

Appendix J
Utilities Will-Serve Letters

AT&T Will-Serve Notice

Cox Will-Serve Letter

SDG&E Will-Serve Letter

SFID Sewer/Water District Certification



7337 Trade St
Rm. 5701
San Diego, CA 92121

05-02-2017

Zephyr Partners
700 Second Street,
Encinitas, Ca 92024
Attn: Ryan Herrell:

Re: Will Serve Notice for Solana 101 Project

This letter is written to confirm that the proposed project for the Solana 101 Project, located at Highway 101 & Dahlia Dr, Solana Beach California is within the Base Rate Area of the AT&T California serving area in the Del Mar 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) the developer enters into a written service agreement with AT&T; and, 2) the developer pays all charges as required by AT&T's Tariffs to pay.

If you have any questions I can be contacted on (858)886-1159.

Sincerely,

Curtis Lewis
AT&T Engineer

05/02/17



5159 Federal Blvd.
San Diego, CA 92105

Zephyr Partners
700 Second Street
Encinitas, CA 92024
Attn: Ryan Herrell

Subject: Will Serve Letter:
To provide Cox Services to that commercial property located in Solana Beach, known as Solana 101 (hereinafter "Project").

CoxCom, Inc., d/b/a Cox Communications ("Cox"), directly or through its affiliates, is a full-service provider of cable television, Cox High-Speed Internet, Cox Digital Telephone, and any additional telecommunications services (collectively "Services") as they become available through Cox to Solana Beach California pursuant to a franchise (the "Franchise") from the appropriate governmental entity, and is permitted by the Franchise and/or other applicable laws to make such Services available to commercial and residential properties in the Franchise area. Zephyr Partners hereinafter will be referred to as "Owner/Developer".

Please be advised Cox has the ability to provide Services and necessary delivery facilities to the Project and serviceability will be subject to the terms and conditions of its applicable Franchise, other applicable laws, rules or regulations, and Owner/Developer and or its successors will work in good faith with Cox to provide access to the Project's joint utility trench.

Please contact Rich Perryman at 760.806.2060 Cox Planner should you need additional information or clarification regarding the availability of Cox Services and facilities to the Project.

Sincerely,

Rich Perryman

Rich Perryman
Cox Communications Planner II



May 8, 2017

Zephyr Partners
Attn: Ryan Herrell
700 Second St.
Encinitas, CA 92024

Dear Mr. Herrell:

Subject: **Solana 101**

In accordance with our "RULES FOR THE SALE OF ELECTRIC ENERGY" and "RULES FOR THE SALE OF GAS", filed with and approved by the California Public Utilities Commission, gas and electric facilities can be made available to Solana 101.

If purchaser is to pay any cost for the installation and/or extension of utility service, the costs will be calculated in conformance with our extension and service rules.

Evidence of financial arrangements for the installation of gas and electricity can be obtained from the developer and/or owner based on correspondence from SDG&E on this project.

Our ability to serve future projects in our service territory will depend on the supply of fuel and other essential materials available to us and on our obtaining government authorization to construct the facilities required.

For additional general information, please visit our website at <http://sdge.com/index.html>.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Matanane", is written over a light blue horizontal line.

Rosie Matanane
Customer Project Planner
Telephone: (760) 480-7728
RGBM:jlr



SEWER/WATER DISTRICT CERTIFICATION
CITY OF SOLANA BEACH / CITY OF DEL MAR
 BUILDING DIVISION
 635 S HIGHWAY 101, SOLANA BEACH, CA 92075
 (858) 720-4450 / FAX (858) 720-4454



No building permits for the project shall be issued until the certification is signed by the appropriate district(s) and returned to the City Building Division. **Note: Office hours may vary from district to district. They advise that you call to make an appointment.**

SEWER & WATER DISTRICT:

City of Del Mar.
 1050 Camino Del Mar
 Del Mar, CA 92014
 (858) 755-9313

WATER DISTRICT:

Santa Fe Irrigation
 5920 Linea del Cielo
 Rancho Santa Fe, CA 92067
 (858) 756-2424

FROM: Solana Beach / Del Mar Building Inspection Division

The following project has been submitted for the processing of construction permits.

Plan Check No. 17-14-08 SUB/DRP/SDP Date filed 11/22/16

Project Owner Zephyr Partners

Project Address NW corner of hwy 101 & Dahlia Drive

Assessor's Parcel No. 298-052-06, 07, 08, 13 & 14

Project Description Dev of a 2 story, mixed use project over underground parking. Project will include below grade parking structure, commercial office space, commercial retail and restaurant space, and multi-family residential apartments.

Please indicate in the space below when the owner has entered into an agreement to have your agency provide public sewer and/or water service to the premises, or if the existing service is adequate for this project. Permits will not be issued until this form is completed and returned to our office.

Fire sprinklers are required. Fire sprinklers requirements are under review.

THIS SPACE TO BE COMPLETED BY DISTRICT PERSONNEL

I certify the district requirements for sewer and/or water service have been satisfied.

Approved by Maria [Signature] Date 5/10/17
 Title ASSOCIATE CIVIL Engineer