



1452 Edinger Ave, 3rd Floor
Tustin, CA 92780

June 17, 2025

LOS ALAMITOS RACE COURSE & CYPRESS GC.LLC
4961 KATELLA AVE
CYPRESS, CA 90630

RE: Will Serve Letter; 4961 KATELLA AVE, CYPRESS, CA

Dear LOS ALAMITOS RACE COURSE & CYPRESS GC.LLC,

This letter acknowledges that the project at 4961 Katella Ave, Cypress, CA is located in an area served by AT&T. Any service arrangements at this location 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 4961 Katella Ave, Cypress, CA.

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

Thank you for contacting AT&T.

Sincerely,

Steve Ciolek
Manager (OSP) Planning and Engineering
(714) 398-7749
sc4365@att.com

RR/rb



Golden State
Water Company

A Subsidiary of American States Water Company

August 15, 2023

Katherine Grimard
701 N. Parkcenter Dr.
Santa Ana, CA 92705

Re: Will Serve Letter
4961 Katella Avenue/5100 Cerritos Avenue
Cypress, California 90720

Dear Katherine Grimard:

This letter is to inform you that water service is available to the above referenced address from Golden State Water Company's (GSWC) Orange County District water system. Service to the address can be provided from our existing water facilities within Katella Avenue or Cerritos Avenue.

Upon completion and execution of a Water Service Agreement, that contains satisfactory financial arrangements and other provisions governing the extension of water service, Golden State Water Company (GSWC) will begin providing water service for the referenced address once all owner obligations have been satisfied. Analysis of more detailed development plans may require the owner to participate in the construction of special facilities prior to the Company providing water service.

GSWC is committed to providing water service to all customers within its service area, consistent with the company's obligations under rules, statutes and regulations of both the California Department of Public Health and the California Public Utilities Commission.

Unless modified or extended by GSWC, this Will Serve Letter shall terminate and be of no further force and effect one year from the date indicated above.

If you have any questions concerning the issues addressed in this letter, please let us know.

Sincerely,

Melynda Holm
Operations Engineer
Orange County District

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,

A handwritten signature in cursive script that reads "Jim Parkin".

SCE Design Representative

Enclosure: Appendix B, where applicable

Appendix B



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

Sincerely,

A handwritten signature in cursive script that reads "Jim Parkin".

SCE Design Representative

ORANGE COUNTY SANITATION DISTRICT SEWER CAPACITY VERIFICATION

Date: July 3, 2024

Property Address: 4961 Katella Avenue, Cypress, CA 90720

Assessor Parcel No: Various

In preparation for the development of the subject address, Daniela Malott and Chris Dickel of TAIT & Associates, Inc. requested verification of capacity of the regional sewer system from the Orange County Sanitation District (OC San).

OC San has studied the impacts of TAIT & Associates, Inc.'s estimated peak wastewater discharge rate, determined utilizing City of Cypress' wastewater generation rates and net peak flow calculations, as follows:

- Proposed Average Discharge Rate = 486,585 GPD
- Proposed Peak Discharge Rate = 1,754,519 GPD

I hereby certify that OC San has sufficient treatment capacity in its facilities to accept the provided, estimated wastewater flows from the subject property, as conveyed to OC San by the City of Cypress municipal sanitary sewer system. When OC San Capital Facilities Capacity Charges are paid to the City of Cypress, 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 TAIT & Associates, Inc. estimates. This Verification Letter is given for information only and is not an approval to directly connect to a Sanitation District sewer.

If you have any questions, please contact Adrian Siew, Planning Division, at (714) 593-7164.

Adrian Siew

Adrian Siew, P.E.
Engineer, Planning Division

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



1919 S State College Blvd
Anaheim, CA 92806

June 30, 2025

Los Alamitos Race Course & Cypress GC, LLC
4961 Katella Avenue
Cypress, CA 90630
Attn: Los Alamitos Race Course & Cypress GC, LLC

Subject: Will Serve - Will serve letter for 4961 Katella Avenue, Cypress

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.

Sincerely,

Pipeline Planning Associate
SoCalGas - Anaheim HQ



Will Serve Letter

6/2/2024

Katie Grimard
TAIT & Associates, Inc.
701 N. Parkcenter Drive
Santa Ana, CA 92705

Project Name: 4961 Katella Avenue. Cypres, CA 90720
LOCATION: 4961 Katella Avenue. Cypres, CA 90720

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:

Martinez, Aurelio
SoCal Central Specialist, Business Development
3430 E Miraloma Ave
Anaheim CA 92806
714-414-1454
aurelio.martinez@charter.com

Sincerely,

Aurelio Martinez