architecture + Planning  
 888.456.5849  
 ktgy.com

THE OLSON COMPANY  
 3010 Old Ranch Parkway, Suite 100  
 Seal Beach, CA 90704

**HUNTINGTON BEACH - NEWLAND AND TALBERT**  
 HUNTINGTON BEACH, CA # 2020-0732

CONCEPTUAL DESIGN  
 JANUARY 4, 2020



SITE PLAN

SP.00



# CITY OF HUNTINGTON BEACH

## Public Works Department

Sean Crumby, PE  
Director of Public Works

February 1, 2021

Subject: Sewer Will-Serve Letter for the Talbert and Newland Residential Townhome Project at the northwest corner of Talbert Avenue and Newland Street (34 total units)

To Whom It May Concern:

The above referenced project is within the City of Huntington Beach (City) city limits and sewer service area. When the specific project (with defined sewer demands) is submitted to the City for review/approval, the developer will be required to provide the following:

1. Written confirmation from the Orange County Sanitation District (OCSD) that they have sufficient capacity to serve the proposed development.
2. A sewer hydraulic analysis study verifying sewer capacity within the City's sanitary sewer system shall be prepared and submitted to Public Works for review and approval. This study shall include and be based upon fourteen (14)-day or longer flow test data, as well as the projected sewer flows/demands for the proposed project.

Sanitary sewer service to this project may be provided by the City if the sewer study shows adequate capacity to serve the proposed development, and the applicant pays all of the necessary City development fees and meets all Code Requirements, Conditions of Approval and Mitigation Measures as required by the City. It shall then be the responsibility of the developer to furnish, construct and install all sewer improvements per the City of Huntington Beach Public Works standards and approved plans.

Sincerely,

Steven Bogart  
Senior Civil Engineer

## ORANGE COUNTY SANITATION DISTRICT SEWER CAPACITY VERIFICATION

**Date:** February 11, 2021

**Property Address:** 8371-8375 Talbert Ave, Huntington Beach, CA

**Assessor Parcel No.:** 167-531-23, 24

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In preparation for the development of the subject address, Sean Castellano of Advanced Civil Group requested verification of capacity of the regional sewer system from the Orange County Sanitation District (OC San).

The OC San has studied the impacts of Advanced Civil Group's estimated peak wastewater discharge rate, determined utilizing the OC San's wastewater generation rates and net peak flow calculations to be less than the currently rated use, as follows:

- Proposed Average Discharge Rate = 7,247 GPD
- Proposed Peak Discharge Rate = 18,118 GPD

I hereby certify that the OC San has sufficient treatment capacity in its facilities to accept the provided, estimated wastewater flows from the subject property, as conveyed to the OC San by the City of Huntington Beach municipal sanitary sewer system. When OC San Capital Facilities Capacity Charges are paid to the City of Huntington Beach, this property will be subject to the design and construction of any necessary on-site collection facilities and the discharge of wastewater from the property will not result in a violation of the OC San's Regional Water Quality Control Board permit requirements. Also, OC San would like to reevaluate the impacts to OC San facilities if the quantity and/or quality of discharge changes from the Advanced Civil Group's estimates. **This Verification Letter is given for information only and is not an approval to directly connect to a OC San sewer.**

If you have any questions, please contact Daniel Lee at (714) 593-7176.

*Daniel Lee*

Daniel Lee, P.E.  
Engineer  
OC San/Planning Division

DL:sa

<http://myocsd/eng/plan/Documents/Sewer Capacity 8371-8375 Talbert Ave, Huntington Beach, CA.docx>

*Serving:*

Anaheim

Brea

Buena Park

Cypress

Fountain Valley

Fullerton

Garden Grove

Huntington Beach

Irvine

La Habra

La Palma

Los Alamitos

Newport Beach

Orange

Placentia

Santa Ana

Seal Beach

Stanton

Tustin

Villa Park

County of Orange

Costa Mesa  
Sanitary District

Midway City  
Sanitary District

Irvine Ranch  
Water District

Yorba Linda  
Water District

Talbert Ave. & Newland St. Project

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Density = 16.2 du/ac

Unit (gpd/acre)	Site Area (acres)	Site flow (gpd)	Site peak flow (gpd)
3451	2.1	7247	18118

	unit	Description	Density
727	gpd/acre	estate density residential	0-3 du/acre
1488	gpd/acre	low density residential	4-7 du/acre
3451	gpd/acre	medium density residential	8-16 du/acre
5474	gpd/acre	medium-high density residential	17-25 du/acre
7516	gpd/acre	high density residential	26-35 du/acre
2262	gpd/acre	commercial/office	
3167	gpd/acre	industrial	
2715	gpd/acre	institutional	
5429	gpd/acre	high intensity industrial/commercial	
150	gpd/room	hotels and motels	
50	gal/seat	restaurants	
129	gpd/acre	recreation and open space usage	



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**HUNTINGTON BEACH - NEWLAND AND TALBERT**  
 HUNTINGTON BEACH, CA # 2020-0732

CONCEPTUAL DESIGN  
 JANUARY 4, 2020



SITE PLAN

SP.00

Will Serve Letter Only



DATE: 8/30/2021

COMPANY: Olson Urban Housing, LLC

SUBJECT: Multi-Family Housing / Talbert & Newland / Huntington Beach, CA

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 (951) 751-1970 / RJ Popovits. ☒

Sincerely,

A handwritten signature in blue ink, appearing to read "RJ Popovits".

SCE Design Representative

Enclosure: Appendix B, where applicable

## Appendix B



DATE: 8/30/2021

COMPANY: Olson Urban Housing, LLC

SUBJECT: Multi-Family Housing / Talbert & Newland, Huntington Beach, CA

As your Southern California Edison (SCE) Design Representative for this project, I am committed to providing you with excellent customer service. The following information is intended to help explain SCE's planning and permitting process for the electric infrastructure needed to serve your Project.

Depending on the scope of work necessary to serve your project (electric facility installation, removal, relocation, rearrangement and/or replacement), it may be necessary for you to submit an Advanced Engineering Fee. This Fee will be applied to certain expenses associated with preliminary design and engineering work required to estimate the cost for SCE to perform the electric work associated with your project. Please note: Depending on factors such as resource constraints, construction or relocation of SCE facilities requirements, the need for environmental review, and so forth, delays in meeting your projected completion date may occur. To help minimize the potential for delays it is imperative that you provide all requested information as early as possible.

If the project results in the need for SCE to perform work on SCE electrical facilities that operate at between 50 and 200 kilovolts (kV), please be advised these facilities are subject to the California Public Utilities Commission's (CPUC's) General Order 131-D (GO 131-D) Permit to Construct (PTC) requirements. For the CPUC PTC review, the CPUC acts as the lead agency under the California Environmental Quality Act (CEQA). Depending on the scope of SCE's work, certain exemptions to the PTC requirements may be available. If no exemptions are available, the PTC application preparation and environmental approval process could take a minimum of 24 - 48 months.

If you anticipate that your project will require work to be performed on SCE electrical facilities operated at between 50 kV and 200 kV, please inform me at your earliest possible convenience for further assistance to determine the potential G.O.131-D permitting requirements and/or permitting exemption(s).

In order for SCE to determine the required electrical utility work necessary to support your project, and to determine any permitting requirements and costs associated with constructing these facilities, project plans and a completed Customer Project Information Sheet will need to be submitted.

If you have any additional questions, please feel free to call me at (951) 751-1970 / RJ Popovits. 

Sincerely,

A handwritten signature in blue ink that reads "RJ Popovits".

SCE Design Representative



Olson Urban Housing, LLC  
 Ben Johnson  
 3010 Old Ranch Parkway, Suite 100  
 Seal Beach, CA 90740

**SUBJECT: SCE'S FORM - CONFIRMATION OF AUTHORIZED AGENT TO ACT ON BEHALF OF APPLICANT FOR DISTRIBUTION AND JOINT RELOCATION PROJECTS**

By executing the following form, "Confirmation of Authorized Agent to Act on Behalf of Applicant for Distribution and Joint<sup>1</sup> Relocation Projects" (the "Form"), the Applicant<sup>2</sup> of Southern California Edison ("SCE") confirms the authorization of a designated third-party authorized agent ("Authorized Agent")<sup>3</sup> to act on the Applicant's behalf to **acquire work order project information from SCE or to execute new SCE forms and other SCE documents as designated in the Form**. The Form is designed to simplify the authorization process and protect the privacy rights of the Applicant.

**APPLICANT/AUTHORIZED AGENT INFORMATION**

- The Form shall be completed and signed by a representative in the Applicant's organization who has the authority to legally bind the Applicant (*e.g.*, an executive officer of a corporation, the City Manager of a municipality, etc.).
- The Form shall be completed and signed by a representative in the Authorized Agent's organization who has the authority to legally bind the organization (*e.g.*, an executive officer of a corporation).
- List all the acts and functions (page 2) for all project(s) designated (page 5) for which the Authorized Agent is authorized to act upon on behalf of the Applicant. This authorization is in effect until the date indicated (page 3) or for the duration of the project(s) identified, whichever is earlier.
- The Applicant must immediately notify SCE in writing of any modification of the Authorized Agent's authority by submitting a new Form. In the event that multiple Forms are on file, the most recently executed Form will supersede any and all previously signed Forms.
- Fully executed original Forms shall be provided to the SCE Planner, Project Manager, or Distribution Construction Contract Management. The Applicant may photocopy the Form for the Applicant's records.

Thank you,

SOUTHERN CALIFORNIA EDISON

<sup>1</sup> Include Transmission and Distribution or Communication.

<sup>2</sup> An Applicant is a person or agency requesting SCE to deliver/supply electric service.

<sup>3</sup> An authorized Agent is a person(s) or an agency.

**CONFIRMATION OF AUTHORIZED AGENT TO ACT ON BEHALF OF APPLICANT  
FOR DISTRIBUTION AND JOINT RELOCATION PROJECTS**

**THIS IS A LEGALLY BINDING CONTRACT – READ IT CAREFULLY**  
*(Please Print or Type)*

I, Ben Johnson  
APPLICANT'S REPRESENTATIVE NAME AND TITLE

of Olson Urban Housing, LLC  
APPLICANT

have the following mailing address:

<u>3010 Old Ranch Parkway, Suite 100</u>	<u>Seal Beach</u>	<u>CA</u>	<u>90740</u>
APPLICANT'S MAILING ADDRESS	CITY	STATE	ZIP

do hereby appoint  
Rance Baird, Director

AUTHORIZED AGENT'S NAME AND TITLE

of Utility Consulting and Design  
AUTHORIZED AGENT

located at the following mailing address:

<u>3500 Porsche Way Suite 100</u>	<u>Ontario</u>	<u>CA</u>	<u>91764</u>
AUTHORIZED AGENT'S MAILING ADDRESS	CITY	STATE	ZIP

to act as Applicant's Authorized Agent for the 1 project(s) as listed on the attached 1 sheet(s).

I, Applicant, also hereby confirm that the above Authorized Agent is authorized to act on my behalf to perform the following acts and functions (initial all applicable) as specified below:

- \* Submit new project requests including but not limited to service, relocation, or removal
  - \* Obtain Project Invoice(s)
  - \* Receive final electrical design & contracts for approval and signatures by the Applicant
  - \* Represent applicant at all project meetings
- If only items above/in this section/with an asterisk\* are checked, a notary is not required to execute this document*

- Sign Indemnity Letter
- Sign Preliminary Design and Engineering Agreement, Form 14-238
- Sign Added Facilities Agreements, Forms 16-308 and 16-309
- Sign Rule 20 Contract (Form CSD-156-1, 2, 3, or 4)
- Obtain Distribution Project Accounting Information from Distribution Construction Contract Management
- Sign Contract for Extension of Electric Distribution Line, Rule No. 15, (Installation by SCE) Form 16-330
- Sign and approve preliminary and final project design
- Sign Contract for Extension of Electric Distribution Line, Rule No. 15, Installation by Applicant, Form 16-331
- Sign Rule 15 Refundable or Discount Option Estimate, Extension of Electric Distribution Line – Installation by Applicant or SCE – Appendix A
- Sign MOU or Letter Agreements
- Sign Interconnection Facilities Financing and Ownership Agreement (IFFOA)
- Sign Project Cost Estimate Letter
- Change address of where to send refunds, deficit bills, or reimbursable monies owed or due

- Sign and apply for Temporary Service
- Sign Assignment of contract for Extension of Lines or Installation of Electric Facilities, Form C-200
- Sign Applicant Design Option Letter
- Sign Terms and Conditions Agreement for Installation of Line Extension by Applicant, Form 14-188
- Sign Distribution Line Extension Competitive Bidding – Letter of Understanding, Form 14-189
- Sign Distribution Line and/or Service Extension – Applicant's Installation Option and Statement of Applicant's Contract Anticipated Costs, Form 14-754

I, Applicant's Representative, declare under penalty of perjury under the laws of the State of California that I am authorized to execute this document on behalf of the Applicant listed on this Form and that I have authority to financially bind the Applicant. I further certify that the Authorized Agent has authority to act on the Applicant's behalf, request the release of information and perform the specific acts and functions as indicated on this Form.

I, Applicant, hereby release, hold harmless, and indemnify SCE from any liability, claims, demands, causes of action, damages, or expenses resulting from unauthorized use of this information by the Authorized Agent. I understand SCE reserves the right to verify any authorization request submitted before releasing information. This authorization is in effect until duration of project or for the duration of the project(s), whichever is earlier. I understand that I may cancel this authorization at any time by submitting a written request. I understand my signature must be notarized (see notary exceptions on page 2) for SCE to release any information or perform any services on my behalf.

I, Applicant, understand that I am not fully releasing my rights to review documentation related to my project(s) or to communicate with representatives of SCE regarding my project(s) under this Agreement. As such I may (1) choose to request that all information (contracts, billing, etc.) be handled directly by my Authorized Agent and that I only be contacted should a problem occur that requires my immediate attention; or (2) request to receive all information (contracts, billing, etc.) and communication in addition to that information being sent to my Authorized Agent. I have chosen to do one of the following by placing my initials behind one of the Option selections below:

Option 1: \_\_\_\_\_

Option 2: BJ (Documentation from Distribution Construction Contract Management and Non-Energy Billing are excluded)

**I understand that the Authorized Agent may contractually bind the Applicant.**

*Ben Johnson* 562-596-4770  
Applicant's Representative Signature Telephone Number

Print Name and Title: Ben Johnson

Date: 8/17/21

I, Authorized Agent's Representative, have the authority to financially bind the Authorized Agent. I, Authorized Agent, hereby release, hold harmless, and indemnify SCE from any liability, claims, demand, causes of action, damages, or expenses resulting from unauthorized use of the Applicant's information obtained pursuant to this authorization and from the taking of any action pursuant to this authorization.

*Rance Baird* 949-870-7850  
Authorized Agent's Representative Signature Telephone Number

Print Name and Title: Rance Baird, Director

Date: 8/17/21

**NOTARY REQUIRED:**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_ [date] before me, \_\_\_\_\_ [name and title of officer taking acknowledgment], personally appeared \_\_\_\_\_ [names of persons signing Form], who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of \_\_\_\_\_ that the foregoing is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

**PROJECTS INCLUDED IN THIS AUTHORIZATION:**

1.	Talbert & Newland	8371-8375 Talbert Ave.	Huntington Beach
	<b>SCE PRODUCT/PROJECT#</b>	<b>TRACT # (S) AND PHASE(S)</b>	<b>LOCATION CITY</b>
2.			
	<b>SCE PRODUCT/PROJECT#</b>	<b>TRACT # (S) AND PHASE(S)</b>	<b>LOCATION CITY</b>
3.			
	<b>SCE PRODUCT/PROJECT#</b>	<b>TRACT # (S) AND PHASE(S)</b>	<b>LOCATION CITY</b>
4.			
	<b>SCE PRODUCT/PROJECT#</b>	<b>TRACT # (S) AND PHASE(S)</b>	<b>LOCATION CITY</b>
5.			
	<b>SCE PRODUCT/PROJECT#</b>	<b>TRACT # (S) AND PHASE(S)</b>	<b>LOCATION CITY</b>
6.			
	<b>SCE PRODUCT/PROJECT#</b>	<b>TRACT # (S) AND PHASE(S)</b>	<b>LOCATION CITY</b>
7.			
	<b>SCE PRODUCT/PROJECT#</b>	<b>TRACT # (S) AND PHASE(S)</b>	<b>LOCATION CITY</b>
8.			
	<b>SCE PRODUCT/PROJECT#</b>	<b>TRACT # (S) AND PHASE(S)</b>	<b>LOCATION CITY</b>
9.			
	<b>SCE PRODUCT/PROJECT#</b>	<b>TRACT # (S) AND PHASE(S)</b>	<b>LOCATION CITY</b>
10.			
	<b>SCE PRODUCT/PROJECT#</b>	<b>TRACT # (S) AND PHASE(S)</b>	<b>LOCATION CITY</b>
11.			
	<b>SCE PRODUCT/PROJECT#</b>	<b>TRACT # (S) AND PHASE(S)</b>	<b>LOCATION CITY</b>
12.			
	<b>SCE PRODUCT/PROJECT#</b>	<b>TRACT # (S) AND PHASE(S)</b>	<b>LOCATION CITY</b>
13.			
	<b>SCE PRODUCT/PROJECT#</b>	<b>TRACT # (S) AND PHASE(S)</b>	<b>LOCATION CITY</b>
14.			
	<b>SCE PRODUCT/PROJECT#</b>	<b>TRACT # (S) AND PHASE(S)</b>	<b>LOCATION CITY</b>
15.			
	<b>SCE PRODUCT/PROJECT#</b>	<b>TRACT # (S) AND PHASE(S)</b>	<b>LOCATION CITY</b>
16.			
	<b>SCE PRODUCT/PROJECT#</b>	<b>TRACT # (S) AND PHASE(S)</b>	<b>LOCATION CITY</b>
17.			
	<b>SCE PRODUCT/PROJECT #</b>	<b>TRACT # (S) AND PHASE(S)</b>	<b>LOCATION CITY</b>

Page 1 of 1 of projects included in this authorization

Applicant's Initials BJ Date 8/17/21

<sup>4</sup> Where available, as the Product/Joint Relocation Project number may not have been assigned at this point

## Rand Popovits

---

**From:** Amanda Dang <amanda@ucandd.com>  
**Sent:** Monday, August 23, 2021 10:40 AM  
**To:** Rand Popovits  
**Cc:** Rance Baird  
**Subject:** (External):SCE WILL SERVE LETTER REQUEST -Olson Urban Housing, LLC - Talbert & Newland - Huntington Beach, CA  
**Attachments:** 210823 SCE 3rd Party Auth - FE.pdf

**\*\*\* EXTERNAL EMAIL - Use caution when opening links or attachments \*\*\***

RJ- Please find attached signed 3<sup>rd</sup> party authorization. The Developer is Olson Urban Housing, LLC. Scope is future 34 townhomes, but as of right now we are only requesting a will serve letter. Thank you.



Architecture • Planning  
867.476.2149  
www.kitgy.com

THE GILSON COMPANY  
3015 Cliff Water Parkway, Suite 100  
Seal Beach, CA 90724

HUNTINGTON BEACH - NEWLAND AND TALBERT  
HUNTINGTON BEACH, CA 92647-7132

CONCEPTUAL D  
JANUARY 4, 2020



AMANDA DANG  
*Project Coordinator*  
Utility Consulting & Design

+1 909-775-5161 x102  
amanda@ucandd.com | www.ucandd.com

**From:** Rand Popovits <Rand.Popovits@sce.com>  
**Sent:** Tuesday, August 17, 2021 11:56 AM  
**To:** Amanda Dang <amanda@ucandd.com>  
**Cc:** Rance Baird <rance@ucandd.com>  
**Subject:** RE: SCE WILL SERVE LETTER REQUEST -Olson Urban Housing, LLC - Talbert & Newland - Huntington Beach, CA / Incomplete  
**Importance:** High

Hello Amanda:

Please resubmit over again with attachments.

- 3<sup>rd</sup> Party Authorization form.
- Developer.
- Scope of project.

Once received, due to my work load, it's about 30 days.

Thanks,  
RJ

RJ Popovits  
Project Manager  
Southern California Edison  
New Development Planning & Project Management (NDP&PM)  
Saddleback Service Center  
14155 Bake Parkway  
Irvine, CA 92618  
Cell: (951) 751-1970 / Primary

**From:** Amanda Dang <[amanda@ucandd.com](mailto:amanda@ucandd.com)>  
**Sent:** Tuesday, August 17, 2021 11:49 AM  
**To:** Rand Popovits <[Rand.Popovits@sce.com](mailto:Rand.Popovits@sce.com)>  
**Cc:** Rance Baird <[rance@ucandd.com](mailto:rance@ucandd.com)>  
**Subject:** (External):SCE WILL SERVE LETTER REQUEST -Olson Urban Housing, LLC - Talbert & Newland - Huntington Beach, CA

**\*\*\* EXTERNAL EMAIL - Use caution when opening links or attachments \*\*\***

RJ- I need to request a will serve letter for an upcoming Olson Urban Housing, LLC project in Huntington Beach (see project reference below). It is just in the due diligence stages at this point, but they need the letter for funding. Please email us the letter and we will give it to the client. I have listed the legal name of the company and contact information below. Do I request from you or can you put me in contact with the correct department. I'm hoping to have the letter as soon as possible? Thank you.

**WILL SERVE LETTER PROJECT:**

Olson Urban Housing, LLC  
3010 Old Ranch Parkway, Suite 100  
Seal Beach, CA 90740  
Phone: 562-596-4770  
Attn: Ben Johnson



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August 20, 2021

Olson Urban Housing, LLC  
3010 Old Ranch Pkwy, Suite 100  
Seal Beach, CA 90740

Attn: Ben Johnson

**Subject: will Serve Request for the area near the intersection of Talbert Ave  
and Newland St; Huntington 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