

ATTACHMENT 5 - COMMITMENT LETTER

To: The City of Yorba Linda- Attention: **Regina Hu**

From: Nick Saba- Property Owner 4893 Main Street

Date: February 5, 2025

Subject: **E5 Commitment Letter/Construction Phasing Schedule**

Per the request of the City Engineering Department and as discussed at our meeting on January 30th. I am committing to the following steps and phases for my construction project (The Artisan by Terra.) We will separate the Balcony and its foundation construction within the public-right-of way under it's own issued building permit. The following conditions must be completed and approved by the City of Yorba Linda:

- All existing utility companies must give written approval allowing for a structure over their existing utility. The Gas Company is scheduling the complete removal of the existing Gas Meter boxes along with the removal of the underground gas lines at said property. I confirmed that they will be submitting a permit within the next week and will commence their work within two weeks after receiving the City permit. Edison is also requesting the complete abandonment of their service box as well. This will take place once the properties that are serviced from this service location is connected to the new transformer that will soon to be installed at the back easement area. We anticipate that the final installation of the new transformer and connection of said properties is within **3-4 months after the Edison infrastructure installation has been completed**. We anticipate this work to begin within two weeks.

Construction Phasing Schedule:

1. Soft Demo- now completed. Requesting a final permit sign-off
2. Installation of underground Grease Interceptor- completed and approved
3. Once the first building permit is issued, the Main building including the building expansion to the rear will commence. Note: This work will be coordinated with S.Cal Edison and SoCal Gas contractors working in the easement. The work at the facade will be complete only to the point of the transition to the front deck as indicated on the plans. This will include a temporary encroachment permit and an approved and protected path of travel at the sidewalk.
4. The work to include the front deck and demo of existing sidewalk will be under a separately issued building permit. This work will also be coordinated with utility contractors once their schedules are confirmed. **The estimated time frame would be 3-4 months after the first building permit for the Main building has been issued.**

Regards,



Nick Saba
Owner 4893 Main Street
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