

Appendix K:
Utilities and Service Systems Supporting Information

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3939 E. CORONADO ST.
2ND FLOOR
ANAHEIM CA 92807

August 16, 2018

Royce Jacobson
MORROW MANAGEMENT
1130 Via Callejon
San Clemente, CA 92673

RE: Will Serve Letter, Residential Project, Serfas Club Drive from Frontage Road to Monterey Peninsula Drive, Pine Crest Drive from Serfas Club Drive to Paseo Grande, Frontage Road from Serfas Club Drive to Ridgeview Terrace, in the City of Corona California

AT&T has received your request regarding the above project and the requirements of communications service.

After reviewing the location with our Engineering Department, it was determined that this project is within AT&T California's Franchise area. Any service arrangements for this project are subject to future discussions and agreements between the developer and AT&T. Please be advised this is not a commitment from AT&T to provide service to the Residential Project Serfas Club Drive from Frontage Road to Monterey Peninsula Drive, Pine Crest Drive from Serfas Club Drive to Paseo Grande, Frontage Road from Serfas Club Drive to Ridgeview Terrace, in the City of Corona.

Thank you for contacting AT&T.

Sincerely,

A handwritten signature in blue ink that reads "Laura S Lopez".

Laura S Lopez
Manager OSP Planning & Engineering
AT&T Technology Operations, Construction & Engineering

LC/IsI



Will Serve Letter

8/27/2018

Royce Jacobson
Morrow Management
1130 Via Callejon
San Clemente, CA 92673

Project Name: WSL - Via Del Rio & Kirwood Dr
LOCATION: Via Del Rio & Kirwood Dr in the city of Corona

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

Sincerely,

Will Serve Letter Only



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

Sincerely,

SCE Design Representative

Enclosure: Appendix B, where applicable



Southern California Gas Company
1981 West Lugonia Avenue
Redlands, CA 92374
Mailing Address:
PO Box 3003
Redlands, CA 92373-0306



8/27/2018

Morrow Management
Attn: Royce Jacobson
1130 Via Callejon
San Clemente, CA 92673

RE: Will Serve Letter Request for – Job I.D. #41-2018-08-00052
Location: The Trials at Corona – NWC of Avenida Del Vista and W. Ontario Ave in the City of Corona.

Dear Royce:

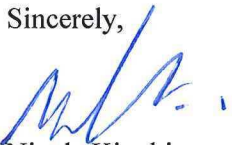
Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and 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,



Nicole Kiyohiro
Technical GIS Supervisor

NK/RF
enc.



City of Corona
Department of Water and Power
"Protecting Public Health"

Office: 951.736.2266

755 Public Safety Way
Corona, CA 92880 – www.discovercorona.com

September 3, 2019

Mike Taing
(951) 901-5405
MikeTaing@kwcengineers.com
1880 Compton Avenue
Corona, California 92881

Permit #: DWPL2019-0034
Subject: **Water and Sewer requirements for "The Trails"**

Dear Sir / madam,

This letter is to confirm that the property noted above is eligible to receive water and/or sewer collection service from the City of Corona upon satisfaction of all terms and conditions for service, and payment of applicable fees and charges, as set forth in the City's applicable Rules and Regulations. In addition, water and sewer service shall be subject to the following terms and conditions:

1. Water and sewer service will be provided pursuant to all City Rules and Regulations, as they may be amended, including but not limited to the City's water conservation ordinance (Corona Municipal Code Chapter 13.28), and the other requirements contained in Chapters 13.08, 13.12, 13.14, and 13.26.
2. Prior to Building Permit issuance, the applicant shall satisfy all terms and conditions of service and pay all applicable water connection fees and charges set forth in the City's applicable Rules and Regulations as established pursuant to Chapter 13.14 of the Corona Municipal Code. No additional water connection fees will be required unless you require a larger water service for your use. The applicable fee will be the then-current fee at the time the fee is paid, which may be higher than the fee in effect as of the date of this letter.
3. Prior to Building Permit issuance, the applicant shall satisfy all terms and conditions of service and pay all applicable sewer connection fees and charges set forth in the City's applicable Rules and Regulations as established pursuant to Chapters 13.12 and 13.14 of the Corona Municipal Code. Purchase of sewer capacity will be required if the use exceeds the capacity previously acquired for the tenant space. The applicable fee will be the then-current fee at the time the fee is paid, which may be higher than the fee in effect as of the date of this letter.

September 3rd, 2019

4. The project shall satisfy the conditions of approval and acquire project approval by City Council.
5. Prior to the applicant receiving water and sewer services from the City of Corona, the applicant shall submit onsite plumbing plans and building plans to the City of Corona Public Works Department for review and approval.

If you have any questions or need any additional information, please contact me at (951) 279-3604 or Tom.Koper@coronaca.gov

Sincerely,



CA Tom Koper, PE
Assistant Public Works Director

C: Michele Hindersinn, Public Works
C: Chris Horn, Public Works
C: G&G Environmental - DWP

**LICENSE AGREEMENT FOR ENTRY ON PROPERTY
(Corona-Norco Unified School District)**

THIS LICENSE AGREEMENT FOR ENTRY ON PROPERTY (“Agreement”) is made and entered into as of October 4, 2023, by and between the **Corona-Norco Unified School District**, hereinafter referred to as “**Licensor**”, and **Oxbow Partners**, hereinafter referred to as “**Licensee**”. The **Licensor** and **Licensee** shall collectively be referred to as the “**Parties**.”

WHEREAS, **Licensor** owns and operates the César Chávez Academy (the “**School**”) located at 1150 Paseo Grande in the City of Corona, County of Riverside, State of California (the “**School Property**”); and

WHEREAS, **Licensee** is working with the owners of certain property located immediately adjacent to the northeasterly portion of the **School Property** to develop the former Mountain View Golf Course (the “**Golf Course Property**”); and

WHEREAS, **Licensee** desires a temporary license to encroach upon and access a portion of the **School Property** measuring approximately one hundred (100) feet long and up to fifty (50) feet wide, as highlighted in Exhibit “**A**”, attached hereto (the “**License Area**”) for the purposes of: (a) connecting a storm drain pipe on the **School Property** and extending it through the **Golf Course Property**; and (b) performing minor grading work on the **License Area** to improve drainage on the **Golf Course Property** (the “**Project**”), consistent with **Licensee’s** plans for Tract Map 37502, on sheet 2 shown on Exhibit “**B**”, attached hereto.

WHEREAS, **Licensor** desires to grant to **Licensee**, in accordance with the terms and provisions set forth herein, a temporary right of entry in, over, upon and across the **License Area** for the purposes of completing the **Project** in support of the development of the **Golf Course Property**.

NOW, THEREFORE, in consideration of the above recitals and the performance of the covenants herein contained, **Licensor** does hereby grant **Licensee** a temporary license upon the terms and conditions hereinafter set forth.

1. **GRANT OF LICENSE.** **Licensor** hereby grants to **Licensee** and its employees, contractors, consultants, agents and invitees (collectively referred to as “**Licensee’s Persons**”), subject to the terms and provisions set forth herein, a temporary license to enter upon the **License Area** for purposes of ingress to and egress from the **License Area** for the purposes of completing the **Project**.

1.1 **Licensee**, at its sole cost and expense, shall install a temporary chain link fence around the **License Area** to maintain the security and safety of the **School Property**. Upon completion of the aforementioned work, **Licensee** shall remove the fence and restore all hardscape, pavement, and landscape to its original condition existing immediately prior to the commencement of work referenced herein, excepting the graded area within the **License Area**.

1.2 **Licensee** understands and acknowledges that the **School Property** is an active school site and that **Licensee’s Persons** are required to comply with the fingerprinting requirements set forth in Education Code section 45125.1.

1.3 In the event **Licensor** determines, based on the totality of the circumstances, that **Licensee’s Persons** will have only limited contact with pupils, **Licensee** shall, at its own expense be subject to the following preventive measures on any day in which the **School** is in session:

(a) **Licensee's Persons** shall inform the School Office staff of their proposed activities and location at the License Area;

(b) **Licensee** understands and agrees that the School Property is an operating School and that its operations within the License Area shall be conducted so as not to disrupt or interfere with school activities.

(c) **Licensee's Persons** shall not access any portion of the School Property other than the License Area without the prior written consent of the School Office;

(d) **Licensee** shall be able use the License Area daily for the purposes authorized by this Agreement between the hours of 0700 hours and 1600 hours unless otherwise approved by the City of Corona.

(e) **Licensee's Persons** shall not use student restroom facilities; and

(f) If **Licensee's Persons** find themselves alone with a student, **Licensee's Persons** shall immediately contact the School Office and request that a member of the School staff be assigned to the work location.

1.4 **Fingerprint and Drug Free Workplace Certification.** Prior to, and as a condition to commencement of work under this Agreement, **Licensee** shall complete the Fingerprint Certification and Drug Free Workplace Certificate to be provided by **Licensors**.

1.5 **Licensee** has been advised and is aware that **Licensors** has adopted Board Policy 0660 which prohibits the use of tobacco products, including smokeless tobacco, anywhere on the School Property. **Licensee** shall be responsible for the enforcement of **Licensors**'s tobacco-free policy among **Licensee's Persons** while on the School Property. **Licensee** understands and agrees that should any of **Licensee's Persons** violate Board Policy 0660, after having already been warned once for violating **Licensors**'s tobacco-free policy, **Licensee** shall remove the individual for the duration of the Project.

1.6 **Licensee** shall assume all responsibility for the protection of its equipment and material from theft or vandalism or other hazards.

2. **TERM.** The term of this Agreement shall commence on the mutually agreed upon date following **Licensee** providing not less than thirty (30) day's prior written notice to **Licensors** that its plans and all required approvals for the Golf Course Property, including the License Area, have been obtained (the "Effective Date") and shall terminate on the earlier to occur of (i) the date on which the work within the License Area is completed, and (ii) ten (10) calendar days from the Effective Date, unless the Parties mutually agree in writing to extend the term, in accordance with Section 14.7 herein. Upon the termination, or earlier termination of this Agreement, all obligations of **Licensee** under this Agreement, except for Sections 8, 9 and 14.8, shall be extinguished and cease to exist. This License will expire on October 4, 2024 or upon completion of work if that is an earlier date.

3. **MAINTENANCE.** **Licensee** shall maintain the License Area in good order and repair.

4. **REPAIR.** Any damage to the License Area or the School Property caused by the activities of **Licensee's Persons** shall be repaired by **Licensee**, at its sole cost and expense, within a reasonable period of time not to exceed thirty (30) days following any such damage.

5. **LIENS.** Licensee shall not suffer or permit to be enforced against the License Area, the School Property, or any part thereof, any mechanics', materialmen's, contractor's, or subcontractor's liens or any claim for damage arising from or related to Licensee's Persons' activities on the License Area.

6. **ASSIGNMENT.** This Agreement may not be assigned, transferred, or encumbered without Licensee first having obtained the prior written consent of Licensor.

7. **INDEMNIFICATION.** Licensor shall not be liable for any loss, damage or injury of any kind or character to any person or property arising from the entry on or use of the License Area or any part thereof by the Licensee's Persons, and Licensee shall protect, indemnify, defend, and hold harmless Licensor, its officers, employees, representatives, and agents (collectively, the "Indemnified Parties" and each an "Indemnified Party") from and against any and all claims, actions, damages, liabilities, and expenses (including without limitation, reasonable attorneys' fees, expert witness fees, court costs and expenses, all fines, charges, penalties and consultants' fees, and all cleanup, removal, remedial and abatement costs) in connection with any loss of life, personal injury, damage to the License Area (collectively, the "Claims") arising from or out of (i) any occurrence on, at, or about the License Area, (ii) the entry, grading activity, construction activity, occupancy or use by the Licensee's Persons of the License Area or any part thereof, or (iii) any default by Licensee under this Agreement. The indemnity obligations in this Section shall not apply to the extent the Claims are caused by the negligent or willful acts of an Indemnified Party. The indemnity obligations in this Section shall survive any termination of the Agreement.

8. **DEFENSE OF CLAIMS.** With respect to any Claim for which Licensee is obligated to indemnify any Indemnified Party, such Indemnified Party shall be entitled (but not obligated) to (i) assume the defense of any related litigation, arbitration or other proceeding, at any stage of such litigation, arbitration or proceeding, (ii) employ counsel of its own choosing at its sole discretion, and (iii) settle any claim on financial terms and conditions that may be satisfactory to such Indemnified Party. Such assumption of defense, employment of its own counsel and settlement shall not in any way diminish the Indemnified Party's right to indemnification as set forth in Section 6 herein.

9. **INSURANCE.** During the term of this Agreement, Licensee shall take out and maintain a policy or policies of comprehensive general liability insurance insuring Licensee and Licensor against loss or liability arising out of the use of the License Area by Licensee's Persons, in an amount not less than One Million Dollars (\$1,000,000) per occurrence, bodily injury and property damage. Licensor shall be named as an additional insured and, prior to entering the License Area, Licensee shall deliver to Licensor all certificates of insurance evidencing such coverage and further evidencing that such coverage may only be terminated or modified upon thirty (30) days' prior written notice to Licensor.

10. **BREACH/TERMINATION.** Should Licensee's Persons default in the performance of or breach any covenant, condition, or restriction of this Agreement herein provided to be kept or performed by Licensee's Persons, and should such default or breach continue uncured for a period of five (5) calendar days from and after written notice thereof by Licensor, then in any such event, Licensor may exercise any and all rights and remedies available at law or in equity, including but not limited to terminating this Agreement. Licensee shall not be deemed to have breached or defaulted such covenant, condition or restriction, however, if Licensee's obligation requires more than five (5) calendar days for performance and Licensee commences to perform within the five (5) calendar day period and afterwards diligently completes it.

11. **HAZARDOUS MATERIALS.**

1.1. **Hazardous Materials.** Licensee shall not, and shall cause Licensee's Persons not to, bring, place, treat, or dispose of any Hazardous Material in, under or about the License

Area, the School Property, or any portion thereof. For purposes of this Agreement, the term "Hazardous Material" means any product, substance, chemical, material, or waste, including without limitation any hydrocarbons, petroleum, gasoline, crude oil, or any products, by-products or fractions thereof, asbestos, chlorofluorocarbons, polychlorinated biphenyls (PCBs) and formaldehyde, whose presence, nature, quantity and/or intensity of existence, use, manufacture, disposal, transportation, spill, release, or effect, either by itself or in combination with other materials expected to be on or about the License Area is either: (i) potentially injurious to the public health, safety, or welfare, the environment, or the License Area, (ii) regulated or monitored by any governmental authority, or (iii) a basis for liability of Licensor to any governmental agency or third party under applicable statute or common law theory.

2. **Dangerous Conditions.** Licensee shall not, and shall cause Licensee's Persons not to, permit any conditions to exist on the License Area, which conditions may be dangerous to persons or property.

12. **COMPLIANCE WITH LAWS.** Licensee shall, and shall cause Licensee's Persons to, at no cost and expense to Licensor, promptly comply with all applicable laws, statutes, ordinances, rules, regulations, orders, covenants and restrictions of record, now in effect or which may hereafter come into effect (collectively, "Law"), during the term of the Agreement, relating in any manner to the entry and activities of any Licensee's Persons on or about the License Area. Licensor shall have the right to enter the License Area at any time for the purpose of inspecting the condition of the License Area and for verifying compliance by Licensee with this Agreement.

13. **MISCELLANEOUS.**

1. **Interpretations; Governing Law.** This Agreement is the result of negotiations between the Parties hereto and shall be construed according to its fair meaning. The Agreement shall be construed in accordance with the laws of the State of California in effect at the time of the execution of this Agreement. Titles and captions are for convenience only and shall not constitute a portion of this Agreement.

2. **No Waiver.** No delay or omission by either party in exercising any right or remedy accruing upon the compliance or failure of performance by the other party shall impair any such right or remedy, or be construed to be a waiver thereof. A waiver by either party of a breach of any of the covenants, conditions or agreements hereof to be performed by the other party shall not be construed as a waiver of any succeeding breach of the same or other covenants, agreements, restrictions or conditions hereof.


3. **Modification.** Any alteration, change or modification of or to this Agreement, in order to become effective, shall be made by written instrument or endorsement thereof, and in each such instance executed on behalf of each party hereto.

4. **Severability.** If any term, covenant, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated hereby.

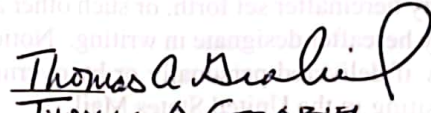
5. **Merger of Prior Agreement and Understandings.** This Agreement, including Exhibit "A" and Exhibit "B" which are incorporated herein by reference contain the entire understanding between the Parties relating to the transaction contemplated

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first written above.

"Licensor" Corona-Norco Unified School District

By: 
Name: Dalia Gad El Mawla
Title: Assistant Superintendent, Business Services

"Licensee" Oxbow Partners

By: 
Name: THOMAS A GRABEL
Title: PRINCIPAL

By: _____
Name: _____
Title: _____






Oxbow Partners - License Agreement - Cesar Chavez - Partially Executed

Final Audit Report

2023-10-08

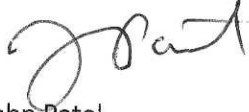
Created:	2023-10-04
By:	Jacqueline Alvarado (jalvarado@cnusd.k12.ca.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAArx8_2nbcOXbFa2IAAoGjkyab3zmK0RpG

"Oxbow Partners - License Agreement - Cesar Chavez - Partially Executed" History

-  Document created by Jacqueline Alvarado (jalvarado@cnusd.k12.ca.us)
2023-10-04 - 5:49:50 PM GMT
-  Document emailed to Dalia Gadelmawla (dalia.gadelmawla@cnusd.k12.ca.us) for signature
2023-10-04 - 5:50:19 PM GMT
-  Email viewed by Dalia Gadelmawla (dalia.gadelmawla@cnusd.k12.ca.us)
2023-10-08 - 0:46:48 AM GMT
-  Document e-signed by Dalia Gadelmawla (dalia.gadelmawla@cnusd.k12.ca.us)
Signature Date: 2023-10-08 - 0:46:59 AM GMT - Time Source: server
-  Agreement completed.
2023-10-08 - 0:46:59 AM GMT

I, John Patel, certify that I am the owner of the land, APN 102-050-019, adjacent to Planning Area 2 that Oxbow Partners is planning to develop. I hereby give permission to Oxbow Partners to accomplish the grading on my site as shown on Tentative Parcel Map 37519.

Sincerely,

A handwritten signature in black ink, appearing to read "John Patel", written in a cursive style.

John Patel

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October 13, 2023

Oxbow Partners
2855 Pacific Coast Highway
Suite 227
Corona Del Mar, CA 92625
Attn: Jo Howard

Re: Waste Management Service Provider

Dear Mrs. Howard:

Waste Management of the Inland Empire is pleased to provide solid waste collection to the residential development, The Trails at Corona, and is located on 2121 Mountain View Drive, within Riverside County.

This development represents a total of 365 single family residences referenced as TTM37500, TTM37501, TTM37502, TTM37503, TTM37504, and TPM37519. These new homes will require waste collection service by the year 2025.

This new residential phase will require 3-cart waste collection service consisting of trash, recycling, and organics service to comply with new SB 1383 regulation. Per our discussion with applicant, the collection trucks will be able to operate with no space constraints.

Should you need additional information or have any further questions, please contact me at 951-382-2175 or email at amarque6@wm.com.

Waste Management looks forward to servicing future Riverside County residents.

Sincerely,

A handwritten signature in black ink, appearing to read 'Art Marquez'.

Art Marquez
Waste Management of the Inland Empire

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