



**Service Planning Letter # 2958-0**

Originally quoted: July 19, 2017  
P.O. Box 3000 ~ 31315 Chaney St ~ Lake Elsinore, CA 92530  
Phone: (951) 674-3146 ~ Fax: (951) 641-7554

<b>Description:</b> Office	<b>Zoning:</b> Commercial
<b>Address:</b> Lakeshore Drive	<b># of Lots:</b> 1
<b>City:</b> Lake Elsinore <b>State:</b> CA <b>Zip:</b>	<b>Acreeage:</b> 7.5
<b>APN:</b> 379-230-001	<b>Tract Map:</b>
<b>Phone:</b> (323) 616-4389	<b>Pressure Zone:</b> 1434
<b>Email:</b> 99849250@qq.com	

Peng Jiang ANG Designs  
1418 Butler Ave, # 3  
Los Angeles, CA 90025  
Attn: Peng Jiang

**Will Serve Fees Paid:** \$340.00  
**Paid Date:** 07/18/2017  
**Check / Receipt #:** 379727

**DEVELOPER**  
Miao Rui Song Hong Guan, LLC  
14785 Jeffery Road # 201  
Irvine, CA 92618  
Attn: Kate Liu

**ENGINEERING**  
Peng Jiang ANG Designs  
1418 Butler Ave, # 3  
Los Angeles, CA 90025  
Attn: Peng Jiang

Elsinore Valley Municipal Water District (“EVMWD”) has determined that water is available to serve the above referenced project based on the information provided. This determination of water availability shall remain valid for two years from the date of this letter. If the construction of the project has not commenced within this two year time frame, EVMWD will be under no further obligation to serve the project unless the developer receives an updated letter from EVMWD reconfirming water and sewer availability. EVMWD reserves the right to re-evaluate, revise, and update the Service Availability Letter at any time. EVMWD considers the conditions to have expired, automatically, two years from the date of issuance of the Letter, (Section 3903. C EVMWD Administrative Code). EVMWD will provide such potable water at such pressure as may be available from time to time as a result of its normal operations. Installation of facilities through developer funding shall be made in accordance with the current EVMWD Standards and Administration Code. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to booster pumps, in addition to the cost of mainlines and services. EVMWD will provide more specific information regarding special facilities and fees after submittal of your improvement plans, fire department requirements, and engineering fees for this project.

An estimate of fees will be quoted during the plan check process. Once plans have been accepted by the District and mylars have been submitted a formal invoice of fees will be prepared.

For all Commercial Development, please contact Keith Martinez at (951) 674-3146, extension 8326 regarding District requirements, Industrial Waste application, fees and inspection.

This letter shall at all times be subject to such changes or modifications by EVMWD.  
If you have any questions regarding the above, please contact me at (951) 674-3146 Ext. 8427

Sincerely,  
  
Christina Bachinski  
Development Coordinator



For EVMWD Use Only:  
SCL# \_\_\_\_\_

JUL 18 2017

**COMMERCIAL/INDUSTRIAL**  
**ELSINORE VALLEY MUNICIPAL WATER DISTRICT**  
**WILL SERVE & CONNECTION FEE APPLICATION FORM**

**RECEIVED**

JUL 18 2017

EVMWD Customer Service **APPLICANT INFORMATION (Please fill out completely leave no spaces blank)** EVMWD ENGINEERING DEPARTMENT

Owner / Developer	Representative for Owner/Developer (or) Engineering Firm (if applicable)
<b>Name</b>	Miao Rui Song, Hong Guan LLC
<b>Mailing Address</b>	Peng Jiang, ANG Designs
<b>City, State, Zip</b>	14785 Jeffrey Rd, #201
<b>Phone</b>	1418 Butler Ave, #3
<b>Fax</b>	Los Angeles, CA 90025
<b>Contact Person</b>	( 949 ) 232-9239
<b>Contact E-mail</b>	( 323 ) 616-4389
	( )
	( )
	Peng Jiang
	kliu@internationaltlk.com
	peng.jiang47@gmail.com

**Property Address, City, Zip** Lakeshore Dr, Lake Elsinore, 92530 (No Street Number Assigned yet)  
**Assessor's Parcel Number(s)** : 379-230-001  
**Total Acres** : 7.5

**Will Serve Request for:**     Water & Sewer     Water Only     Sewer Only     Irrigation Meters  
**Type of Construction:**     New Construction     Tennant Improvement

**Type of structure (s) to be served by EVMWD services**

**Please provide the intended usage and S.F. for each Building/ Suite**

- OPERATION(S) Check all that apply**
- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Animal Kennel SF _____                       | <input type="checkbox"/> Dry Cleaning Plant # Emp. _____            | <input type="checkbox"/> Open Storage SF _____                                |
| <input type="checkbox"/> Auditorium/Amusement _____                   | <input type="checkbox"/> Dry Manufacturing SF _____                 | <input type="checkbox"/> Pre-Schools/ # Students _____                        |
| <input type="checkbox"/> Auto Detail/Wash, Type _____                 | <input type="checkbox"/> Financial Institutions SF _____            | <input type="checkbox"/> Professional Building SF _____                       |
| <input type="checkbox"/> Auto Sales/Repair SF _____                   | <input type="checkbox"/> Golf Courses/Camp/Parks SF _____           | <input type="checkbox"/> Restaurant SF _____                                  |
| <input type="checkbox"/> Auto Service/Repair SF _____                 | <input type="checkbox"/> Health Spa W/O Showers SF _____            | <input type="checkbox"/> Retail Sales/Stores/Unknown SF _____                 |
| <input type="checkbox"/> Bar #Seats _____                             | <input type="checkbox"/> Health Spa W/ Showers SF _____             | <input type="checkbox"/> RV Camp With Sewer Hookups # Sites _____             |
| <input type="checkbox"/> Beauty/Barber Shop #Seats _____              | <input type="checkbox"/> Hospitals/# Rooms _____                    | <input type="checkbox"/> Schools: Cafeteria & Showers Students _____          |
| <input type="checkbox"/> Bowling/Skating SF _____                     | <input type="checkbox"/> Hotels/Motels/Rooming Houses # Rooms _____ | <input type="checkbox"/> Schools: Cafeteria W/O Showers # Students _____      |
| <input type="checkbox"/> Campsite (Developed) # Sites _____           | <input type="checkbox"/> Indoor Theater SF _____                    | <input type="checkbox"/> Schools: W/O Cafeteria, W/O Showers # Students _____ |
| <input type="checkbox"/> Car Wash-Tunnel Type SF _____                | <input type="checkbox"/> Laundromats/# Machines _____               | <input type="checkbox"/> Service Shop _____                                   |
| <input type="checkbox"/> Car Wash-Wand Type SF _____                  | <input type="checkbox"/> Lumber Yards SF _____                      | <input type="checkbox"/> Service Stations SF _____                            |
| <input type="checkbox"/> Churches SF _____                            | <input type="checkbox"/> Mobile Home Parks # Spaces _____           | <input type="checkbox"/> Shopping Center SF _____                             |
| <input type="checkbox"/> Club SF _____                                | <input type="checkbox"/> Mortuaries/Cemeteries SF _____             | <input type="checkbox"/> Special Events Center/# Attendance _____             |
| <input type="checkbox"/> Dentist Office SF _____                      | <input type="checkbox"/> Night Club SF _____                        | <input type="checkbox"/> Supermarket SF _____                                 |
| <input type="checkbox"/> Doctor Office SF _____                       | <input type="checkbox"/> Nurseries/Greeneries SF _____              | <input type="checkbox"/> Veterinarian SF _____                                |
| <input type="checkbox"/> Drive-In Theater SF _____                    | <input type="checkbox"/> Nursing Homes/ # Beds _____                | <input type="checkbox"/> Warehousing SF _____                                 |
| <input type="checkbox"/> Dry Cleaners - Office Only # Employees _____ | <input checked="" type="checkbox"/> <b>Office Building SF 6,918</b> | <input type="checkbox"/> Wholesale Outlets SF _____                           |
| <input type="checkbox"/> Other _____                                  |   |   |

# 2958

Map   
 Excel \_\_\_\_\_  
 CIPAce \_\_\_\_\_  
 Tax Rec \_\_\_\_\_  
 REV. 0 DD 4  
 Reimb 874  
 PZ 1601



**In order to determine whether the proposed project will require pretreatment of wastewater, provide a brief detailed description of the type of manufacturing, business processes, production, or service activities proposed for this site:**

- 11 two-story condos: multifamily residential;
- 1 two-story club house: mainly for office and community service.

**General Project Description:**

The lot is about 7.5 acre in Lakeshore Village Specific Plan Zone. The proposed scheme is a gated multi-family condo community with 104 units. It consists of 12 buildings: 11 two-story condos and 1 two-story club house. The gross floor area is around 164,000 sq ft, with 7 unit type.

<b>Residential Development/ Multi-Family Residential/ Commercial Industrial</b>	
<b>Sewer Service (Indicate Below)</b>	<b>Water Service (Indicate Below)</b>
No. of Building(s): 12	<b>Domestic Meter Size: Circle Size(s) Required</b>
No. of Unit(s): 104	3/4" 1" 1-1/2" <b>(2")</b> 3" 4"
<b>Commercial Usage: Submit engineer's domestic &amp; irrigation water demands. Submit square footage(s) of bldg. usages (ie office, warehouse, retail, restaurant, etc.).</b>	<b>NO. of Domestic Mtrs:</b> 12
	<b>Irrigation Meter Size: Circle Size(s) Required</b>
	3/4" 1" 1-1/2" 2" 3" <b>(4")</b>
1 two-story club house: mainly for office and community service, 6,918 SF.	<b>NO. of Irrigation Mtrs:</b> 1
	Backflow Required: <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>PAYMENT PLAN Desired:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	Circle Number of Years: 1 2 3 4 5 6

For all Commercial Development, you will be required to contact the Districts Pre-Treatment Program at (951) 674-3146 ext. 8326, before a Will Serve is issued.

**SERVICE AVAILABILITY LETTER (fees based Development type)**

<b>Commercial Development</b>	<b>\$340.00</b>
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Mail application form with appropriate fee to:  
 EVMWD, P.O. Box 3000, Lake Elsinore, CA 92531-3000.  
 Questions, please contact Engineering at (951) 674-3146 ext. 6705 or  
 Email: [Development@evmwd.net](mailto:Development@evmwd.net) **Please allow up to 10 working days**

<b>For EVMWD Use Only:</b>
Fees Due \$ _____
Checked by: _____