Appendix L

Service Planning Letter #3069-0
Service Planning Letter # 3069-0
March 23, 2018
P.O. Box 3000 ~ 31315 Chaney St ~ Lake Elsinore, CA 92530
Phone: (951) 695-3126 ~ Fax: (951) 680-7554

Description: Commercial Travel Center (WO# 17-007)
Address: 0 Riverside Drive
City: Lake Elsinore State: CA Zip: 92530
APN: 378-007-
Phone: (714) 695-9300
Email: jkaraki@westernsec.com

Zoning: Commercial
# of Lots: 2
Acreage: +2.39
Tract Map: Pressure Zone: 1434

Kassab Travel Center
4887 E. La Palma Avenue, Suite 707
Anaheim, CA 92807
Attn: Joseph Karaki

Will Serve Fees Paid: $340.00
Paid Date: 03/22/2018
Check / Receipt #: 402791

DEVELOPER
Kassab Travel Center
4887 E. La Palma Avenue, Suite 707
Anaheim, CA 92807
Attn: Joseph Karaki

ENGINEERING
Western States Engineering, Inc.
4887 E. La Palma Avenue, Suite 707
Anaheim, CA 92807
Attn: Joseph Karaki

Elsinore Valley Municipal Water District ("EVMWD") has determined that water is available to serve the above referenced project based on the information provided. Sewer will require a line extension on Collier Ave. This determination of water & sewer 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 Planning 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

Authorized by: [Signature]
Date: 3/23/18
# COMMERCIAL/INDUSTRIAL
ELSIMORE VALLEY MUNICIPAL WATER DISTRICT
WILL SERVE & CONNECTION FEE APPLICATION

## GENERAL INFORMATION

<table>
<thead>
<tr>
<th>Date of Application:</th>
<th>Mar 22, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency Requesting Letter:</td>
<td>PLANNING DEPT./BUILDING &amp; SAFETY</td>
</tr>
<tr>
<td>Preferred Delivery Method of Completed Will Serve (Check One):</td>
<td>Pickup at District Offices</td>
</tr>
<tr>
<td></td>
<td>Email to (Circle one): Owner/Developer Representative</td>
</tr>
<tr>
<td></td>
<td>Mail to (Circle one): Owner/Developer Representative</td>
</tr>
</tbody>
</table>

## CONTACT INFORMATION

**Owner/Developer**
- **Contact Name:** RON KASSAB/JOSEPH KARAKI
- **Business Name:** KASSAB TRAVEL CENTER
- **Mailing Address:** C/O 4887 E. LA PALMA AVE., SUITE 707
- **City:** ANAHEIM | **State:** CA | **Zip:** 92807
- **Email:** jkaraki@westernsec.com
- **Telephone:** (714) 695-9300 Ext. 100

**Representative for Owner/Developer (or) Engineering Firm, if applicable**
- **Contact Name:** JOSEPH KARAKI
- **Business Name:** WESTERN STATES ENGINEERING INC.
- **Business Type:** DESIGN & BUILD
- **Mailing Address:** 4887 E. LA PALMA AVE., SUITE 707
- **City:** ANAHEIM | **State:** CA | **Zip:** 92807
- **Email:** jkaraki@westernsec.com, rayojeda@westernsec.com
- **Telephone:** (714) 695-9300 Ext. 100

## PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>29301 RIVERSIDE DRIVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>City:</td>
<td>LAKE ELSINORE</td>
</tr>
<tr>
<td>State:</td>
<td>CA</td>
</tr>
<tr>
<td>Zip:</td>
<td>92530</td>
</tr>
<tr>
<td>Assessor’s Parcel Number(s):</td>
<td>378-030-07 &amp; 378-030-09</td>
</tr>
<tr>
<td>Total Acres:</td>
<td>2.39 ACRES</td>
</tr>
<tr>
<td>Nearest Cross Streets:</td>
<td>COLLIER AVE.</td>
</tr>
</tbody>
</table>

**Type of Construction:**
- [ ] New Construction**
- [ ] Tenant Improvement
- [ ] New Tenant
- [ ] Change in Ownership

**Will Serve Request for:**
- [ ] Water & Sewer
- [ ] Water Only
- [ ] Sewer Only
- [x] Irrigation Meters

**FOR NEW COMMERCIAL/INDUSTRIAL BUILDINGS:**
- [x] Attach a Site Map (8.5" x 11") identifying building/suite numbers, associated square footage(s), and intended uses (i.e. office, warehouse, retail, restaurant, etc.).
- [ ] Provide Engineer’s domestic & irrigation water demand calculations.
SERVICES REQUESTED

<table>
<thead>
<tr>
<th>Building/Suite #</th>
<th>No. of Units</th>
<th>Meter Type</th>
<th>Meter Size</th>
<th>Backflow Required?</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING &quot;A&quot;</td>
<td>2</td>
<td>Domestic</td>
<td>2</td>
<td>Yes</td>
</tr>
<tr>
<td>Building &quot;B&quot;</td>
<td>1</td>
<td>Domestic</td>
<td>2</td>
<td>Yes</td>
</tr>
<tr>
<td>Canopy 1</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Canopy 2</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

If you require more information please contact Engineering at (951) 674-3146 Ext. 8427

ENGINEERING FEES (EVMWD Administrative Code, Section 2600)

SERVICE AVAILABILITY LETTERS
Tract & Commercial Development $340.00

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

FOR EVMWD USE ONLY

Fees Due: ___________________________ Reviewed by: ___________________________

Reimbursements: [ ] Yes [ ] No Reimbursement #(s) ___________________________

Date Payment Received: ____________ Receipt No.: __________________________ CK: _______

Date Received by Engineering: ____________ Division: __________________________

Will Serve #: __________________________________ WO#: __________________________ [ ] GIS [ ] Log [ ] CIP Ace

Previous Account#: _______________________ Meter Size: _______________________ Pressure Zone: _______________________

Mail application form with appropriate fee to: EVMWD, P.O. Box 3000, Lake Elsinore, CA 92531-3000.
For questions, please contact Engineering at (951) 674-3146 Ext. 8427 or email Development@evmwd.net.

Please allow up to 10 working days for processing once the completed application has been accepted by the District.
# PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

## Building/Suite 
BUILDING "A"

| Square Footage | + 8,360 S.F. |

## OPERATION(S) (Check all that apply.)

- [ ] Animal Kennel
- [ ] Auditorium/Amusement
- [ ] Auto Detail/Wash, Type
- [ ] Auto Sales/Repair
- [ ] Auto Service/Repair
- [ ] Bar, # Seats
- [ ] Beauty/Barber Shop, # Seats
- [ ] Bowling/Skating
- [ ] Campsite (Developed), # Sites
- [ ] Car Wash-Tunnel Type
- [ ] Car Wash-Wand Type
- [ ] Church
- [ ] Club
- [ ] Dentist Office
- [ ] Doctor Office
- [ ] Drive-In Theater
- [ ] Dry Cleaning
  - [ ] Office Only, # Employees
  - [ ] Plant, # Employees
- [ ] Dry Manufacturing
- [ ] Financial Institutions
- [ ] Golf Course/Camp/Park
- [ ] Health Spa
- [ ] Hospital
  - [ ] With Showers, # Rooms
  - [ ] Without Showers, # Rooms
- [ ] Hotel/Motel/Rooming House, # Rooms
- [ ] Indoor Theater
- [ ] Laundromat, # Machines
- [ ] Lumber Yard
- [ ] Mobile Home Park, # Spaces
- [ ] Mortuary/Cemetery
- [ ] Night Club
- [ ] Nurseries/Greeneries
- [ ] Nursing Home, # Beds
- [ ] Office Building
- [ ] Open Storage
- [ ] Pre-School, # Students
- [ ] Professional Building
- [ ] Restaurant, # Fixtures
- [ ] Retail Sales/Store/Unknown
- [ ] RV Camp With Sewer Hookups, # Sites
- [ ] School
  - [ ] With Cafeteria and Showers, # Students
  - [ ] Cafeteria without Showers, # Students
  - [ ] No Cafeteria, No Showers, # Students
- [ ] Service Shop
- [ ] Service Station
- [ ] Shopping Center
- [ ] Special Events Center, # Attendance
- [ ] Supermarket
- [ ] Veterinarian
- [ ] Warehousing
- [ ] Wholesale Outlet
- [ ] Other

Provide a detailed description of the type of manufacturing, business processes, production, or service activities proposed for this site. This information will be used to determine whether the proposed project will require pre-treatment of wastewater. If the project requires a Pre-Treatment Program, you will be required to contact Industrial Waste at (951) 674-3146 Ext. 8326, before a Will Serve will be issued.

Building "A" is a proposed convenience store that caters for both transients and the neighborhood.
PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # Building "B" (QSR with drive thru window)  

Square Footage 2,543 S.F.

OPERATION(S) (Check all that apply.)

- Animal Kennel
- Auditorium/Amusement
- Auto Detail/Wash, Type___
- Auto Sales/Repair
- Auto Service/Repair
- Bar, # Seats ___
- Beauty/Barber Shop, # Seats ___
- Bowling/Skating
- Campsite (Developed) # Sites ___
- Car Wash-Tunnel Type
- Car Wash-Wand Type
- Church
- Club
- Dentist Office
- Doctor Office
- Drive-In Theater
- Dry Cleaning
  - Office Only, # Employees___
  - Plant, # Employees___
- Dry Manufacturing
- Financial Institutions
- Golf Course/Camp/Park
- Health Spa
- Hospital
  - With Showers, # Rooms ___
  - Without Showers, # Rooms ___
- Hotel/Motel/Rooming House,
  - # Rooms ___
- Indoor Theater
- Laundromat, # Machines ___
- Lumber Yard
- Mobile Home Park, # Spaces ___
- Mortuary/Cemetery
- Night Club
- Nurseries/Greeneries
- Nursing Home, # Beds ___
- Office Building
- Open Storage
- Pre-School, # Students ___
- Professional Building
- Restaurant, # Fixtures 10
- Retail Sales/Store/Unknown
- RV Camp With Sewer Hookups,
  - # Sites ___
- School
  - With Cafeteria and Showers,
    - # Students ___
  - Cafeteria without Showers,
    - # Students ___
  - No Cafeteria, No Showers,
    - # Students ___
- Service Shop
- Service Station
- Shopping Center
- Special Events Center,
  - # Attendance ___
- Supermarket
- Veterinarian
- Warehousing
- Wholesale Outlet

Provide a detailed description of the type of manufacturing, business processes, production, or service activities proposed for this site. This information will be used to determine whether the proposed project will require pre-treatment of wastewater. If the project requires a Pre-Treatment Program, you will be required to contact Industrial Waste at (951) 674-3146 Ext. 8326, before a Will Serve will be issued.

Building "B" is a Quick Service Restaurant (QSR) with a drive through pick-up window.
## PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

**Building/Suite #**  Canopy 1  

<table>
<thead>
<tr>
<th>OPERATION(S) (Check all that apply.)</th>
<th>Square Footage 4,392 S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal Kennel</td>
<td>Restaurant, # Fixtures</td>
</tr>
<tr>
<td>Auditorium/Amusement</td>
<td>Retail Sales/Store/Unknown</td>
</tr>
<tr>
<td>Auto Detail/Wash, Type</td>
<td>RV Camp With Sewer Hookups,</td>
</tr>
<tr>
<td>Auto Sales/Repair</td>
<td># Sites</td>
</tr>
<tr>
<td>Auto Service/Repair</td>
<td>School</td>
</tr>
<tr>
<td>Bar, # Seats</td>
<td>With Cafeteria and Showers,</td>
</tr>
<tr>
<td>Beauty/Barber Shop, # Seats</td>
<td># Students</td>
</tr>
<tr>
<td>Bowling/Skating</td>
<td>Cafeteria without Showers,</td>
</tr>
<tr>
<td>Campsite (Developed), # Sites</td>
<td># Students</td>
</tr>
<tr>
<td>Car Wash-Tunnel Type</td>
<td>No Cafeteria, No Showers,</td>
</tr>
<tr>
<td>Car Wash-Wand Type</td>
<td># Students</td>
</tr>
<tr>
<td>Church</td>
<td>Service Shop</td>
</tr>
<tr>
<td>Club</td>
<td>Service Station</td>
</tr>
<tr>
<td>Dentist Office</td>
<td>Shopping Center</td>
</tr>
<tr>
<td>Doctor Office</td>
<td>Special Events Center,</td>
</tr>
<tr>
<td>Drive-In Theater</td>
<td># Attendance</td>
</tr>
<tr>
<td>Dry Cleaning</td>
<td>Supermarket</td>
</tr>
<tr>
<td>Office Only, # Employees</td>
<td>Veterinarian</td>
</tr>
<tr>
<td>Plant, # Employees</td>
<td>Warehousing</td>
</tr>
<tr>
<td>Dry Manufacturing</td>
<td>Wholesale Outlet</td>
</tr>
</tbody>
</table>

Provide a detailed description of the type of manufacturing, business processes, production, or service activities proposed for this site. This information will be used to determine whether the proposed project will require pre-treatment of wastewater. If the project requires a Pre-Treatment Program, you will be required to contact Industrial Waste at (951) 674-3146 Ext. 8326, before a Will Serve will be issued.
PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # Canopy 2

Square Footage 1,700 S.F.

OPERATION(S) (Check all that apply.)

☐ Animal Kennel
☐ Auditorium/Amusement
☐ Auto Detail/Wash, Type
☐ Auto Sales/Repair
☐ Auto Service/Repair
☐ Bar, # Seats
☐ Beauty/Barber Shop, # Seats
☐ Bowling/Skating
☐ Campsite (Developed) # Sites
☐ Car Wash-Tunnel Type
☐ Car Wash-Wand Type
☐ Church
☐ Club
☐ Dentist Office
☐ Doctor Office
☐ Drive-In Theater
☐ Dry Cleaning
  ☐ Office Only, # Employees
  ☐ Plant, # Employees
☐ Dry Manufacturing
☐ Financial Institutions
☐ Golf Course/Camp/Park
☐ Health Spa
☐ Hospital
  ☐ With Showers, # Rooms
  ☐ Without Showers, # Rooms
☐ Hotel/Motel/Rooming House,
  # Rooms
☐ Indoor Theater
☐ Laundromat, # Machines
☐ Lumber Yard
☐ Mobile Home Park, # Spaces
☐ Mortuary/Cemetery
☐ Night Club
☐ Nurseries/Greenhouses
☐ Nursing Home, # Beds
☐ Office Building
☐ Open Storage
☐ Pre-School, # Students
☐ Professional Building
☐ Restaurant, # Fixtures
☐ Retail Sales/Store/Unknown
☐ RV Camp With Sewer Hookups,
  # Sites
☐ School
  ☐ With Cafeteria and Showers,
    # Students
  ☐ Cafeteria without Showers,
    # Students
  ☐ No Cafeteria, No Showers,
    # Students
☐ Service Shop
☐ Service Station (GAS/FUELLING)
☐ Shopping Center
☐ Special Events Center,
  # Attendance
☐ Supermarket
☐ Veterinarian
☐ Warehousing
☐ Wholesale Outlet

Provide a detailed description of the type of manufacturing, business processes, production, or service activities proposed for this site. This information will be used to determine whether the proposed project will require pre-treatment of wastewater. If the project requires a Pre-Treatment Program, you will be required to contact Industrial Waste at (951) 674-3146 Ext. 8326, before a Will Serve will be issued.

CANOPY 2 is a Gas Fuelling Station for RV.
31315 Chaney St  
PO Box 3000  
Lake Elsinore, CA 92531  
Office: (951) 674-3146  
Fax (951) 342-3352  

March 22, 2018 10:41

<table>
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<tr>
<th>Tender Methods</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Visa</td>
<td>($340.00)</td>
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<tr>
<td>Total</td>
<td>($340.00)</td>
</tr>
<tr>
<td>Change</td>
<td>0.00</td>
</tr>
</tbody>
</table>

Beginning Balance: $340.00  
Payments applied: ($340.00)

THANK YOU FOR YOUR PAYMENT!

Did you know you can make payments 24/7 using your credit/debit card by calling our main number or accessing your account at www.evmwd.com?

Visit our website at www.evmwd.com to access your account and make payments 24/7 or get valuable conservation information.

USE WATER WISELY!