



Lake Street Storage Project

Appendix O

Will Serve Letter, Elsinore Valley Municipal Water District, July 11, 2019



Service Planning Letter # 3244-0

July 11, 2019

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

Description: Commercial	Zoning: Commercial
Address: 0 Lake Street	# of Lots: 1
City: Lake Elsinore State: CA Zip:	Acreage: 14.4
APN: 390-130-050	Tract Map: PM 37550
Phone: (909) 360-9551	Pressure Zone:
Email: kweber@hunsaker.com	

Lake Street Properties, LP
2279 Eagle Glen Pkwy Ste 112-470
Corona, CA 92883
Attn: Ron Clark

Will Serve Fees Paid: \$340.00
Paid Date: 06/17/2019
Check / Receipt #: 444322

DEVELOPER
Lake Street Properties, LP
2279 Eagle Glen Pkwy Ste 112-470
Corona, CA 92883
Attn: Ron Clark

ENGINEERING
Hunsaker & Associates
3 Hughes
Irvine, CA 92618
Attn: Kris Weber

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 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.

To provide more complete and accurate information specific to your project a Due Diligence meeting is recommended. Please fill out the Due Diligence Questionnaire, and return it to the District. Include any support documentation you may have for your project, ie. Site plans or preliminary drawings, and any specific items you would like to see addressed at the meeting. Once we receive your packet, we will provide you with availability for District Staff to meet with you and/or your team and discuss your 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.

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: Christina Bachinski Date: 7/11/19



RECEIVED

JUN 17 2019

E. V. M. W. D. CUSTOMER SERVICE

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

GENERAL INFORMATION
Date of Application: June 14, 2019
Agency Requesting Letter: City of Lake Elsinore
Preferred Delivery Method of Completed Will Serve (Check One):
[X] Email to (Circle one): Owner/Developer Representative

CONTACT INFORMATION
Owner/Developer
Contact Name: Ron Clark
Business Name: Lake Street Properties, LP
Mailing Address: 2279 Eagle Glen Parkway City: Corona State: CA Zip: 92883
Email: Telephone: (909) 260-9951 Ext.
Representative for Owner/Developer (or) Engineering Firm, if applicable
Contact Name: Kris Weber
Business Name: Hunsaker & Associates Irvine, Inc. Business Type: Civil Engineering
Mailing Address: 3 Hughes City: Irvine State: CA Zip: 92618
Email: kweber@hunsaker.com Telephone: (949) 458-5430 Ext.

PROJECT INFORMATION
Property Address: 31000 Lake Street City: Lake Elsinore State: CA Zip: 92530
Assessor's Parcel Number(s): 300-130-020 390-130-050
Total Acres: 14.4
Nearest Cross Streets: I-5
Type of Construction: [X] New Construction** [] Tenant Improvement [] New Tenant [] Change in Ownership
Will Serve Request for: [] Water & Sewer [X] Water Only [] Sewer Only [] 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.).
[X] Provide Engineer's domestic & irrigation water demand calculations. NOTE: Well water to be used for irrigation.

SP



PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # RV Storage Square Footage 90,000

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 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 checked="" 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>Boat and RV Indoor Storage</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.

The boat/RV storage component includes a 90,000 square foot single storey structure (with mezzanine) for indoor boat and RV storage including administrative offices.



PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # Gas Station/Mini-Mart Square Footage 3,321

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 checked="" 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 type="checkbox"/> 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.

Retail sales of gasoline and convenience items.

Project Description
Updated January 7, 2019

The Lake Street Storage project proposes an RV/boat storage facility, a conceptually planned gas station with a mini-market and two sites designated as Future Uses. The boat/RV storage component includes a 90,000 square foot single-story structure (with mezzanine) for indoor boat and RV storage, administrative offices, outdoor parking including covered spaces and support facilities. Outdoor boat and RV includes 203 spaces of which 104 are covered. The planned square footage of the gas station and mini-market is 3,062. The Project consists of 14.44 acres and proposes a Tentative Parcel Map of 4 parcels.

Lot 1 is 1.09 acres for the gas station and mini-market and Lot 2 is 11.82 acres proposed for the RV Storage. Lots 3 and 4, comprising 1.14 acres and .4 acres respectively, are for potential development as may be separately approved in the future by the City of Lake Elsinore.

A monument sign is proposed at the entry to the Project facing Lake Street that is 4.5' in height and approximately 11.5' in length.

LOT SUMMARY
AND PROPOSED DEVELOPMENT TABLE

LOT NUMBER	GROSS ACRES	NET ACRES	PROPOSED DEVELOPMENT
1	1.08	0.92	GAS STATION AND MINI-MART CONCEPT PLAN
2	11.82	10.79	RV STORAGE
3	1.14	1.09	FUTURE DEVELOPMENT
4	0.4	0.36	FUTURE DEVELOPMENT

LOT SUMMARY

LOT NUMBER	AUTO PARKING STALLS	RV PARKING STALLS
1	21	0
2	8	196
3	10	4
4	N/A	N/A

AREA SUMMARY TABLE

USE	SQUARE FEET	PERCENTAGE
BUILDING	93,321	14.83%
LANDSCAPING	126,140	20.05%
PAVED AREAS	<u>409,761</u>	<u>65.12%</u>
TOTAL SITE AREA	629,222	100.00%



SERVICES REQUESTED					
Building/Suite #	SEWER	WATER			Backflow Required? Yes / No / Not applicable
	No. of Units	Meter Type Domestic / Irrigation	Meter Size ¼" 1" 1-½" 2" 3" 4"		
Boat/RV Storage	N/A	Domestic	Unknown		Unknown
Gas/Mini-Mart	N/A	Domestic	Unknown		Unknown

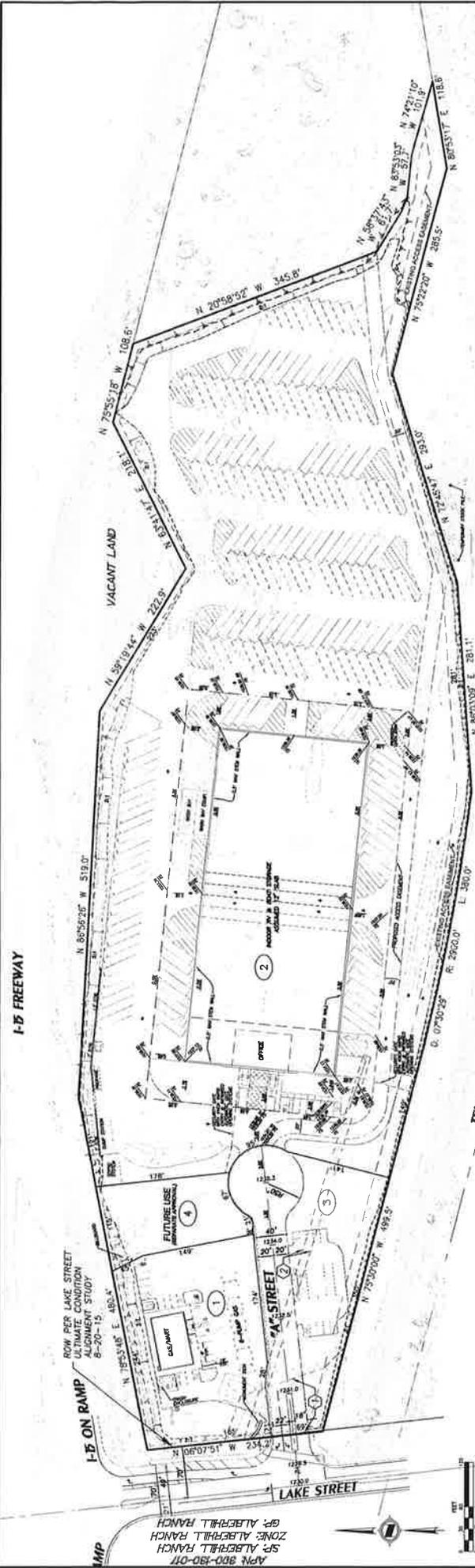
If you require more information please contact Engineering at (951) 674-3146 Ext. 8427

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: <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"/> CIPAcc
	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.



APN 800-80-028
SP: ALBERHILL RANCH
ZONE: ALBERHILL RANCH
GP: ALBERHILL RANCH

I-5 FREEWAY

TEMESCAL WASH CHANNEL

LAKE STREET

A STREET

VACANT LAND

ROW FOR LAKE STREET
 ULTIMATE CONDITION
 ALIGNMENT STUDY
 8-20-15

APN 800-80-027
SP: ALBERHILL RANCH
ZONE: ALBERHILL RANCH
GP: ALBERHILL RANCH

LOT SUMMARY TABLE

LOT NUMBER	GROSS AC.	NET AC.
1	1.08	0.92
2	11.82	10.79
3	1.14	1.09
4	0.40	0.35

PARKING SUMMARY TABLE

LOT NUMBER	AUTO PARKING STALLS	RV PARKING STALLS
1	21	0
2	8	356
3	10	4
4	N/A	N/A

AREA SUMMARY TABLE

LIKE	SQUARE FEET	PERCENTAGE OF SITE
BUILDING	13,321	14.83%
LANDSCAPING	126,140	20.05%
PAVED AREAS	409,763	65.12%
TOTAL SITE AREA	629,222	100.00%

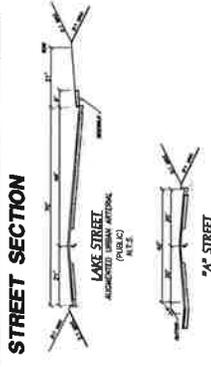
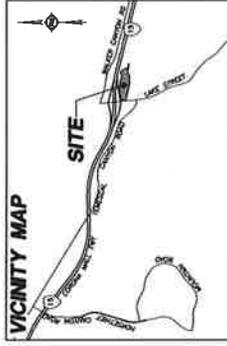


STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

DATE: _____ DATE: _____

WRROC
 TENTATIVE PARCEL NO. 37550
SITE PLAN
 City of Lake Elsinore



- NOTES**
- EXISTING LAND USE: MIXED
 - PROPOSED LAND USE: COMMERCIAL (WOODOR RV & BOAT STORAGE, CONVENIENCE/RETAIL STORE, GAS PUMP STATIONS AND FAST FOOD RESTAURANT W/ DRIVE-THRU)
 - PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL, ALBERHILL RANCH SPECIFIC PLAN
 - PROPOSED ZONING: ALBERHILL RANCH SPECIFIC PLAN
 - PROPOSED ZONING: ALBERHILL RANCH SPECIFIC PLAN
 - ASSESSOR PARCEL NUMBERS: 380-150-078
 - A PORTION OF THE PROJECT SITE IS LOCATED WITHIN ZONE A (NO BASE FLOOD ELEVATIONS PERMITTED) OF THE 1990 ANNUAL SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD PLAN) PER THE CITY OF LAKE ELSINORE'S SPECIAL FLOOD HAZARD MAP.
 - ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH CITY OF LAKE ELSINORE STANDARD PLANS AND SPECIFICATIONS.
 - THE PROJECT SITE IS NOT LOCATED WITHIN A FAULT ZONE.
 - ON-SITE PRIVATE ADVANCED TREATMENT TO BE USED FOR SEWER.
 - THE TENTATIVE TRACT MAP BOUNDARY CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DRAVER.

- UTILITY/SERVICE PROVIDERS:**
- ELECTRIC:** SOUTHERN CALIFORNIA TELEPHONE & ENERGY (951) 803-1800, 6040 J STREET, REDLAND, CA 92350
 - WATER:** SOUTHERN CALIFORNIA EDISON COMPANY, 11115 CHERRY STREET, LAKE ELSINORE, CA 92530
 - SEWER:** SOUTHERN CALIFORNIA EDISON COMPANY, 11115 CHERRY STREET, LAKE ELSINORE, CA 92530

- EXISTING EASEMENTS**
- AN EASEMENT FOR CANAL OR DITCH PURPOSES FOR COMING WATER FOR IRRIGATION AND INCIDENTAL PURPOSES, RECORDED JULY 22, 1957 IN BOOK 31 OF RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.
 - AN EASEMENT FOR CANAL OR DITCH PURPOSES AND INCIDENTAL PURPOSES, RECORDED JULY 2, 1974 IN BOOK 308 OF RECORDS, PAGE 240.
 - AN EASEMENT FOR POLES, WIRES AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1977 IN BOOK 446 OF RECORDS, PAGE 214.
 - AN EASEMENT FOR BOUNDARY AND INCIDENTAL PURPOSES, RECORDED JULY 6, 1970 AS INSTRUMENT NO. 82203 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR BOUNDARY AND INCIDENTAL PURPOSES, RECORDED JULY 6, 1970 AS INSTRUMENT NO. 82203 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR BOUNDARY AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1971 AS INSTRUMENT NO. 84703 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR BOUNDARY AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1971 AS INSTRUMENT NO. 84703 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR BOUNDARY AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1971 AS INSTRUMENT NO. 84703 OF OFFICIAL RECORDS.
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OWNERS/APPLICANT:
LAKE STREET PROPERTIES, LP
 2275 STATE STREET
 CORONA, CA 92883
 PHN: 909-260-8851

ENGINEER/PREPARED BY:
HUNSAKER & ASSOCIATES
 INC.
 PLANNING, ENGINEERING & SURVEYING
 Three Ingalls • Irvine, CA 92618 • PH (949) 362-9070 • FX (949) 362-0799

NO.	DATE	REVISIONS	APPROVED	CHECKED BY:

DRWN BY: AM

DESIGNED BY:

CHECKED BY:

APPROVED:

DATE:

SCALE:

PROJECT:

DATE:

FILE:

1113

90-3582/1222

GARRET SAULS

742 SUMMIT DR.
LAGUNA BEACH, CA 92651-3419

DATE

6-17-2019

\$ 340.00

DOLLARS

Elsinore Valley Municipal Water District

PAY TO THE ORDER OF

Three Hundred Forty and 00/100

usbank.

All of us serving you*

Lake St. Properties Will Serve

MEMO

1222358211: 15346619873311113



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

June 17, 2019 12:44

Staff ID: JREY
Receipt No. 444322
Account:
Customer:
Service:

Tender Methods

ATM (\$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!