
Appendix O

*Elsinore Valley Municipal Water District
Service Planning Letter*



Service Planning Letter # 3351-0

August 14, 2020

P.O. Box 3000 ~ 31315 Chaney St ~ Lake Elsinore, CA 92530

Phone: (951) 674-3146 ~ Fax: (951) 674-7554

Description:	COMMERCIAL RETAIL (WO# 19-041)	Zoning:	Commercial
Address:	NWC Mountain and Lake Streets	# of Lots:	7
City:	Lake Elsinore	State: CA	Zip: 92530
APN:	389-030-012, 389-030-013, 389-030-014, 389-030-015, 389-030-016, 389-030-017, 389-030018	Acreage:	5.6
Phone:	951-696-1490	Tract Map:	N/A
Email:	EDGpermitting@empiregr.biz CC: ghann@empiregr.biz	Pressure Zone:	1800

Empire Design Group, Inc.
PO BOX 94
Murrieta, CA 92564
Attn: *Gregory S. Hann*

Will Serve Fees Paid: \$340.00
Paid Date: 08/06/2020
Check / Receipt #: 470018

DEVELOPER

Lake and Mountain Street Commercial Center, LLC
3017 E. Edinger Ave.
Tustin, CA 92780
Attn: *Jogesh Kumar*

ENGINEERING

Empire Design Group, Inc.
PO BOX 94
Murrieta, CA 92564
Attn: *Gregory S. Hann*

Elsinore Valley Municipal Water District ("EVMWD") has determined that water and sewer is available to serve the above referenced project based on the information provided. 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.

The following improvements are required per the Due Diligence requirements of the project:

1. The Owner/Developer shall provide a water study analysis the onsite water demand.
2. The Owner/Developer shall provide a sewer study analyzing the onsite sewer discharge.
3. The Owner/Developer shall construct a Zone 1800 12-inch waterline along Lake Street from Mountain Street to the project's northerly boundary.
4. The Owner/Developer shall construct an 8-inch waterline in Mountain Street from Ash Street to the project's westerly boundary and along Lake Street from Mountain Street to the project's northerly boundary.
5. The Owner/Developer shall construct an individual water service with backflow device for each building/suite.
6. The Owner/Developer shall construct an individual water service with backflow device for the car wash.

7. The Owner/Developer shall construct an irrigation water service with backflow device to serve the entire property's landscape area.
8. The Owner/Developer shall construct an individual fire service with double detector check assembly for each building.
9. The Owner/Developer shall construct a sewer lateral to serve the lot.
10. The Owner/Developer shall construct offsite fire hydrants per Fire Department's recommendation. If onsite fire hydrants are required by the Fire Department, a public waterline shall be constructed onsite to serve the onsite fire hydrants.
11. All water and sewer services shall be installed on the frontage of the property address street.
12. The Owner/Developer shall dedicate to the District an easement for all public water and sewer facilities constructed within the private property. A minimum 20-ft wide easement is required for one utility.
13. The Owner/Developer shall record a Water Rights Grant Deed to grant the water rights to the District.
14. The Owner/Developer shall submit a Water and Sewer Improvement Plan to the District. The plan submittal shall include water fixture unit calculation conforming to the current California Plumbing Code to confirm adequate meter size.
15. The Owner/Developer shall submit landscape plans to the District for review prior to City approval of the plans.

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

mc
Authorized by: Christina Bachinski **Date:** 08/14/2020



**COMMERCIAL/INDUSTRIAL
EL SINORE VALLEY MUNICIPAL WATER DISTRICT
WILL SERVE & CONNECTION FEE APPLICATION**

GENERAL INFORMATION

Date of Application: 7/8/20

Agency Requesting Letter: City of Lake Elsinore

Preferred Delivery Method of Completed Will Serve (Check One):

- Pickup at District Offices
 Email to (Circle one): Owner/Developer Representative
 Mail to (Circle one): Owner/Developer Representative

CONTACT INFORMATION

Owner/Developer

Contact Name: Jogesh Kumar

Business Name: Lake and Mountain Street Commercial Center, LLC

Mailing Address: 3017 E. Edinger Ave. City: Tustin State: CA Zip: 92780

Email: Jogesh Kumar Telephone: (_____) Ext. _____

Representative for Owner/Developer (or) Engineering Firm, if applicable

Contact Name: Greg Hann

Business Name: Empire Design Group, Inc. Business Type: Service / Design

Mailing Address: PO BOX 944 City: Murrieta State: CA Zip: 92564

Email: EDGpermitting@empiregr.biz; cc: ghann@empiregr.biz Telephone: (951) 696-1490 Ext. _____

PROJECT INFORMATION

Property Address: NWC Mountain and Lake Streets City: Lake Elsinore State: CA Zip: 92530

Assessor's Parcel Number(s): 389-030-012, 013, 014, 015, 016, 017, 018

Total Acres: 6.07

Nearest Cross Streets: Mountain Street and Lake Street

Type of Construction: New Construction** Tenant Improvement New Tenant

Change in Ownership

Irrigation Meters

Will Serve Request for: Water & Sewer Water Only Sewer Only

** REQUIRED FOR COMMERCIAL/INDUSTRIAL BUILDINGS:

*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.

A copy of the City building permit is required for all new development

*Provide copy of Landscape Plans



Elsinore Valley Municipal Water District

PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # QSR and Convenience store

Square Footage QSR: 1,525 / C-Store: 3,400

OPERATION(S) (Check all that apply.)

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

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.

Proposed Site includes the following Commercial /Retail uses:

- 1) Gasoline Canopy 6 MPDs
- 2) Convenience Store with attached QSR
- 3) Express Car Wash
- 4) Retail C & Drive-Thru A
- 5) Retail D & Drive-Thru B
- 6) Retail A
- 7) Retail B

See additional sheets for other buildings information.



Elsinore Valley Municipal Water District

SERVICES REQUESTED

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.

Fees Due: _____	Reviewed by: _____	
Reimbursements: <input type="checkbox"/> Yes <input type="checkbox"/> No	Reimbursement #(s) _____	
Date Payment Received: _____	Receipt No.: _____ CK: _____	
Date Received by Engineering: _____	Division: _____	
Will Serve #: _____	WO#: _____	<input type="checkbox"/> GIS <input type="checkbox"/> Log <input type="checkbox"/> CIPACe
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 20 working days for processing once the completed application has been accepted by the District.

Susana Salgado

From: Development Services
Sent: Thursday, August 6, 2020 7:34 AM
To: CSR Mailbox
Cc: Development Services
Subject: FW: EVMWD will Serve Letters Request APN: 389-030-012, 013, 014, 015, 016, 017, 018 -Lake & Mountain Street Commercial Center, LLC (EDG# 4589.01)
Attachments: Cerdicardevmw.d.pdf; Commercial Will Serve Application (Fill-In Form) 8-4-20.pdf

Can you Please process this Will Serve and email it to me I am currently working remotely.

Christina Bachinski

Senior Development Services Representative
Elsinore Valley Municipal Water District
951-674-3146 Ext. 8427
31315 Chaney Street, Lake Elsinore, CA 92530



Please tell us how we're doing by completing this 3-minute survey.

From: Valerie Salampessy <admin@empiregr.biz>
Sent: Tuesday, August 4, 2020 3:12 PM
To: Development Services <development@evmwd.net>
Cc: Gregory Hann <GHann@empiregr.biz>; Alex Hann <AHann@empiregr.biz>
Subject: EVMWD will Serve Letters Request APN: 389-030-012, 013, 014, 015, 016, 017, 018 -Lake & Mountain Street Commercial Center, LLC (EDG# 4589.01)

[*External E-mail alert! Use caution before clicking links/attachments*]

Hi Engineering Services/Development,

Attached is application for Will Serve and Credit Card information for the above-mentioned site. Please let us know if we need anything else to obtain the Will Serve.

Valerie Salampessy
Empire Design Group, Inc.
24861 Washington Avenue
Murrieta, CA 92562

Mailing Address:
PO BOX 944

Murrieta, CA 92564

951/696-1490 Office

admin@empiregr.biz

www.EmpireDesignGroup.biz



1 MERCHANT COPY

EL SINORE VLY MUNI WATE
31315 CHANEY ST
LAKE ELSINORE, CA 92530
08/06/2020 14:42:09
CREDIT CARD
VISA SALE
Card # XXXXXXXXXXXX3216
SEQ #: 8
Batch #: 94
INVOICE 11
Approval Code: 06290G
Entry Method: Manual
Mode: Online
Tax Amount: \$0.00
Avs Code: YYY
SALE AMOUNT \$340.00

1 CUSTOMER COPY

31315 Chaney St
PO Box 3000
Lake Elsinore, CA 92531
Office: (951) 674-3146
Fax: (951) 346-3352

August 6, 2020 14:48

Staff ID: SSAL
Receipt No. 470018
Account:
Customer:
Service:

Tender Methods
Visa (\$340.00)
Total (\$340.00)
Change \$0.00

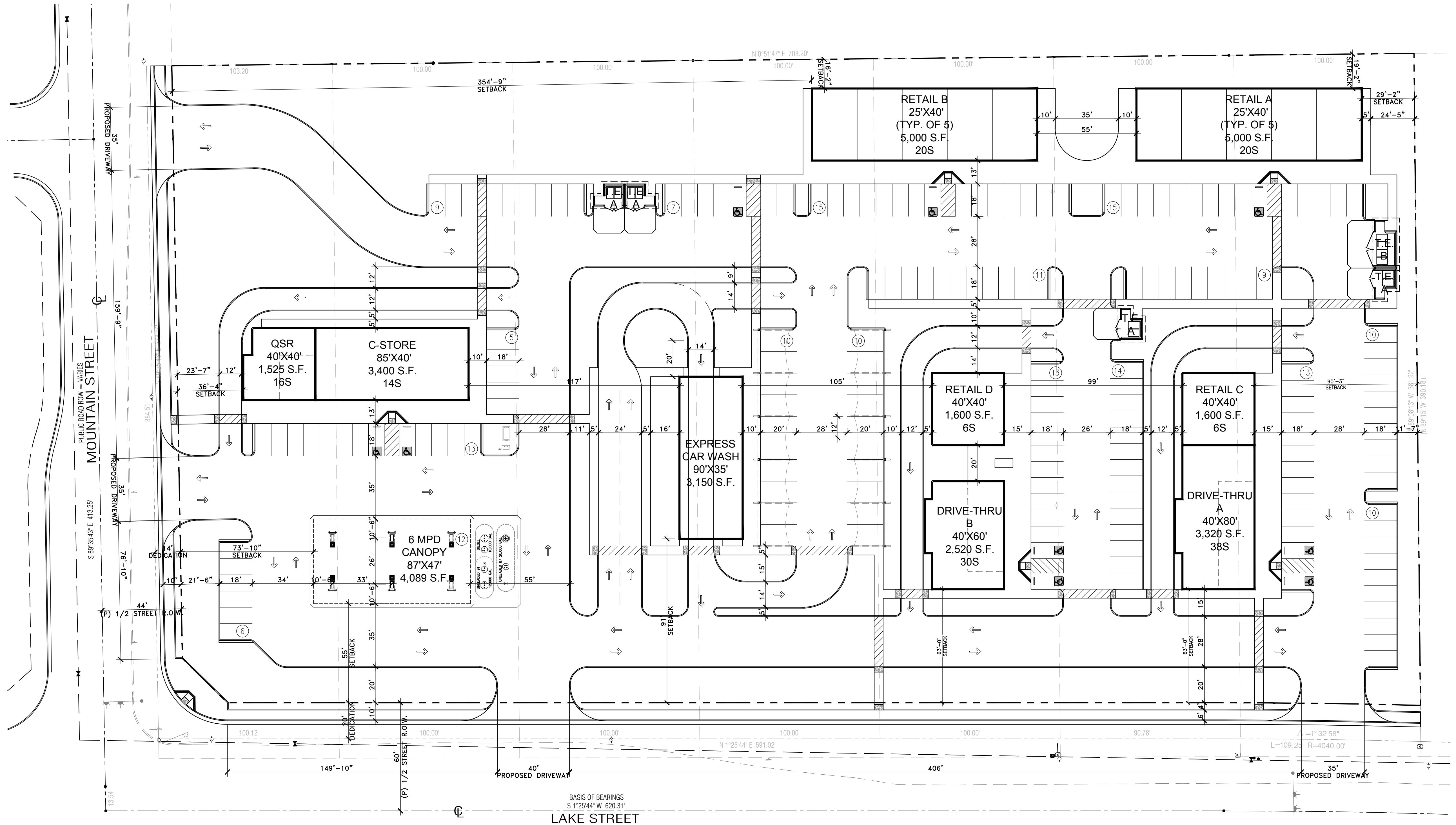
Beginning Balance \$340.00
Payments applied (\$340.00)

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!

**SITE DATA**

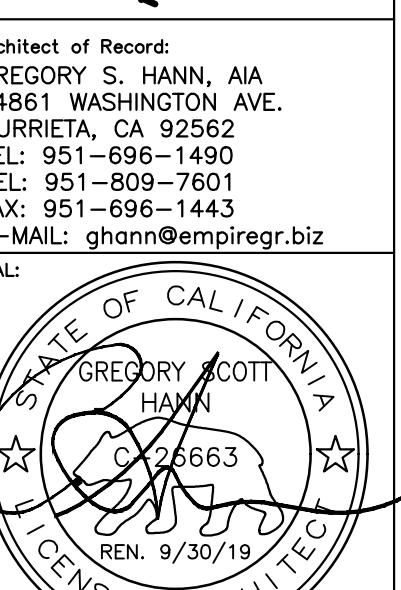
ADDRESS: NWC MOUNTAIN ST. & LAKE ST.
LAKE ELSINORE, CA 92530
PERMIT NUMBER: TBD
APN: 389-030-012, 013, 014, 015, 016, 017, 018
LOT SIZE: 5.60 ACRES (243,993 S.F.)
BUILDING AREAS: C-STORE: 3,400 S.F.
QSR: 1,525 S.F.
CANOPY: 4,089 S.F.
EXPRESS CAR WASH: 3,150 S.F.
DRIVE-THRU B: 3,320 S.F.
DRIVE-THRU B: 2,520 S.F.
RETAIL A: 5,000 S.F.
RETAIL B: 5,000 S.F.
RETAIL C: 1,600 S.F.
RETAIL D: 1,600 S.F.
TRASH ENCLOSURE A: 176 S.F. (TYP. OF 4)
TRASH ENCLOSURE B: 287 S.F. (TYP. OF 1)
BUILDING HEIGHT: MAX HEIGHT: 45'-0"
COUNTY: RIVERSIDE
CONSTRUCTION TYPE: V-B/SPRINKLERED
OCCUPANCY: M
SPECIFIC PLAN: N/A
EXISTING LAND USE: VACANT
PROPOSED LAND USE: RETAIL / COMMERCIAL
EXISTING ZONE: C2 - GENERAL COMMERCIAL
PROPOSED ZONE: C2 - GENERAL COMMERCIAL
SURROUNDING LAND USE AND ZONING: NORTH: C2 - GENERAL COMMERCIAL
SOUTH: R1 - SINGLE FAMILY RESIDENTIAL
EAST: MURDOCK ALBERHILL RANCH SPECIFIC PLAN
WEST: R1 - SINGLE FAMILY RESIDENTIAL
PARKING REQUIREMENTS: RESTAURANT: 1/45 S.F. CUSTOMER & 1/200 S.F. NON RETAIL: 1/250 S.F.
(ADEQUATE PARKING PROVIDED, BASED ON THE ABOVE CALCULATION)
LOT COVERAGE: BUILDING: 32,140 S.F. (13%)
LANDSCAPING: 65,072 S.F. (27%)
IMPERVIOUS: 146,781 S.F. (60%)
TOTAL: 243,993 S.F. (100%)



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**TIGER
PETROLEUM,
INC.**

COMMERCIAL RETAIL
APN: 389-030-014, 015, 016, 017, 018
NWC MOUNTAIN ST. & LAKE ST.
LAKE ELSINORE, CA 92530



Project Description (SOW)

THE PROJECT INVOLVES (7) SEVEN PARCELS TOTALING APPROXIMATELY 5.60 GROSS ACRES. THE PROPERTIES ARE CURRENTLY OWNED BY (3) THREE SEPARATE ENTITIES, WHO ARE IN THE PROCESS OF SELLING THEM TO THE APPLICANT.

2. THE PROJECT CONSISTS OF A 3,825 S.F. C-STORE WITH ATTACHED 1,575 S.F. QSR, AND AN (8) EIGHT-STALL 5,440 S.F. FUELING CANOPY, A 0.159 S.F. EXPRESS CONVENIENCE BELT CAR WASH WITH ASSOCIATED 19 VACUUM STALLS, A 6,250 S.F. COMMERCIAL RETAIL BUILDING A CONSISTING OF 5 SUITES, A 2,400 S.F. DRIVE THRU A FAST FOOD RESTAURANT, A 2,400 S.F. DRIVE THRU B FAST FOOD RESTAURANT WITH ATTACHED 1,000 S.F. RETAIL BUILDING B, A 2,000 S.F. DRIVE THRU C FAST FOOD RESTAURANT WITH ATTACHED 1,200 S.F. RETAIL BUILDING C.

3. PROJECT ALSO INCLUDES ON-SITE PARKING, WOMP AREAS, SITE CIRCULATION, LANDSCAPING AND OFF-SITE IMPROVEMENTS.

Project Number: EDG#04589

No. Date Revision Description

Date: MAY 1, 2019

Project Number: EDG#04589

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Project Number: EDG#04589

No. Date Revision Description

Exhibit D - Water and Sewer Map - APN 389-030-12, 013, 014, 015, 016, 017, 018

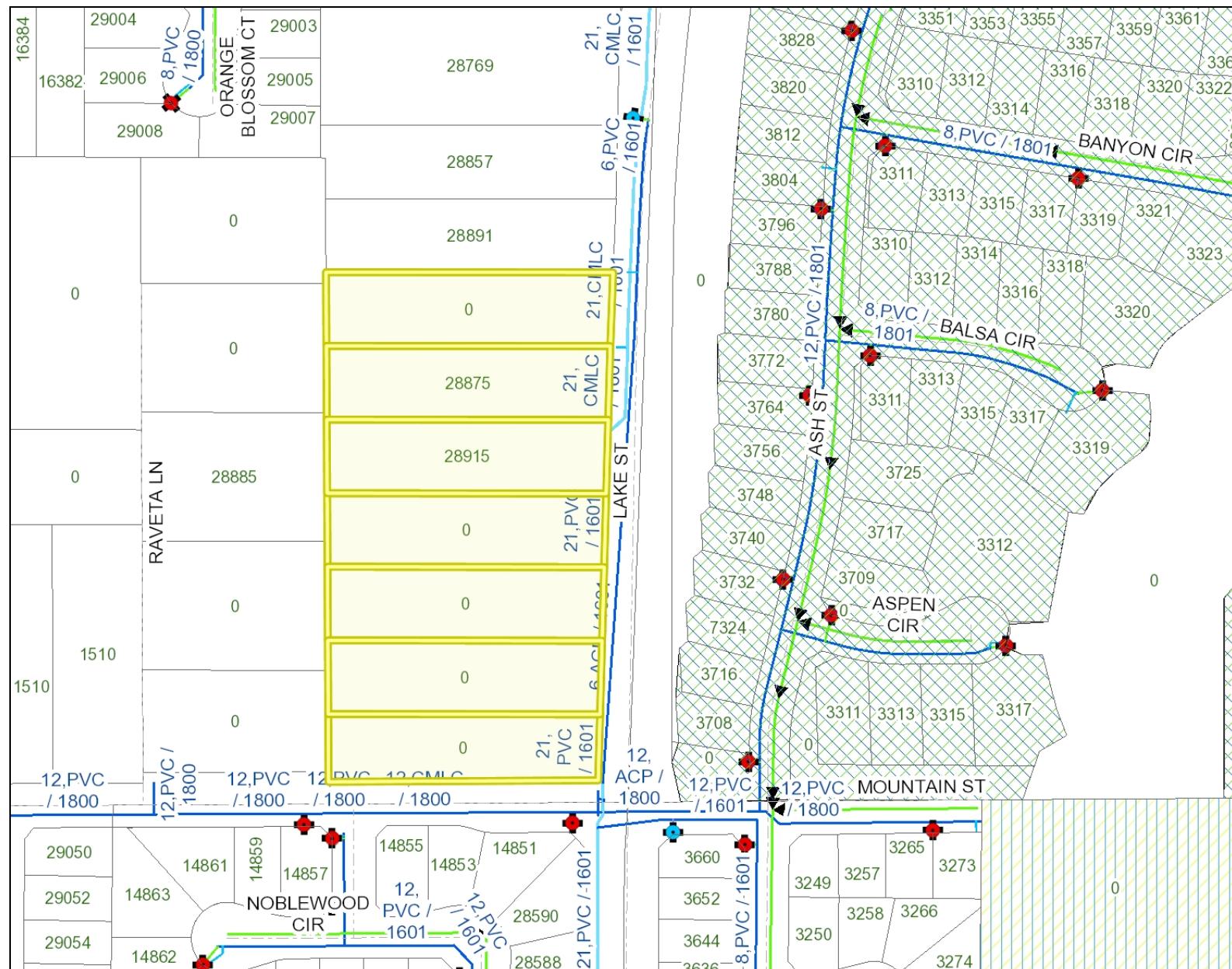
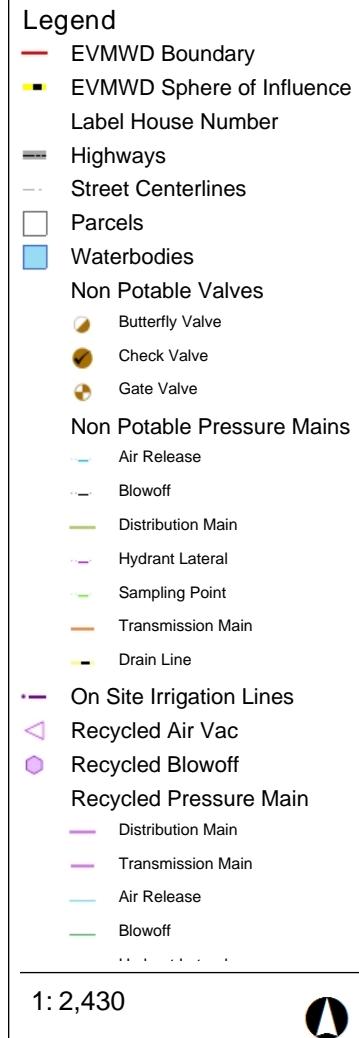
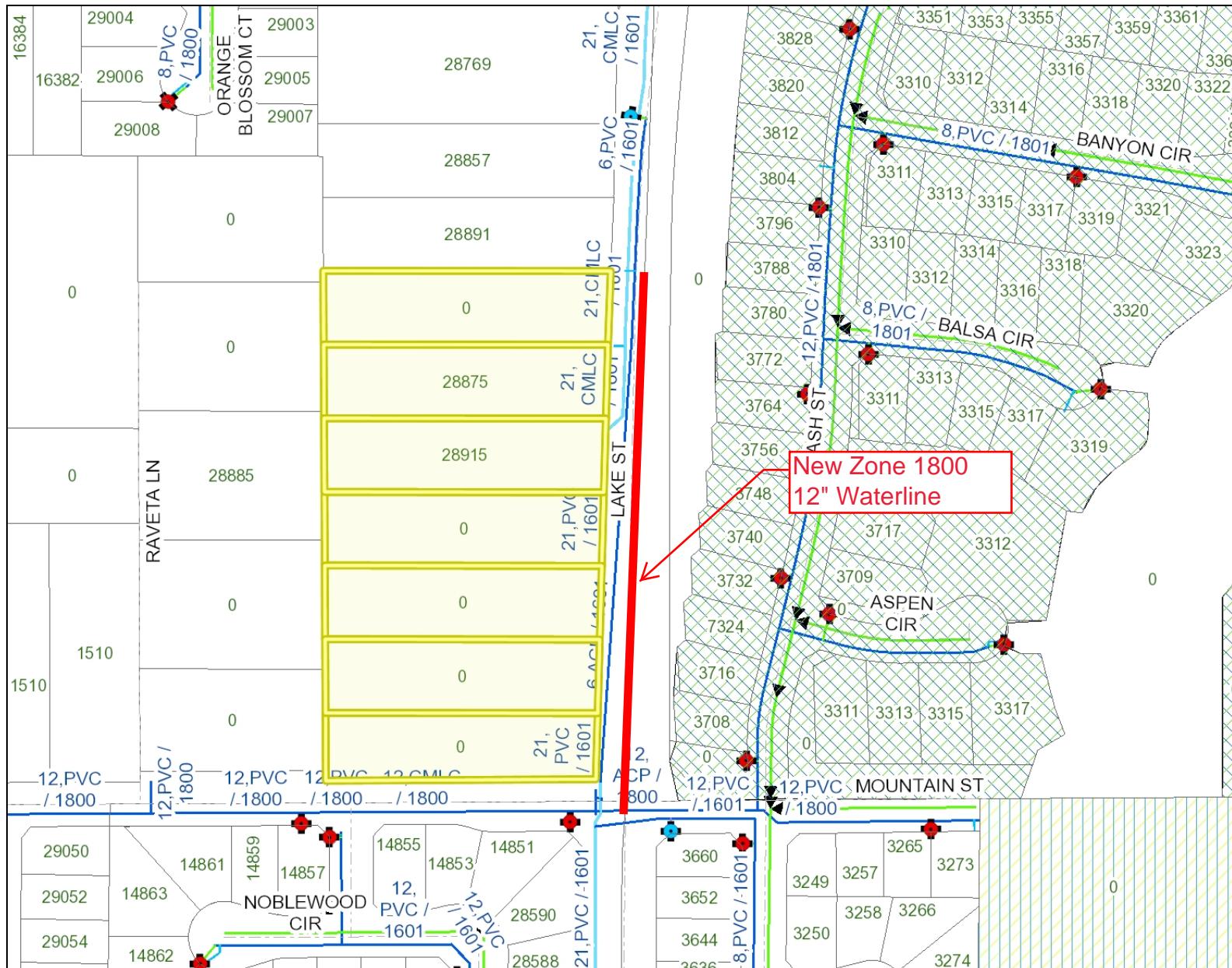


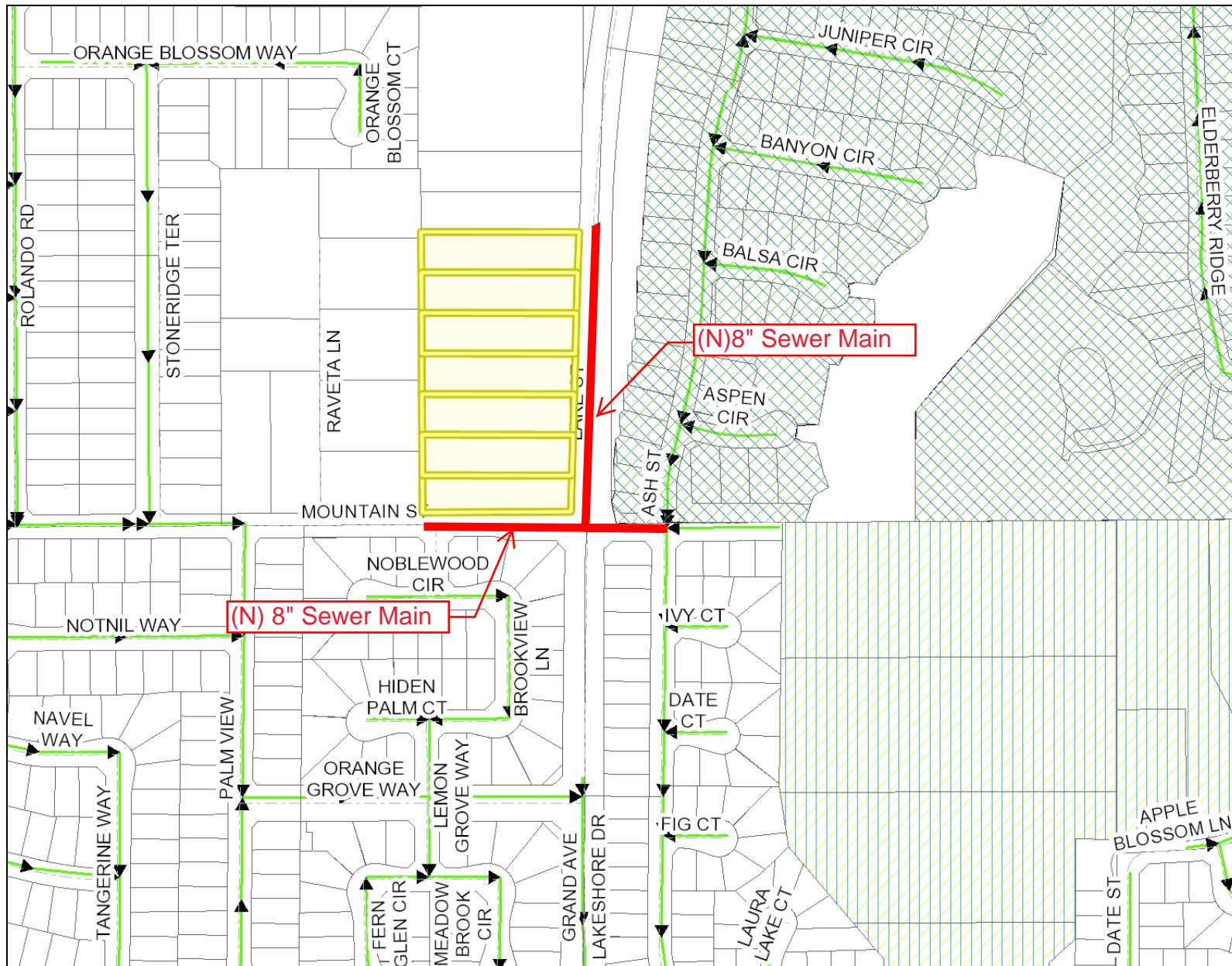
Exhibit E - Waterline Extension - 19-041



405.0 0 202.49 405.0 Feet

This application has been provided to give a visual display of District facilities and related geographic information. To be sure of complete accuracy, please check with Engineering staff for the most up to date information.

Exhibit F - Sewer Main Extension - 19-041



733.3

0

366.67

733.3 Feet

This application has been provided to give a visual display of District facilities and related geographic information. To be sure of complete accuracy, please check with Engineering staff for the most up to date information.