



Service Planning Letter # 3289-0

December 20, 2019

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

Description: The Lakeview Plaza (WO# 19-020)	Zoning: Commercial
Address: Lakeshore & Manning	# of Lots:
City: Lake Elsinore State: CA Zip: 92530	Acreage: 5
APN: 375-092-002, 375-092-003, 375-092-004, 375-092-005 & 375-092-006	Tract Map:
Phone: 949-923-7758	Pressure Zone: 1571
Email: thelakeviewplaza@gmail.com	

Lakeview Centre, LLC
18103 Skypark Circle
Irvine, CA 92614
Attn: Shahin Motamed Hashemi

Will Serve Fees Paid: \$340.00
Paid Date: 12/19/2019
Check / Receipt #: 460826

DEVELOPER
Lakeview Centre, LLC
18103 Skypark Circle
Irvine, CA 92614
Attn: Shahin Motamed Hashemi

ENGINEERING
AB Group Inc.
70 Quarter Horse
Irvine, CA 92602
Attn: Ali Badie

Elsinore Valley Municipal Water District (“EVMWD”) has determined that water and sewer will require line extension before they are 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.

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: *my Christina Bachinski* **Date:** *12/20/19*



RECEIVED

DEC 19 2019

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

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

GENERAL INFORMATION

Date of Application: 12-12-2019

Agency Requesting Letter: 10-2-2019

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: SHAHIN MOTAMED HASHEMI

Business Name: LAKEVIEW CENTRE, LLC

Mailing Address: 18103 SKYPARK City: IRVINE State: CA Zip: 92614

Email: _____ Telephone: (____) _____ Ext. _____

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

Contact Name: ALI BADIE

Business Name: AB GROUP INC. Business Type: ARCHITECT/ENG.

Mailing Address: 70 QUARTER HORSE City: IRVINE State: CA Zip: 92602

Email: alib@abgroupdesign.com Telephone: (949) 394-4144 Ext. —

PROJECT INFORMATION

Property Address: LAKE SHORE + MANNING City: LAKE ELSINORE State: CA Zip: 92530

Assessor's Parcel Number(s): APN#s 375-092-002 Thru 006

Total Acres: ± 5.0 AC.

Nearest Cross Streets: LAKE SHORE DRIVE + MANNING

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

Wb 19-020
SC 3289

PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # SHELL ONLY (Future Tenants) Square Footage 43,120 SF

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 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.

NEIGHBORHOOD SHOPPING CENTER, CONSIST OF
A BUILDINGS, RANGING SIZE 3,480 SF THROUGH
15,160 SF (TOTAL 43,120 SF)
BUILDINGS AS SHELL ONLY.