



# *City of Rialto*

## *California*

April 6, 2020

Keyston DCS  
9140 Trask Avenue, Suite 202  
Garden Grove, CA 92843

C/O:  
Huitt-Zollars  
3990 Concourses, Suite 330  
Ontario, CA 91764-7970  
[dstokley@huitt-zollars.com](mailto:dstokley@huitt-zollars.com)

Re: Will Serve Domestic Water and Sewer Services for APN NUMBER 0128-071-02, -03, and -09 at Southeast Corner of Foothill Boulevard and Larch Avenue, Rialto, CA 92376

The purpose of this letter is to inform the Applicant that the City of Rialto ("City") is capable of providing water and sewer services to the proposed project or location referenced above. Water and sewer services will be made available to the above referenced location subject to the following terms and conditions:

1. This Will Serve letter shall expire if there is a change in the applicant or scope of the project. Upon expiration, the Applicant must submit a new request and applicable fees for a new Will Serve Letter to the City for review and consideration; and
2. The initiation of water and sewer services to the proposed project referenced above shall be contingent upon the "availability of water and sewer" as determined by the City at its sole discretion and in accordance with the prevailing rules, regulations and ordinances of the City in effect at the time that utility services are scheduled to commence. In addition, the City shall not be responsible for conditions that are beyond the City's control such as acts of God, federal, state or county regulatory agency requirements or decisions, or legal actions initiated by others; and
3. The Applicant must comply with all of the rules, regulations and policies of the City as they presently exist and as they are amended from time to time including, but not limited to, the payment of all fees and charges; and

4. Applicant shall construct and convey, at no cost to the City, water and sewer facilities needed as determined by the City at its sole discretion to provide utility services to the proposed project referenced above in order to maintain the City's ability to meet utility services. All of the terms and conditions concerning said construction shall be the subject of a separate agreement (e.g. an "Extraterritorial Agreement" or a "Development Agreement") if necessary; and
5. Prior to construction or alteration to the City's existing facilities, Applicant shall prepare and submit to the City for approval, detailed construction plans showing proposed new facilities, extensions and modifications to the City's existing facilities in accordance with current City design standards; and
6. Prior to the approval of construction plans by the City, Applicant shall pay to the City appropriate Plan Check and Inspection Fees as determined by the City and provide verification of all applicable permits required by other agencies; and
7. Depending on the circumstances and at the sole determination of the City, the City may procure consulting engineering services to verify the ability of the existing utility systems to meet the demands of proposed development. The costs of such services shall be added to the plan check and inspection fees referenced in item 6 above, all of which are due and payable prior to the City's approval of construction plans; and
8. Prior to the approval of construction plans, Applicant shall prepare and procure easements, rights of way, and any other instruments necessary in order to complete the dedication of facilities to the City. Said instruments shall be prepared subject to the City's approval and shall be prepared and executed at no cost to the City; and
9. Applicant shall pay to the City appropriate Development Impact Fees as stated in the City's regulations. Depending on the circumstances, the City's regulations provide for the payment of certain charges by Applicant and said charges are subject to change. Receipt of all applicable charges are due and payable prior to the initiation of utility services pursuant to this Will Serve Letter; and
10. All rights, privileges, and conditions of this Will Serve Letter are made to Applicant and are not assignable or transferable to another person/entity or parcel. The City reserves the right to impose further requirements, which it deems appropriate.

Thank you for your interest in the City of Rialto's utility services, should you have any questions, please contact the undersigned.

Sincerely,



Thomas J. Crowley, P.E.  
Utilities Manager



3939 E. CORONADO ST.  
2<sup>ND</sup> FLOOR  
ANAHEIM CA 92807

April 3, 2020

Huit-Zollars  
Attn: Dakota Stokley  
3990 Concourses Suite 330  
Ontario, CA 91764

**RE: Will Serve Letter, Foothill Blvd between Larch Ave and Spruce Ave, Rialto, CA**

Dear Ms Stokley,

This letter is in response to your request for information on the availability of service at the above referenced location. This letter acknowledges that the referenced location on Foothill Blvd between Larch Ave and Spruce Ave, Rialto, CA is located in an area served by AT&T. Any service arrangements on Foothill Blvd between Larch Ave and Spruce Ave, Rialto, CA will be subject to later discussions and agreements between the developer and AT&T. While AT&T has the capacity to serve the project, please be advised that this letter is not a commitment by AT&T to provide service to Foothill Blvd between Larch Ave and Spruce Ave, Rialto, CA.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,

*Randy Seabert*

Randy Seabert  
Manager (OSP) Planning and Engineering  
(951) 359-2511  
[rs3424@att.com](mailto:rs3424@att.com)

RS/rr



## Will Serve Letter

4/6/2020

Dakota Stokley  
Huitt-Zollars  
3990 Concourses Ste 330  
Ontario CA 91764

Project Name: WSL - Foothill Blvd Rialto CA 92376  
LOCATION: Foothill Blvd Rialto CA 92376

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:**

Claudia Payne  
South Region Specialist, Business Development  
7337 Central Ave  
Riverside, CA 92504  
951-406-1613  
[claudia.payne@charter.com](mailto:claudia.payne@charter.com)

Sincerely,

*Claudia Payne*



**Southern California Gas Company**

*1981 West Lugonia Avenue*

*Redlands, CA 92374*

*Mailing Address:*

*PO Box 3003*

*Redlands, CA 923730306*

4/30/2020

Huitt-Zoliars

Attn: Dakota Stokley

3990 Concours Suite 330

Ontario, CA 91764-7970

**RE: Will Serve Letter Request for – Job I.D. #41-2020-04-00006**  
**Location: Foothill Blvd between Larch Ave and Spruce Ave**

Dear Dakota,

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 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.

Sincerely,

A handwritten signature in black ink, appearing to read "NK/CB".

Nicole Kiyohiro  
Technical GIS Supervisor

NK/CB  
enc.