

ATTACHMENT 4 - ARTISAN UTILITY CLEARANCES

To: The City of Yorba Linda - Engineering Department
Attention: Regina Hu

From: Nick Saba on behalf of Main street property owners:
Ray Haroutoonian 4885 Main Street, Greg Brown 4889 Main Street,
Robert Ward 4895 Main Street, Nick Saba 4893 Main

Date: November 20, 2024

Subject: Main Street Property Owners Letter of Intent- Edison Transformer Connection

Regina, per the City Conditions relating to requested approval of The Artisan Observation Deck over the Public Right of Way. All conditions have been verified (see communication from other agencies provided with the E-5 Encroachment submittal) with the exception of Southern California Edison. They are requiring that their existing "Hand Hole" electrical box located at the front of my building at 4893 Main to be abandoned. This electrical box services my property and three other properties noted above. Once the new Edison Transformer is installed in the coming months, this will provide the four properties to connect to this new power source and allowing Edison to abandon the "Hand Hole" electrical box.

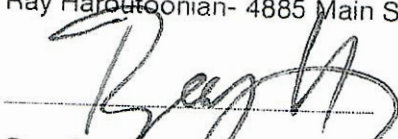
I personally have worked with each of the other three property owners and they have confirmed that their intent is to connect to the new future transformer as quickly as feasibly possible.

This signed letter confirms from all four properties that their intent is to connect to the new transformer once feasibly possible. I also understand that this condition must be met prior to the construction of the Observation Deck for my project; The Artisan by Terra.

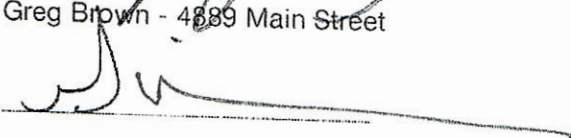
Nick Saba - 4893 Main Street



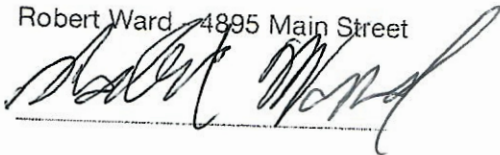
Ray Haroutoonian- 4885 Main Street



Greg Brown - 4889 Main Street



Robert Ward - 4895 Main Street



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IMPERIAL

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MAIN

4885 Main St
(Ray Hart - also Clydes)

4889 Main St
(Brown & Co)

4893 Main St
(Saba - Artisan)

4895 Main St
(Ward - Gracious Living)

4897 Main St
(Bigonger)

4901 Main St
(Shin - Broken Yolk)

18291 Imperial Hwy
(O&O Towne Optometry)

18293 Imperial Hwy
(Maggie's Photography)



11/20/24, 11:05 AM

Gmail - 4893 MAIN ST - YORBA LINDA CA 92886 - UTILITY CONFLICT

Nick Saba <terraclinary@gmail.>

4893 MAIN ST - YORBA LINDA CA 92886 - UTILITY CONFLICT

3 messages

Childers, Jefferey A <Jefferey.Childers@charter.com>
To: "terraclinary@gmail.com" <terraclinary@gmail.com>
Cc: Regina Hu <rhu@yorbalindaca.gov>, "Lewis, Joseph M" <Joseph.Lewis@charter.com>

Wed, Jul 5, 2023 at 1:4

Good day Mr. Saba,

Per our discussion from this afternoon's meeting onsite regarding Spectrum's system plant location near the address listed above, there is no conflict with your construction project.

Thank you for your time and reaching out to Spectrum to discuss the matter. Much success to you and your future business.

11/20/24, 11:10 AM

Gmail - The Artisan - 4893 Main Street

[Quoted text hidden]

Thu, Nov 16, 2023 at 12:00

gbecksr@gmail.com <gbecksr@gmail.com>

To: Ariel Bacani <abacani@ylwd.com>, cw@tsainc.us

Cc: Nick Saba <terraculinary@gmail.com>, Reza Afshar <RAfshar@ylwd.com>

This is great. Nick & I discussed the meter yesterday & I measured where that 2nd I Beam across the front façade is – I will revise & send info to Carrie & William today, hopefully.

Geoff

Geoff Beckham Consulting, LLC

714-357-1071

[Quoted text hidden]



Nick Saba <terraculinary@gmail.>

The Artisan - 4893 Main Street

3 messages

Mon, Nov 13, 2023 at 9:

cw@tsainc.us <cw@tsainc.us>

To: abacani@ylwd.com

Cc: "gbecksr@gmail.com" <gbecksr@gmail.com>, Nick Saba <terraculinary@gmail.com>

Ariel,

Good morning...

Per our telephone conversation this morning – attached are progress drawings for the above referenced project – which shows a Second Floor Observat Deck above the public sidewalk. The Deck is 12'-0" above the public sidewalk with the underside framing at about +/-10'-9" above the sidewalk.

Our team wants to make sure – it's acceptable to construct this Deck over the existing/new water meter located in the public sidewalk.

Please advise...thank you.

Carrie Wilde, LEED AP BD+C

Architect

Thirtieth Street Architects, Inc.

2821 Newport Blvd.

11/20/24, 11:13 AM

Gmail - The Artisan - 4893 Main Street

Newport Beach, CA 92663

Cellphone #949-683-4259

cw@tsainc.us

 **ARTISAN PROGRESS BINDER PARTIAL Water Dept 11.13.2023.pdf**
3902K

Ariel Bacani <abacani@ylwd.com>

To: "cw@tsainc.us" <cw@tsainc.us>

Cc: "gbecksr@gmail.com" <gbecksr@gmail.com>, Nick Saba <terraclinary@gmail.com>, Reza Afshar <RAfshar@ylwd.com>

Wed, Nov 15, 2023 at 5:

Hi Carrie,

YLWD has no issue with the second floor observation deck design above the existing water meter in the public sidewalk. Be aware that the property owner plans to upsize the water meter and possibly install a fire service line at Main St.

Regards,

Ariel Bacani, EIT

Assistant Engineer III

abacani@ylwd.com

Office: (714) 701-3104

1717 E Miraloma Ave, Placentia CA 92870

