

APPENDIX 20.0

EVMWD - WILL SERVE LETTER



Service Planning Letter # 3486-0

June 23, 2021
P.O. Box 3000 ~ 31315 Chaney St ~ Lake Elsinore, CA 92530
Phone: (951) 674-3146 ~ Fax: (951) 674-7554

| | |
|---|---------------------------|
| Description: Commercial Center (WO# 17-091) | Zoning: Commercial |
| Address: Stable Lane, Clinton Keith Road, Hidden Springs Road | # of Lots: 5 |
| City: Wildomar State: CA Zip: 92595 | Acreage: 8.89 |
| APN: 380-110-004, 380-110-009, 380-110-010, 380-110-014 and 380-110-016 | Tract Map: |
| Phone: 619-271-6481 | Pressure Zone: |
| Email: stevecgate@aol.com | |

Somar Land Group, Inc.
PO Box 120432
Chula Vista, CA 91912
Attn: Stephen Macie & Jose L. Ramos

Will Serve Fees Paid: \$340.00
Paid Date: 06/03/2021
Check / Receipt #: 475449

DEVELOPER

Somar Land Group, Inc.
PO Box 120432
Chula Vista, CA 91912
Attn: Stephen Macie

ENGINEERING

Somar Land Group, Inc.
PO Box 120432
Chula Vista, CA 91912
Attn: Stephen Macie

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.

An estimate of fees will be quoted during the plan check process. Once plans have been accepted by the District a formal invoice of fees will be prepared.

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. If you have any questions regarding the above, please contact me at (951) 674-3146 Ext. 8427

MC
Authorized by: Christina Bachinski Date: 06/23/2021



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

RECEIVED
 JUN 03 2021
 E. V. M. W. D.
 CUSTOMER SERVICE

GENERAL INFORMATION

Date of Application: May 21, 2021

Agency Requesting Letter: Land Owner and the City of Wildomar

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: Jose L. Ramos / Stephen E. Macie

Business Name: Somar Land Group, Inc.

Mailing Address: P.O> Box 120432 City: Chula Vista State: CA Zip: 91912

Email: Stevecgate@aol.com Telephone: (702) 497-3101 Ext. _____

Representative for Owner/Developer (or) Engineering Firm, if applicable
 Contact Name: Stephen E. Macie

Business Name: Somar Land Group, Inc. Business Type: Project Entitlement Manager Partner

Mailing Address: 16391 Harwich Circle City: Riverside State: CA Zip: 92503

Email: Stevecgate@aol.com Telephone: (702) 497-3101 Ext. _____

PROJECT INFORMATION

Property Address: NW Corner of Clinton Keith and Hidden Springs Roads City: Wildomar State: CA Zip: 92503

Assessor's Parcel Number(s): 380-110-004, 380-110-009, 380-110-010, 380-110-014 and 380-110-016

Total Acres: 8.89 Acres

Nearest Cross Streets: Stable Lane, Clinton Keith Road, Hidden Springs Road

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



| SERVICES REQUESTED | | | | |
|--------------------|-------------------------|-------------------------------------|-----------------------------------|---|
| Building/Suite # | SEWER No. of Units | WATER | | |
| | | Meter Type Domestic / Irrigation | Meter Size ¾" 1" 1-½" 2" 3" 4" | Backflow Required? Yes / No / Not applicable |
| Major 'A' Building | 157 sewer FU, 1-4" lat. | Domestic | 1-2 1/2" | Yes |
| Major 'B' Building | 128 sewer FU, 2-4" lat. | Domestic | 1-1 1/4", 1-2" and 1-2 1/2" | Maybe |
| Pad 1 Building | 87 sewer FU, 1-4" lat. | Domestic | 1-2 1/2" | Yes |
| Pad 2 Building | 54 sewer FU, 1-4" lat. | Domestic | 1- 1 1/2" | No |
| Pad 3 Building | 87 sewer FU, 1-4" lat. | Domestic | 1- 2 1/2" | Yes |
| Shops 1 Building | 97 sewer FU, 4-4" lats. | Domestic | 1-1", 1-1 1/4" and 2 - 2" | Yes |
| Car Wash Building | 400 sewer FU, 1-6" lat. | Domestic | 1- 2 1/2" | Yes |
| On-site Irrigation | 77,720 Sq.Ft. | Irrigation | 4-1 1/2" | 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.



Master Project Information Sheet

Individual Building Project Information
 sheets follow this master sheet

PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # Clinton Keith Marketplace Commercial Center **Square Footage** 68,490 Total Project Sq.Ft.

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 checked="" type="checkbox"/> Retail Sales/Store/Unknown |
| <input checked="" 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 checked="" type="checkbox"/> Car Wash-Tunnel Type | <input type="checkbox"/> Lumber Yard | <input checked="" 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 checked="" type="checkbox"/> Dentist Office | <input type="checkbox"/> Nurseries/Greeneries | <input type="checkbox"/> Warehousing |
| <input checked="" 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 checked="" 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.

The Clinton Keith Marketplace is a 68,490 total sq. ft. proposed commercial-retail center consisting of seven (7) separate buildings. There are two major buildings. One will be a 22,000 sq. ft. boutique market (Major 'A'). The second major building will be a first floor 13,000 sq. ft. pharmacy-store with retail sales and a 5,000 sq. ft. medical/dental/professional 2nd floor use (Major 'B'). At the north end of the project there will be a 4,800 sq. ft. fast food restaurant with a drive through window (pad 1). Toward the center of the project there will be a 7,700 sq. ft. mixed use shop building that can be divided into four separate tenant spaces (Shops 1). There will also be a 7,600 sq. ft. auto parts retail store (pad 2). Adjacent to Clinton Keith Road there will be a 3,590 sq. ft. full Self Service Car Wash and detailing center (Tunnel Type Car Wash). At the southeast corner of the project adjacent to Clinton Keith Road there will be a 4,800 sq. ft. mixed use commercial retail building (pad 3) that may also be divided for partial restaurant-take out shops. Current plan is entire building (4,800 sq. ft.) will be commercial-retail store.

The following project information sheets further describe each building and estimated demands.



PROJECT INFORMATION *(continued)*

Duplicate this page for each building/suite.

Building/Suite # Major 'A' Square Footage 22,000 sq.ft.

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.

Boutique sized full service Grocery Market. Estimated 113 water fixture units and estimated 157 sewer fixture units.



PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # Major B

Square Footage 18,000 total sq.ft.

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 checked="" 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"/> Office Only, # Employees _____ | |
| <input type="checkbox"/> Dry Manufacturing | <input type="checkbox"/> Open Storage | |
| <input checked="" type="checkbox"/> Other Pharmacy | <input type="checkbox"/> Plant, # Employees _____ | |
| | <input type="checkbox"/> Pre-School, # Students _____ | |
| | <input checked="" type="checkbox"/> Professional Building | |

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.

13,000 sq.ft. total building size. 1st floor Pharmacy, 5,000 sq.ft. with an estimated 67 water fixture units and 93 sewer fixture units. 2nd floor medical/dental/urgent care professional use with an estimated 26 water fixture units and 35 sewer fixture units. Estimated total building 92 water fixture units and 128 sewer fixture units.



PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # Pad 1

Square Footage 4,800 sq.ft.

OPERATION(S) (Check all that apply.)

- | | | |
|---|--|--|
| <input type="checkbox"/> Animal Kennel | <input type="checkbox"/> Financial Institutions | <input checked="" type="checkbox"/> Restaurant, # Fixtures <u>97</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 _____ | <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.

4,800 sq.ft. Fast Food Restaurant with indoor/outdoor seating and drive thru service. Estimated 97 water fixture units and 87 sewer fixture units.



PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # Pad 2

Square Footage 7,600 sq.ft.

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 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.

7,600 sq.ft. Automotive Parts retail store. Estimated 39 water fixture units and 54 estimated sewer fixture units.



PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # Pad 3

Square Footage 4,800 Sq.Ft.

OPERATION(S) (Check all that apply.)

- | | | |
|---|--|--|
| <input type="checkbox"/> Animal Kennel | <input type="checkbox"/> Financial Institutions | <input checked="" type="checkbox"/> Restaurant, # Fixtures <u>97</u> |
| <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>Partial Office if commercial-retail sales.</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.

4,800 sq.ft. multiple use commercial, retail store, with merchandise sales with the option of being a restaurant.

Under the optional use as a restaurant this building has an estimated 97 water fixture units and 87 sewer fixture units.



PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # Shops 1

Square Footage 7,700 Sq.Ft.

OPERATION(S) (Check all that apply.)

- | | | |
|---|--|--|
| <input type="checkbox"/> Animal Kennel | <input type="checkbox"/> Financial Institutions | <input checked="" type="checkbox"/> Restaurant, # Fixtures <u>70</u> |
| <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 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.

7,700 sq.ft. multi-use retail/commercial/restaurant building. Anticipated to be divided into four separate suites-spaces.

(See Plumbing Utility Calculations Table on Site Plan)

(Two (2) retail, Two (2) restaurant).

Retail Estimated: 19 retail water fixture units and 28 retail sewer fixture units.

Restaurarant Use Estimated: 47 restaurant based water fixture units and 23 restaurant sewer fixture units.



PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # Car Wash

Square Footage 3,590 sq.ft.

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 checked="" type="checkbox"/> Auto Detail/Wash, Type <u>TT</u> | <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.

Full self service "Tunnel Type" car wash, interior and exterior detailing services.

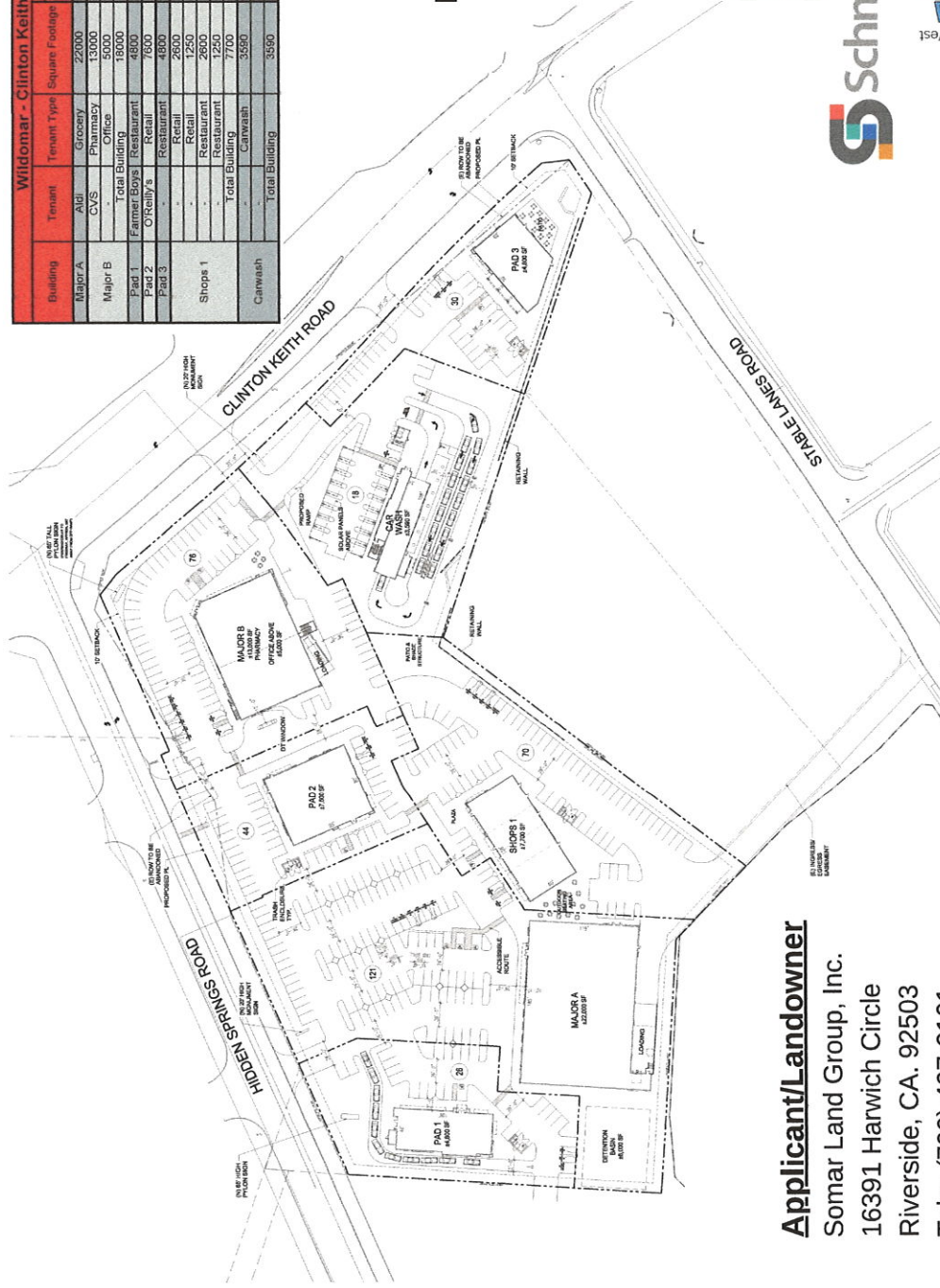
On site water recycling, filtration and treatment systems.

Estimated 350 water fixture units and estimated

400 sewer fixture units.

| Building | Tenant | Tenant Type | Square Footage | Water | | | Sanitary | | | Grease | | | |
|----------|-------------|----------------|----------------|--------------|------------|--------|--------------|------------|------|--------------|------|--------------|------|
| | | | | Future Units | Demand GPM | Size | Future Units | Demand GPD | Size | Future Units | Size | Future Units | Size |
| Major A | Aldi | Grocery | 22000 | 113 | 70 | 2 1/2" | 157 | 200 | 4" | 151 | 4" | 308 | 6" |
| Major B | CVS | Pharmacy | 13000 | 67 | 60 | 2" | 83 | 200 | 4" | - | - | - | - |
| | | Pharmacy | 5000 | 26 | 20 | 1 1/4" | 35 | 500 | 4" | - | - | - | - |
| | | Office | 18000 | 92 | 85 | 2 1/2" | 128 | 700 | 4" | - | - | - | - |
| Pad 1 | Farmer Boys | Restaurant | 4800 | 97 | 97 | 2 1/2" | 97 | 3500 | 4" | 86 | 4" | 153 | 4" |
| Pad 2 | O'Reilly's | Retail | 1800 | 37 | 67 | 2 1/2" | 37 | 500 | 4" | 66 | 4" | 153 | 4" |
| Pad 3 | O'Reilly's | Retail | 1800 | 37 | 67 | 2 1/2" | 37 | 500 | 4" | 66 | 4" | 153 | 4" |
| | | Retail | 2600 | 13 | 15 | 1 1/4" | 19 | 100 | 4" | - | - | - | - |
| | | Retail | 1250 | 6 | 8 | 1" | 9 | 100 | 4" | - | - | - | - |
| Shops 1 | | Restaurant | 2600 | 53 | 52 | 2" | 47 | 2100 | 4" | 36 | 4" | 83 | 4" |
| | | Restaurant | 1250 | 25 | 37 | 2" | 23 | 2100 | 4" | 17 | 4" | 40 | 4" |
| | | Restaurant | 7700 | 96 | 67 | 2 1/2" | 97 | 4400 | 4" | 53 | 4" | 123 | 4" |
| | | Total Building | 3590 | 350 | 100 | 2 1/2" | 400 | 10000 | 6" | - | - | - | - |
| Carwash | | Carwash | 3590 | 350 | 100 | 2 1/2" | 400 | 10000 | 6" | - | - | - | - |
| | | Total Building | 3590 | 350 | 100 | 3" | - | 10000 | 6" | - | - | - | - |

EVMWD W.O.# 17-091
PA 21-0033 City of Wildomar
VTPM 37736



Applicant/Landowner

Somar Land Group, Inc.
 16391 Harwich Circle
 Riverside, CA. 92503
 Tele: (702) 497-3101
 Attn: Mr. Steve Macie

CONSULTANTS



Architect



Utility Consultant



Land Development
 Strategist







Clinton Keith Marketplace






Site Plan with Preliminary Water and Sewer Demand Calculations

PRELIMINARY PALETTE









| BOTANICAL NAME/COMMON NAME | SIZE | W/COLS | SPACING |
|----------------------------|------|--------|---------|
|----------------------------|------|--------|---------|



| TREE PALETTE | | | |
|--|---------|---|-----|
|  <i>Abutilon</i> <i>moesta</i> Strawberry Tree | 24" box | M | N/A |
|  <i>Croton</i> <i>x</i> <i>Desert Museum</i> Desert Museum Palo Verde | 24" box | L | N/A |
|  <i>Phoenix</i> <i>desoxyliera</i> Date Palm | 24" box | L | N/A |
|  <i>Platanus</i> <i>acerifolia</i> London Plane Tree | 24" box | M | N/A |

| SCREENING PLANTS | | | |
|---|-------|---|------------|
|  <i>Croton</i> <i>purpureus</i> Torch Redrose | 5 gal | L | 4'-6" o.c. |
|  <i>Muhlenbergia</i> <i>ligules</i> Deer Grass | 5 gal | L | 4' o.c. |
|  <i>Myrica</i> <i>commans</i> Tule Myrtle | 5 gal | M | 8' o.c. |
|  <i>Platanus</i> <i>'Silver Sheen'</i> Silver Sheen Platanus | 5 gal | M | 6' o.c. |
|  <i>Rhus</i> <i>californica</i> <i>'Ice Cube'</i> Ice Cube | 5 gal | L | 6' o.c. |
|  <i>Tagetes</i> <i>lerrmanni</i> Mexican Marigold | 5 gal | L | |

| PARKING LOT PLANTING | | | |
|---|-------|---|------------|
|  <i>Abelia</i> <i>grandiflora</i> <i>'prostrata'</i> Prostrate Glossy Abelia | 5 gal | M | 3'-6" o.c. |
|  <i>Callitriche</i> <i>vinifolia</i> <i>'Little John'</i> Dwarf Bonebrush | 5 gal | L | 4' o.c. |
|  <i>Hesperaloe</i> <i>parviflora</i> <i>'Desert Flameco'</i> Red Yucca | 5 gal | L | 2' o.c. |
|  <i>Lantana</i> <i>x</i> <i>New Gold</i> New Gold Lantana | 5 gal | L | 3' o.c. |
|  <i>Olea</i> <i>europaea</i> <i>'Little Olive'</i> Dwarf Olive | 5 gal | L | 4' o.c. |

| SLOPE PLANTING | | | |
|---|-------|---|------------|
|  <i>Acacia</i> <i>redolens</i> <i>'Desert Carpet'</i> Prostrate Acacia | 5 gal | L | 9' o.c. |
|  <i>Baccharis</i> <i>pilularis</i> Coyote Bush | 5 gal | L | 9' o.c. |
|  <i>Iva</i> <i>hayaesata</i> Poverty Weed | 5 gal | L | 3'-6" o.c. |

| LANDSCAPE PLANTS | | | |
|--|-------|---|------------|
|  <i>Abelia</i> <i>Edward Gouchei</i> Pink Abelia | 5 gal | M | 3'-6" o.c. |
|  <i>Adiantum</i> <i>tomense</i> Woolly Yarrow | 5 gal | M | 1' o.c. |
|  <i>Arctostaphylos</i> <i>'Pacific Mist'</i> Pacific Mist Manzanita | 5 gal | L | 7' o.c. |
|  <i>Ceanothus</i> <i>'Janet Porter'</i> Janet Porter California Lilac | 5 gal | M | 6' o.c. |
|  <i>Lavandula</i> <i>angustifolia</i> <i>'Thumbelina Leaf'</i> English Lavender | 5 gal | L | 1' o.c. |
|  <i>Phlox</i> <i>fruticosa</i> Herodias Sage | 5 gal | L | 3' o.c. |
|  <i>Rosa</i> <i>maritima</i> <i>'Tuscan Blue'</i> Tuscan Blue Rosemary | 5 gal | L | 3' o.c. |
|  <i>Salvia</i> <i>leucantha</i> <i>'Santa Barbara'</i> Mexican Bush Sage | 5 gal | L | 3' o.c. |

| STORMWATER PLANTS | | | |
|--|-------|----|------------|
|  <i>Baccharis</i> <i>contortilis</i> Centennial Desert Broom | 5 gal | L | 4'-6" o.c. |
|  <i>Carex</i> <i>parva</i> California Meadow Sedge | 5 gal | M | 18" o.c. |
|  <i>Leymus</i> <i>condensatus</i> Giant Wildrye | 5 gal | L | 6' o.c. |
|  <i>Rosa</i> <i>californica</i> California Wild Rose | 5 gal | L | 6' o.c. |
|  <i>Sporobolus</i> <i>hullianus</i> Western Blue-Eyed Grass | 5 gal | VL | 18" o.c. |

| LANDSCAPE DATA | | | |
|---|--|--|--|
| Total Site Area: 382,265 sq ft (8.9 acres) | | | |
| Landscape Area Required: 427,711 sq ft (9.7 acres = 11% landscaped) | | | |
| Landscape Area Provided: 717,701 sq ft (16.3 acres) | | | |
| Landscape Shading Required: 50% - spaces = 50% shaded | | | |
| Landscape Shading Provided: 50% | | | |

| PARKING | | | |
|------------------------------|--|--|--|
| Total Parking Spaces: 350 | | | |
| Accessible Spaces: 9 | | | |
| EY Chaining Stations: 22 | | | |
| Clean Air/Van Pool Spaces: 8 | | | |



Applicant/Landowner
 Somar Land Group, Inc.
 16391 Harwich Circle
 Riverside, CA, 92503
 Tele: (702) 497-3101
 Attn: Mr. Steve Macie



MAY 2021



Wildomar - Clinton Keith Marketplace - Plumbing Utility Calculations

| Building | Tenant | Tenant Type | Square Footage | Water | | | Sanitary | | | Grease | | | Sanitary/Grease | |
|----------|----------------|-------------|----------------|---------------|------------|--------|---------------|------------|-------|---------------|------|---------------|-----------------|--|
| | | | | Fixture Units | Demand GPM | Size | Fixture Units | Demand GPD | Size | Fixture Units | Size | Fixture Units | Size | |
| Major A | Aldi | Grocery | 22000 | 113 | 70 | 2 1/2" | 157 | 200 | 4" | 151 | 4" | 308 | 6" | |
| | CVS | Pharmacy | 13000 | 67 | 60 | 2" | 93 | 200 | 4" | - | - | - | - | |
| | - | Office | 5000 | 26 | 20 | 1 1/4" | 35 | 500 | 4" | - | - | - | - | |
| | Total Building | | 18000 | 92 | 65 | 2 1/2" | 128 | 700 | 4" | - | - | - | - | |
| Pad 1 | Farmer Boys | Restaurant | 4800 | 97 | 67 | 2 1/2" | 87 | 3500 | 4" | 66 | 4" | 153 | 4" | |
| Pad 2 | O'Reilly's | Retail | 7600 | 39 | 25 | 1 1/2" | 54 | 200 | 4" | - | - | - | - | |
| Pad 3 | - | Restaurant | 4800 | 97 | 67 | 2 1/2" | 87 | 3500 | 4" | 66 | 4" | 153 | 4" | |
| Shops 1 | - | Retail | 2600 | 13 | 15 | 1 1/4" | 19 | 100 | 4" | - | - | - | - | |
| | - | Retail | 1250 | 6 | 8 | 1" | 9 | 100 | 4" | - | - | - | - | |
| | - | Restaurant | 2600 | 53 | 52 | 2" | 47 | 2100 | 4" | 36 | 4" | 83 | 4" | |
| | - | Restaurant | 1250 | 25 | 37 | 2" | 23 | 2100 | 4" | 17 | 4" | 40 | 4" | |
| | Total Building | | 7700 | 98 | 67 | 2 1/2" | 97 | 4400 | 4" | 53 | 4" | 123 | 4" | |
| | - | Carwash | | 3590 | 350 | 100 | 2 1/2" | 400 | 10000 | 6" | - | - | - | |
| Carwash | - | | 3590 | | | | | | | | | | | |
| | Total Building | | 3590 | | | 3" | | 10000 | 6" | | | | | |

Schnackel Engineers, Inc.
 3035 South 72nd Street
 Omaha, Nebraska 68124

CLINTON KEITH MARKETPLACE

SOMAR LAND GROUP, INC.

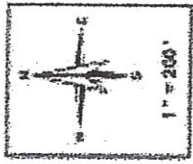
APN #380-110-004, 009, 010, 014 and 016

STEPHEN E. MACIE

SEC. 1 T.7S, R.14W
CITY OF WILDORAR

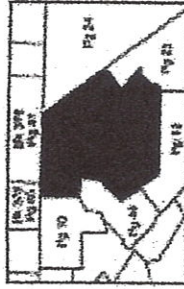
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO WARRANTY IS MADE AS TO THE ACCURACY OF THE DATA OR THE ASSESSOR'S FINDER. YOU MAY VERIFY WITH LOCAL AGENCIES OR FIELDING SITE OPERATIONS.

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380-11
380-39

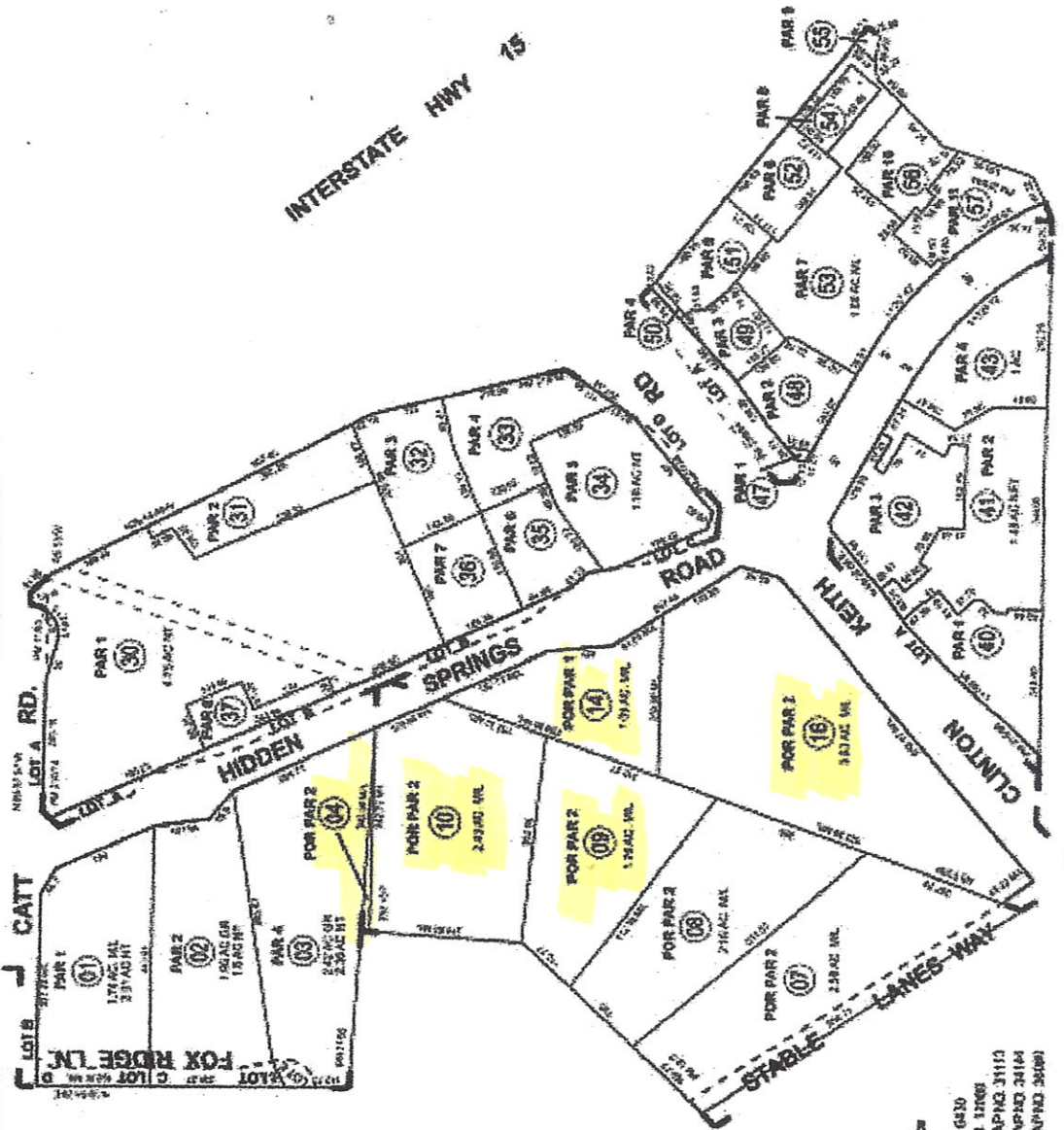


Legend

- LOCAL ST
- ADJACENT PPS
- LOT 1/4 CORNER
- Sectional 24.24
- Other Properties
- Lot Area
- Calculation Error



| Lot | Area | Year Began |
|-------|------|------------|
| 17.15 | 21 | |
| 17.16 | 21 | |
| 17.17 | 21 | |
| 17.18 | 21 | |
| 17.19 | 21 | |
| 17.20 | 21 | |
| 17.21 | 21 | |
| 17.22 | 21 | |
| 17.23 | 21 | |
| 17.24 | 21 | |
| 17.25 | 21 | |
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| 17.39 | 21 | |
| 17.40 | 21 | |
| 17.41 | 21 | |
| 17.42 | 21 | |
| 17.43 | 21 | |
| 17.44 | 21 | |
| 17.45 | 21 | |
| 17.46 | 21 | |
| 17.47 | 21 | |
| 17.48 | 21 | |
| 17.49 | 21 | |
| 17.50 | 21 | |



Map Reference

45 8392
 PM 157 PARCEL MAP PG. 6110
 PM 2185 PARCEL MAP PG. 12008
 PM 21874-15 PARCEL MAP PG. 31115
 PM 21898-99 PARCEL MAP PG. 24144
 PM 22004-05 PARCEL MAP PG. 25061



ASSESSOR'S MAP PG. 11
 BRADSHAW COUNTY, CALIF.

04-23-16



Elsinore Valley Municipal Water District

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

June 3, 2021 14:07

Staff ID: KROB
Receipt No. 475449
Account:
Customer:
Service:

| Tender Methods | |
|-------------------|------------|
| Check 2100 | (\$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!

SOMAR LAND GROUP, INC.

P.O. Box 120432
Chula Vista, CA 91912
(619) 585-1118



JPMorgan Chase Bank, N.A.
www.Chase.com
90-7162/3222

2100

PAY TO THE ORDER OF
Elsinore Valley Municipal Water Dist. (EVMWD)
Three hundred forty and no/100

\$ 340.00

DOLLARS

Commercial application VT PM 3773W
MEMO Will serve and connection fee application



[Signature]
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈002100⑈ ⑆322277627⑆

138156515⑈