
Appendix I

Utility Will Service Letters



November 21, 2022

Mrs. Amalia Marreh, PE
Engineering Services Division
City of Santa Clarita
23920 Valencia Blvd.
Santa Clarita, CA 91355

Newhall Village – Sewer Area Study

Dear Mrs. Marreh,

The Newhall Village project located at 23755 Newhall Avenue, in the City of Santa Clarita. The City of Santa Clarita Engineering Services Division is requesting a sewer area study be prepared for the project, to evaluate the sizing/capacity of the existing downstream sewer systems. However, this property was analyzed as part of the approved (8/5/2020) sewer area study (SAS19-00005) prepared for Needham Ranch Phases 1 & 2, Tentative Tract 50283.

The Needham Ranch sewer area study identifies the project site as part of area 16B1 and 16B2, which generates a total of 0.1490 cfs. Area 16B1 consists of a portion of this Newhall Village project site as well as the existing adjacent nursing center. Based on the number of beds in the nursing facility, 99 beds at .0005 cfs/bed for nursing facilities, it generates 0.050 cfs. Subtracting the nursing center from the total approved sewer flows the result is 0.099 cfs available for the proposed project.

The Newhall Village project proposes the construction of 106 residential units and 4,000 sf of Retail space. Using the City of Santa Clarita sewer generation factors the resulting proposed sewer flows are : $106 \text{ units} \times .001 \text{ cfs/unit} + 4000 \text{ sf} \times .015 \text{ cfs/ac} \times 1 \text{ ac}/43560 \text{ sf} = 0.1074 \text{ cfs}$ for the proposed project.

The resulting proposed project would generate 0.008 cfs more than what was approved in the Needham Ranch sewer area study, this is a proposed system flow increase of 0.16%. Due to the negligible increase in overall system flows we believe that the approved sewer area study adequately covers the proposed project and no further sewer area study analysis is needed.

Please contact me if you have any questions or comments.

Sincerely,
Jason Vroom, RCE # 61297
Alliance Land Planning & Engineering
2248 Faraday Avenue
Carlsbad, CA 92008
Phone: (760) 431-9896
Email: jvroom@allianceeng.com





AT&T
2655 E AVE Q
Suite
PALMDALE, CA 93550

T: 6612663207
F: 6612659570
www.att.com

May 03, 2019

Ashley Holland
Alliance Land Planning & Engineering Inc.
23755 Newhall Ave
Santa Clarita, California 91355

Re: Will Serve Letter, Non-Interference Letter.

Dear Ashley Holland:

This letter is written to confirm that the proposed project 23755 Newhall Ave, California is within the Base Rate Area of the AT&T California serving area in the Newhall Exchange. AT&T expects to be in a position to provide telephone service to applicants in the above-referenced development upon request in accordance with requirements of, and at the rates and charges specified in, its Tariffs that are on file with the California Public Utilities Commission.

This offer to provide service will terminate 24 months after the date of this letter unless both of the following first occur:

1. you, in your capacity as the developer, enter into a written service agreement with AT&T; and,
2. you, in your capacity as developer, pay all charges you are required by AT&T's Tariffs to pay.

If you have any questions I can be contacted on 661-266-3207.

Sincerely,

Bob Bergman
AT&T Design Engineer



Will Serve Letter

5/22/2019

Ashley Holland
Alliance Land Planning and Engineering, Inc.
2248 Faraday Avenue
Carlsbad, CA 92008

Project Name: WSL - 23755 Newhall Ave. Santa Clarita, CA 91321
LOCATION: 23755 Newhall Ave. Santa Clarita, CA 91321

Re: May Serve Letter by Charter Communications or an affiliate authorized to provide service ("Charter")

Thank you for your interest in receiving Charter service. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and will need the following information from you:

- Exact site address and legal description
 - Is this an existing building or new construction?
 - Site plans, blue prints, plat maps or any similar data
 - The location of any existing utilities or utility easements
-

Please forward this information to the construction manager listed below. Upon receipt, a Charter representative will be assigned to you to work through the process. Ultimately, a mutually acceptable service agreement for the Property will be required and your cooperation in the process is appreciated.

Construction Manager Contact:

Reihs, Robert J
Construction Manager - Zones 1 and 4
14221 Covello St
Van Nuys, CA 91405
661-483-3030
Robert.Reihs@charter.com

Sincerely,



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

June 13, 2019

Ref. DOC: 5179273

Ms. Chris Stucky, Project Coordinator
Alliance Land Planning & Engineering
27413 Tourney Road, Suite 120
Valencia, CA 91355

Dear Ms. Stucky:

Will Serve Letter for Newhall Avenue Residential Apartment Project

The Santa Clarita Valley Sanitation District (District) received your will serve letter request for the subject project on May 3, 2019. We offer the following comments regarding sewerage service:

1. A portion of the project area is outside the jurisdictional boundaries of the District and will require annexation into District before sewerage service can be provided to the proposed development. For a copy of the District's Annexation Information and Processing Fee sheets, go to www.lacsd.org, Wastewater & Sewer Systems, and click on Annexation Program. For more specific information regarding the annexation procedure and fees, please contact Ms. Donna Curry at (562) 908-4288, extension 2708.
2. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the District, for conveyance to the District's Newhall Trunk Sewer, located in Walnut Street at 16th Street. The District's 21-inch diameter trunk sewer has a capacity of 4.3 million gallons per day (mgd) and conveyed a peak flow of 1.5 mgd when last measured in 2018.
3. The District operates two water reclamation plants (WRPs), the Saugus WRP and the Valencia WRP, which provide wastewater treatment in the Santa Clarita Valley. These facilities are interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a capacity of 28.1 mgd and currently processes an average flow of 19.6 mgd.
4. The expected increase in average wastewater flow from the project, described in the request as 100 multi-family units, is 13,800 gallons per day, after the structure on the project site is demolished. For a copy of the District's average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
5. The District is empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the District's Sewerage System for increasing

the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before this project is permitted to discharge to the District's Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, and click on Connection Fee, Service Charge and More. In determining the impact to the Sewerage System and applicable connection fees, the District will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the District's Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

6. In order for the District to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the District's wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of District's facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the District's treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the District intends to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of District's facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

cc: D. Curry
A. Schmidt
A. Howard

Will Serve Letter Only



DATE: 05/06/2019

COMPANY: Newhall Auto

SUBJECT: 23755 Newhall Ave, Santa Clarita, 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 (661) 383-3382.

Sincerely,



SCE Design Representative

Enclosure: Appendix B, where applicable



Raymond Olivares
Planning Associate

The Gas Company
PO Box 2300
Chatsworth, CA 91313

818-701-3903
rolivares@semprautilities.com

May 10, 2019

Alliance Engineering Valencia Office
27413 Tourney Rd. Suite 120
Valencia, CA. 91355

Attn: Erin Stanley

Subject: Will Serve Letter for – Job I.D.# 44C-2019-05-00010
“Newhall Auto”
23755 Newhall Avenue
Santa Clarita, CA 91321

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 (Commission) 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. 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.

Sincerely,

Raymond Olivares

Raymond Olivares
Planning Associate



May 10, 2019

Alliance Engineering Valencia Office
27413 Tourney Road, Suite 120
Valencia, CA 91355

Attention: Mr. Chris Stucky

Re: Water Availability Letter for Tract No. 2703 - 23755 Newhall Avenue, APN 2827-003-016, -018, -020, -017, -019, -021 in the City of Santa Clarita, CA 91321

Mr. Stucky:

The above-referenced 23755 Newhall Avenue ("Development") is within the service area of Santa Clarita Valley Water Agency ("Agency"). Per your request, this letter is an updated version of a previous letter issued to you on April 9, 2013. The Agency is prepared to provide safe and reliable water service to the Development subject to the following terms, conditions and reservations:

1. Developer shall submit to Agency a set of construction improvement plans, and fire department requirements for the Development. This will enable Agency to determine distribution system and other water facilities required for the Development in accordance with Agency rules. The Development may require the installation of a reservoir, water mains, services or other appurtenances, or may require improvements to the existing source of supply, which improvements shall be the responsibility of Developer. Fire flow requirements shall be determined by the regulatory agency with applicable jurisdiction (e.g., Los Angeles County Fire Department). The size and scope of any facilities required to deliver adequate fire flow will be determined by the Agency.
2. Developer shall grant Agency all easements and, if necessary, sites for facilities required for water service to the Development, together with a policy of title insurance acceptable to the Agency, guaranteeing Agency's title to and interest in such easements. Developer will be responsible for all fees and charges associated with preparation and recordation of the easements.
3. Pursuant to the requirements of the Agency, Developer shall pay all required fees and charges, including any required deposit amounts, in order to develop planning documents, prepare or process plans and designs, and to complete construction of on-site and off-site improvements required for water service to the Development.
4. Developer shall comply with all of the Agency's rules and regulations governing water service and development in force at the time water service is requested, as those rules may be amended from time to time. Developer acknowledges that all water service pursuant to this letter and to the Development shall be in accordance with Agency rules and regulations.

5. The provision of water service to the Development is conditioned upon the Developer meeting all requirements of any other governmental entity having jurisdiction over the Development.

6. Developer acknowledges and agrees that this letter is limited and exclusive to the Development and the number of units or lots described above and may not be transferred or assigned to any other person, firm or entity, or for any other purpose without the Agency's written consent.

7. Agency can provide safe and reliable water service to Development, and fully expects to be able to continue providing safe and reliable water service into the future. In relying upon this letter and Agency's ability to provide water service to the Development, Developer is aware of the restrictions and limitations contained in this letter and the reliance of Agency upon its wells and imported water supplied by the State Water Project to supply the water needed for domestic water purposes, both of which are subject to restriction.

8. At any time prior to connection to the existing water system, and upon a finding by the Board of Directors of the Agency that it is unable to serve the Development for reasons beyond Agency's control, this letter may be revoked by the Agency.

9. Water supply availability is further conditioned expressly upon the Development being located within the boundaries of the Agency, and to the extent necessary, effective completion of the annexation of the Development, or any portion thereof, which is not now within the boundaries of the Agency.

10. By issuing this letter, the Agency does not guarantee any specific quantities or quality of water, pressures or flows with respect to water service provided by the Agency.

11. Developer, for itself and on behalf of its successors, agrees to defend at Developer's expense, any action brought against Agency, its agents, officers or employees because of the issuance of this letter or any approvals or authorizations obtained in connection with the Development, or in the alternative, to relinquish any such approvals or authorizations. Developer shall reimburse Agency for any costs, fees or expenses Agency may incur as a result of any such legal action. Further, Developer agrees that in conducting the defense of such action, Agency shall be entitled to engage its own attorneys, the entire expense of which shall be paid by Developer.

12. This letter and any representations or assurances made herein, shall expire and be null and void twenty-four (24) months from the date hereof if water service has not been installed to the Development. The Developer and the Development shall not be entitled to any individual water service connections not installed prior to expiration of this letter.

Very truly yours,

SANTA CLARITA VALLEY WATER AGENCY



Brian J. Folsom
Chief Engineer