



**Evergreen Commercial Development Project
Initial Study/Mitigated Negative Declaration**

Appendix I

Central Avenue (CA-74) and Cambern Avenue

Service Planning Letter 3557-0

Elsinore Valley Municipal Water District

November 19, 2021



Service Planning Letter # 3557-0

Originally quoted: Revised: 12/10/2021
P.O. Box 3000 ~ 31315 Chaney St ~ Lake Elsinore, CA 92530
Phone: (951) 674-3146 ~ Fax: (951) 674-7554

Description:	Commercial (WO# 21-032)	Zoning:	Commercial
Address:	CENTRAL AVENUE (CA-74) AND CAMBERN AVENUE	# of Lots:	5
City:	Lake Elsinore State: CA Zip: 92532	Acreage:	9.1
APN:	377-020-016, 377-020-011, 377-020-018, 377-020-019, & 377-020-014	Tract Map:	
Phone:	(714) 685-6860 X356	Pressure Zone:	1601
Email:	cmckee@drc-eng.com		

DRC Engineering, Inc.
160 S Old Springs Rd Ste 210
Anaheim, CA 92808
Attn: Chris McKee

Will Serve Fees Paid: \$340.00
Paid Date: 11/19/2021
Check / Receipt #: 480910

DEVELOPER

Evergreen Devco, Inc.
2390 E Camelback Road
Phoenix, AZ 85016
Attn: Jonathan Prystasz

ENGINEERING

DRC Engineering, Inc.
160 S Old Springs Rd Ste 210
Anaheim, CA 92808
Attn: Chris McKee

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 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.

Pre-Treatment Program Division approval is required for commercial sites. An EVMWD "Industrial Waste Permit" is required for all commercial establishment; please contact Dave Oates at (951) 674-3146 ext. 8327 or e-mail at doates@evmwd.net.

This letter shall at all times be subject to such changes or modifications by EVMWD.

MC
Authorized by: Christina Bachinski Date: 12/10/2021

Water and Sewer Map



Legend

- EVMWD Boundary
- EVMWD Sphere of Influence
- Label House Number
- Street Centerlines
- Parcels
- Waterbodies
- Non Potable Valves
 - Butterfly Valve
 - Check Valve
 - Gate Valve
- Non Potable Pressure Mains
 - Air Release
 - Blowoff
 - Distribution Main
 - Hydrant Lateral
 - Sampling Point
 - Transmission Main
 - Drain Line
- On Site Irrigation Lines
- △ Recycled Air Vac
- Recycled Blowoff
- Recycled Pressure Main
 - Distribution Main
 - Transmission Main
 - Air Release
 - Blowoff
 - Hydrant Lateral

1:4,805



800.8 0 400.42 800.8 Feet

Data Sources: EVMWD, County of Riverside

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.

3/30/2021 7:27:12 AM

Notes

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

GENERAL INFORMATION

Date of Application: NOVEMBER 10, 2021

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: JON PRYSTASZ

Business Name: EVERGREEN DEVCO, INC.

Mailing Address: 2390 EAST CAMELBACK ROAD, SUITE 410 City: PHOENIX State: AZ Zip: 85016

Email: JPRYSTASZ@EVGRE.COM Telephone: (602) 808-8600 Ext.

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

Contact Name: CHRIS MCKEE

Business Name: DRC ENGINEERING, INC. Business Type: ENGINEERING FIRM

Mailing Address: 160 S OLD SPRINGS ROAD, SUITE 210 City: ANAHEIM State: CA Zip: 92808

Email: CMCKEE@DRC-ENG.COM Telephone: (714) 685-6860 Ext.

PROJECT INFORMATION

Property Address: 18650 CAMBERN AVENUE City: LAKE ELSINORE State: CA Zip: 92532

Assessor's Parcel Number(s): 377-020-016, 377-020-017, 377-020-018, 377-020-019, AND 377-020-014-8

Total Acres: 9.1 ACRES

Nearest Cross Streets: CENTRAL AVENUE (CA-74) AND CAMBERN AVENUE

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.

*Provide copy of Landscape Plans

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

PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # PARCEL 1, CAR WASH

Square Footage 4,116

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 checked="" 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.

PARCEL 1, CAR WASH; Parcel Area = 1.16 acres (50,472 sq-ft); Building Square Footage = 4,116 sq-ft

Proposed Car Wash-Tunnel Type building to be constructed on Parcel 1 with associated parking and drive aisles during Phase 1. Located at the north corner of the Project Site along Central Avenue.

Services Requested:

- 2" Domestic Meter with 2" Service
- 1" Irrigation Meter with 1" Service
- 4" Fire Service (for building sprinkler system)

Private backflow devices to be provided for domestic, irrigation and fire services.

Proposed Fire Hydrant locations along Cambern Avenue to be determined by the Fire Department.

Private 6" sewer lateral to be provided, connecting to onsite EVMWD Sewer Main.

PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # PARCEL 2, QSR

Square Footage 3,000

OPERATION(S) (Check all that apply.)

- | | | |
|---|--|--|
| <input type="checkbox"/> Animal Kennel | <input type="checkbox"/> Financial Institutions | <input checked="" type="checkbox"/> Restaurant, # Fixtures <u>1</u> |
| <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 <u> </u> | <input type="checkbox"/> Health Spa | <input type="checkbox"/> RV Camp With Sewer Hookups,
Sites <u> </u> |
| <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 <u> </u> | <input type="checkbox"/> With Cafeteria and Showers,
Students <u> </u> |
| <input type="checkbox"/> Bar, # Seats <u> </u> | <input type="checkbox"/> Without Showers, # Rooms <u> </u> | <input type="checkbox"/> Cafeteria without Showers,
Students <u> </u> |
| <input type="checkbox"/> Beauty/Barber Shop, # Seats <u> </u> | <input type="checkbox"/> Hotel/Motel/Rooming House,
Rooms <u> </u> | <input type="checkbox"/> No Cafeteria, No Showers,
Students <u> </u> |
| <input type="checkbox"/> Bowling/Skating | <input type="checkbox"/> Indoor Theater | <input type="checkbox"/> Service Shop |
| <input type="checkbox"/> Campsite (Developed) # Sites <u> </u> | <input type="checkbox"/> Laundromat, # Machines <u> </u> | <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 <u> </u> | <input type="checkbox"/> Special Events Center,
Attendance <u> </u> |
| <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 <u> </u> | <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 <u> </u> | <input type="checkbox"/> Pre-School, # Students <u> </u> | |
| <input type="checkbox"/> Plant, # Employees <u> </u> | <input type="checkbox"/> Professional Building | |
| <input type="checkbox"/> Dry Manufacturing | | |
| <input type="checkbox"/> Other <u> </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.

PARCEL 2, QSR (Quick-Service Restaurant); Parcel Area = 1.17 acres (50,875 sq-ft); Building Square Footage = 3,000 sq-ft
Proposed Quick-Service Restaurant building with drive-thru to be constructed on Parcel 2 with associated parking and drive aisles during Phase 1. Located south of Parcel 1 along Central Avenue.

Services Requested:

- 1.5" Domestic Meter with 2" Service
- 1" Irrigation Meter with 1" Service
- 4" Fire Service (for building sprinkler system)

Private backflow devices to be provided for domestic, irrigation and fire services.

Proposed Fire Hydrant locations along Cambern Avenue to be determined by the Fire Department.

Private 6" sewer lateral to be provided, connecting to onsite EVMWD Sewer Main.

PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # PARCEL 3, C-STORE

Square Footage 4,088

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 checked="" 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>Gas Station and Convenience Store</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.

PARCEL 3, C-STORE (Gas Station & Convenience Store); Parcel Area = 1.31 acres (57,138 sq-ft); Bldg. Sq. Footage = 4,088 sq-ft
Proposed gas station and convenience store to be constructed on Parcel 3 with associated parking and drive aisles during Phase 1.
Located on the east corner of Central Avenue and Cambern Avenue.

Services Requested:

- 1.5" Domestic Meter with 2" Service
- 1" Irrigation Meter with 1" Service
- 4" Fire Service (for building sprinkler system)

Private backflow devices to be provided for domestic, irrigation and fire services.

Proposed Fire Hydrant locations along Cambern Avenue to be determined by the Fire Department.
Private 6" sewer lateral to be provided, connecting to onsite EVMWD Sewer Main.

PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # PARCEL 4, GROCERY

Square Footage 43,050

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 checked="" 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.

PARCEL 4, GROCERY (Supermarket); Parcel Area = 3.59 acres (156,272 sq-ft); Building Square Footage = 43,050 sq-ft
Proposed grocery supermarket building to be constructed on Parcel 4 with associated parking and drive aisles during Phase 2. Located on the east corner of Project Site.

Services Requested:

- 2" Domestic Meter with 2" Service
- 1" Irrigation Meter with 1" Service
- 6" Fire Service (for building sprinkler system)

Private backflow devices to be provided for domestic, irrigation and fire services.

Proposed Fire Hydrant locations along Cambern Avenue to be determined by the Fire Department.

Private 6" sewer lateral to be provided, connecting to onsite EVMWD Sewer Main.

PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # PARCEL 5, QSR

Square Footage 3,000

OPERATION(S) (Check all that apply.)

- | | | |
|---|---|---|
| <input type="checkbox"/> Animal Kennel | <input type="checkbox"/> Financial Institutions | <input checked="" 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 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.

PARCEL 5, QSR (Quick-Service Restaurant); Parcel Area = 1.03 acres (44,674 sq-ft); Building Square Footage = 3,000 sq-ft
Proposed Quick-Service Restaurant building with drive-thru to be constructed on Parcel 5 with associated parking and drive aisles during Phase 2. Located on the south corner of Project Site along Cambern Avenue.

Services Requested:

- 1" Domestic Meter with 2" Service
- 1" Irrigation Meter with 1" Service
- 4" Fire Service (for building sprinkler system)

Private backflow devices to be provided for domestic, irrigation and fire services.

Proposed Fire Hydrant locations along Cambern Avenue to be determined by the Fire Department.

Private 6" sewer lateral to be provided, connecting to onsite EVMWD Sewer Main.

SERVICES REQUESTED

	SEWER	WATER			
Building/Suite #	No. of Units	Meter Type Domestic / Irrigation	Meter Size ¾" 1" 1-½" 2" 3" 4"	Backflow Required? Yes / No / Not applicable	
PARCEL 1, CAR WASH	1	DOMESTIC, IRRIGATION, AND FIRE	DOM-2"Meter/2"Service; IRR-1"Meter/1"Service	YES	
PARCEL 2, QSR	1	DOMESTIC, IRRIGATION, AND FIRE	DOM-1.5"Meter/2"Service; IRR-1"Meter/1"Service	YES	
PARCEL 3, C-STORE	1	DOMESTIC, IRRIGATION, AND FIRE	DOM-1.5"Meter/2"Service; IRR-1"Meter/1"Service	YES	
PARCEL 4, GROCERY	1	DOMESTIC, IRRIGATION, AND FIRE	DOM-2"Meter/2"Service; IRR-1"Meter/1"Service	YES	
PARCEL 5, QSR	1	DOMESTIC, IRRIGATION, AND FIRE	DOM-1"Meter/2"Service; IRR-1"Meter/1"Service	YES	

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.

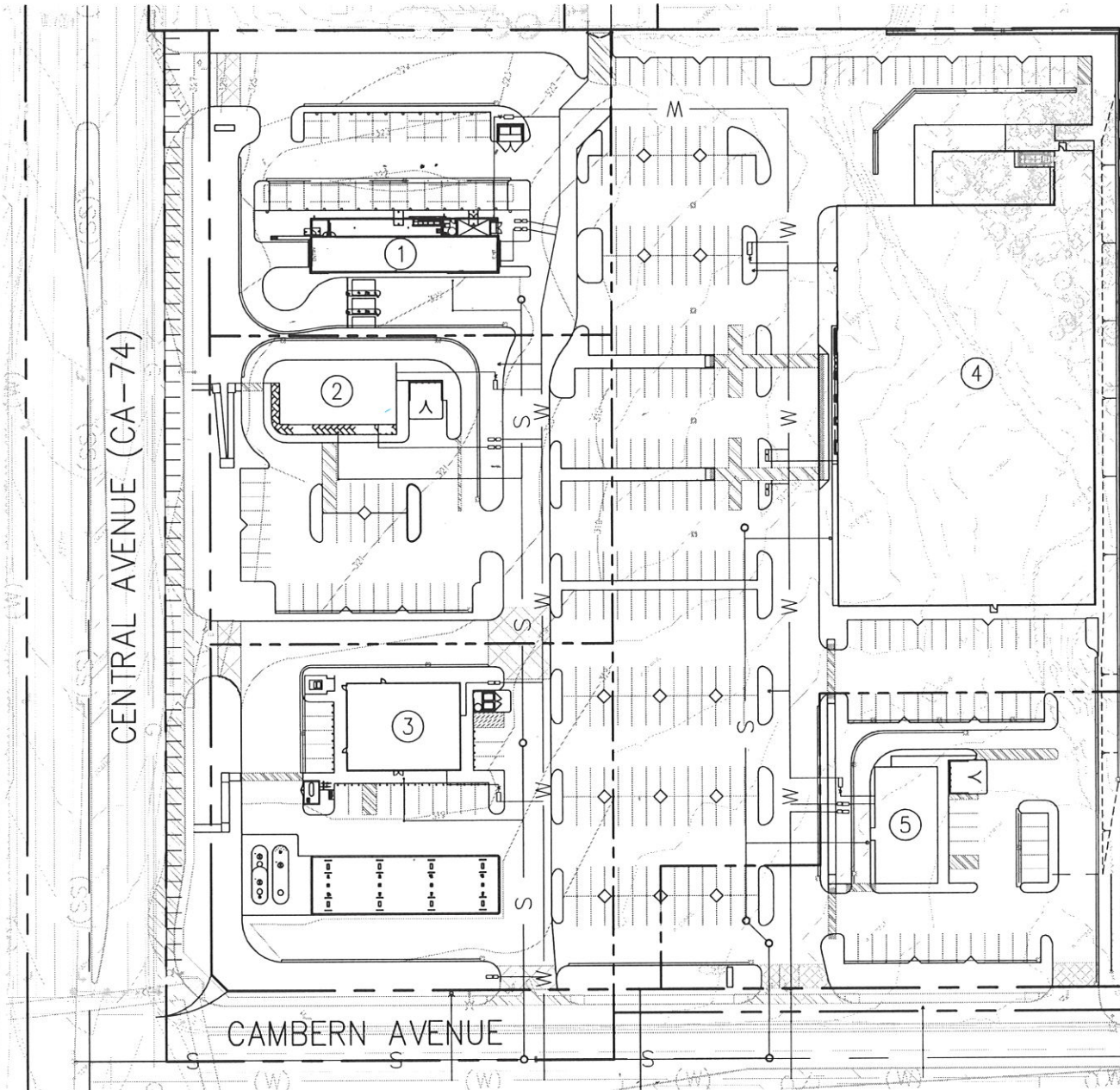
FOR EVMWD USE ONLY	Fees Due: _____	Reviewed by: _____
	Reimbursements: <input type="checkbox"/> Yes <input type="checkbox"/> No	Reimbursement #(s) _____
	Date Payment Received: _____	Receipt No.: _____ CK: _____
	Date Received by Engineering: _____	Division: _____
	Will Serve #: _____	WO#: _____ <input type="checkbox"/> GIS <input type="checkbox"/> Log <input type="checkbox"/> 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.

SITE MAP



PARCEL/BUILDING INFORMATION

PARCEL #	PHASE	AREA	BDLG.	BLDG AREA	OPERATION(S)
①	PHASE 1	1.16 ACRES	CAR WASH	4,116 S.F.	CAR WASH-TUNNEL TYPE
②	PHASE 1	1.17 ACRES	QSR	3,000 S.F.	RESTAURANT
③	PHASE 1	1.31 ACRES	C-STORE	4,088 S.F.	GAS STATION & RETAIL
④	PHASE 2	3.59 ACRES	GROCERY	43,050 S.F.	SUPERMARKET
⑤	PHASE 2	1.03 ACRES	QSR	3,000 S.F.	RESTAURANT



SCALE: 1"=100'

SHEET 1 OF 1



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

November 19, 2021 7:36

Staff ID: CBLI
Receipt No. 480910
Account:
Customer:
Service:

Tender Methods

Visa	(\$340.00)
Total	(\$340.00)
Change	\$0.00
<hr/>	
Beginning Balance	\$340.00
Payments applied	(\$340.00)

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credit/debit card by calling our
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ELSINORE VLY MUNI WATE
31315 CHANEY ST
LAKE ELSINORE, CA 92530

11/19/2021

07:34:06

CREDIT CARD

VISA SALE

Card #	XXXXXXXXXXXX9229
SEQ #:	1
Batch #:	342
INVOICE	1
Approval Code:	02205G
Entry Method:	Manual
Mode:	Online
Tax Amount:	\$0.00
Avs Code:	NYZ

SALE AMOUNT \$340.00

CUSTOMER COPY