

**Board of Directors**  
Andy Morris, President  
Phil Williams, Vice President  
Darcy Burke, Treasurer  
Harvey R. Ryan, Director  
Jared K. McBride, Director



**General Manager**  
Greg Thomas  
**District Secretary**  
Terese Quintanar  
**Legal Counsel**  
Best Best & Krieger

EVMWD will provide reliable, cost-effective, high quality water and wastewater services that are dedicated to the people we serve.

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May 18, 2021

Saddleback Associates  
Attn: Marl Severson  
27405 Puerta Real, Suite 120  
Mission Viejo, CA 92691

**SUBJECT: PLANNING APPLICATION (PA) NO. 2021-13**  
**NORTH ELSINORE INDUSTRIAL PARK - LAKE ELSINORE**  
**EVMWD WO# 20-004**

On April 19, 2021, the District received the subject PA. The project consists of an industrial business park with 12 buildings ranging in size from 5,595 sq. ft. to 10,200 sq. ft. located southerly of the I-15 freeway, between Collier Avenue and El Toro Road at APN's 389-220-003, 004, 005 and 006. The existing water and sewer map is attached. The District has the following comments:

- Developer/Owner attended a Due Diligence meeting with the District on December 8, 2020. The Developer/Owner shall comply with the water and sewer requirements noted on the Service Requirement Letter dated December 8, 2020 attached.

If you have any questions, please contact the Engineering Department at (951) 674-3146 Ext. 6705, [engservices@evmwd.net](mailto:engservices@evmwd.net).

Respectfully,

Mayra Cabrera  
Senior Civil Engineer - Development Services  
CC: City of Lake Elsinore

Attachment(s): Service Requirement Letter dated December 8, 2020

F:\ENGIN\2\_Developer Projects\2020\20-004 - Channell Project (Channell)\1. Pre Planning\1st PAR Review\01-16-20 - Channel Project PAR Requirements (PAR 2019-11) - WO 20-004 .docx

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December 8, 2020

Saddleback Associates  
Attn: Mark Severson  
27405 Puerta Real  
Mission Viejo, CA 92691

**SUBJECT: SERVICE REQUIREMENTS FOR SADDLEBACK ELSINORE BUISNESS PARK - WO# 20-004**

On December 8, 2020, a Due Diligence meeting was held with Elsinore Valley Municipal Water District (District) and the Owner/Developer and/or Engineer of the subject project to discuss the water and/or sewer requirements for this project. The sign-in sheet for this meeting is attachment as **Exhibit B**. The project consists of proposed manufacturing facility located at APN 389-220-003, 004, 005 and 006. The project site plan is attached as **Exhibit C**.

The Owner/Developer shall comply with the following requirements to obtain water and sewer service from the District. A map of the existing water and/or sewer facilities are shown in **Exhibit D**.

1. The Owner/Developer shall construct a Zone 1434 minimum 8-inch looped water system connected to the existing 12-inch watermain in Collier Ave and the existing 8-inch watermain in El Toro Road.
2. The Owner/Developer shall construct an individual water service with backflow device for each building/suite.
3. The Owner/Developer shall construct an irrigation water service with backflow device to serve the entire property's landscape area.
4. The Owner/Developer shall construct an individual fire service with double detector check assembly for each building.
5. The Owner/Developer shall construct a sewer lateral connected to the existing sewer main in El Toro Road.
6. The project will receive capacity credit for the existing 1-inch meter.
7. The Owner/Developer shall abandon any existing 1-inch water services, 4-inch sewer laterals or any unused water and sewer services.
8. The Owner/Developer shall provide a copy of the well abandonment permit prior to water meter installation.
9. All onsite fire hydrants shall be public and connected to a public watermain.
10. The Owner/Developer shall dedicate to the District an easement for all public water and sewer facilities constructed within the private property. A minimum 20-ft wide easement is required for one utility.
11. The Owner/Developer shall record a Water Rights Grant Deed to grant the water rights to the District.
12. The Owner/Developer shall submit a Water and Sewer Improvement Plan to the District.
13. The Owner/Developer shall submit landscape plans to the District for review prior to City approval of the plans.

The District has assigned the following work order number to this project **WO# 20-004**. All future correspondence to this project must include the work order number provided.



**EXHIBIT A**  
**Forms, Applications and Fees**

The list below details all the typical forms, application and fees that are submitted to Engineering Department. **ONLY THE CHECKED ITEMS ARE REQUIRED FOR THIS PROJECT.**

The application and forms may be downloaded by clicking the hyperlinks below or by visiting the following website: [https://www.evmwd.com/about/departments/engineering/new\\_development/default.asp](https://www.evmwd.com/about/departments/engineering/new_development/default.asp)

Req. Items	Name	Description	Fees/Deposit <sup>1</sup>
<b>Plan Review</b>			
<input checked="" type="checkbox"/>	<a href="#">Utility Request Form</a>	This form is required to obtain existing record drawings.	No Fee.
<input type="checkbox"/>	<a href="#">Planning Application</a>	This application is required to initiate the review of water and sewer studies.	<b>Deposit</b> – min. \$5,000.00
<input checked="" type="checkbox"/>	<a href="#">Plan Check Application</a>	This application is required to initiate the plan review of the water, sewer and or recycled water improvement plans. The plans must conform to the District’s <a href="#">Standards</a> and <a href="#">Title Block</a> requirements.	<b>Deposit</b> - 3% of Engineers Cost Estimate (min. \$1,500.00)
<input checked="" type="checkbox"/>	<a href="#">Easement Review Application</a>	The application initiates the review of Easements and Quit Claims. One application is required for each document.	If a Plan Check Application was submitted, no additional deposit is required. If a Plan Check Application was <u>not</u> required, the following applies: <b>Deposit</b> - \$2,000 for Easements <b>Deposit</b> - \$1,500 for Quit Claims
<input checked="" type="checkbox"/>	<a href="#">Fire Flow Application</a>	This application is required to request Fire Flow information from a specific hydrant within the water system.	<b>Application Fee</b> - \$125.00
<input checked="" type="checkbox"/>	<a href="#">Commercial Will Serve Application</a>	This application is required to determine the water and sewer capacity fees for commercial developments. These capacity fees will be due prior to water meter installation.	<b>Application Fee</b> - \$340.00 <b>Fee</b> – Refer to <a href="#">Capacity Fees</a>
<input type="checkbox"/>	<a href="#">Residential Will Serve Application</a>	This application is required to determine the water and sewer capacity fees for residential developments. These capacity fees will be due prior to water meter installation.	<b>Application Fee</b> - \$170.00 for Single Family Residence or \$340.00 for Tract <b>Fee</b> – Refer to <a href="#">Capacity Fees</a>
<input checked="" type="checkbox"/>	<a href="#">Commercial Industrial Information Form</a>	This application initiates the review of regulatory environmental compliance of discharges into the sewer system for commercial and industrial developments.	No initial fees. Fees will be determined after application had been reviewed.
<b>Construction</b>			
<input checked="" type="checkbox"/>	<a href="#">Inspection Application</a>	This application initiates the inspection for the construction of the project.	<b>Deposit</b> – 11.5% of Construction Contract (10% for inspection services and 1.5% <b>fee</b> for mapping services) (min. \$1,500.00)

<sup>1</sup> The fees and deposits noted are the rates at issuance of this letter. The Owner/Developer will be responsible to pay the most current rates published by the District at the time of payment.

## EXHIBIT B

### MEETING SIGN-IN SHEET

**Project Name** SaddleBack Elsinore

**Purpose** Due Diligence Meeting

**Work Order #** 20-004

**Date** 12/08/20

**Time** 1:00PM



*Please leave business card, if available.*

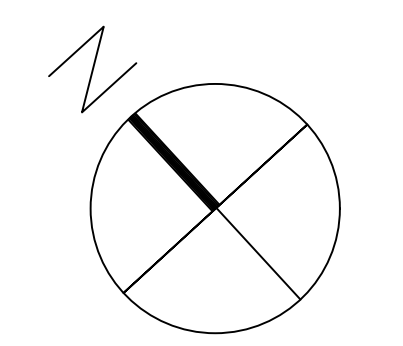
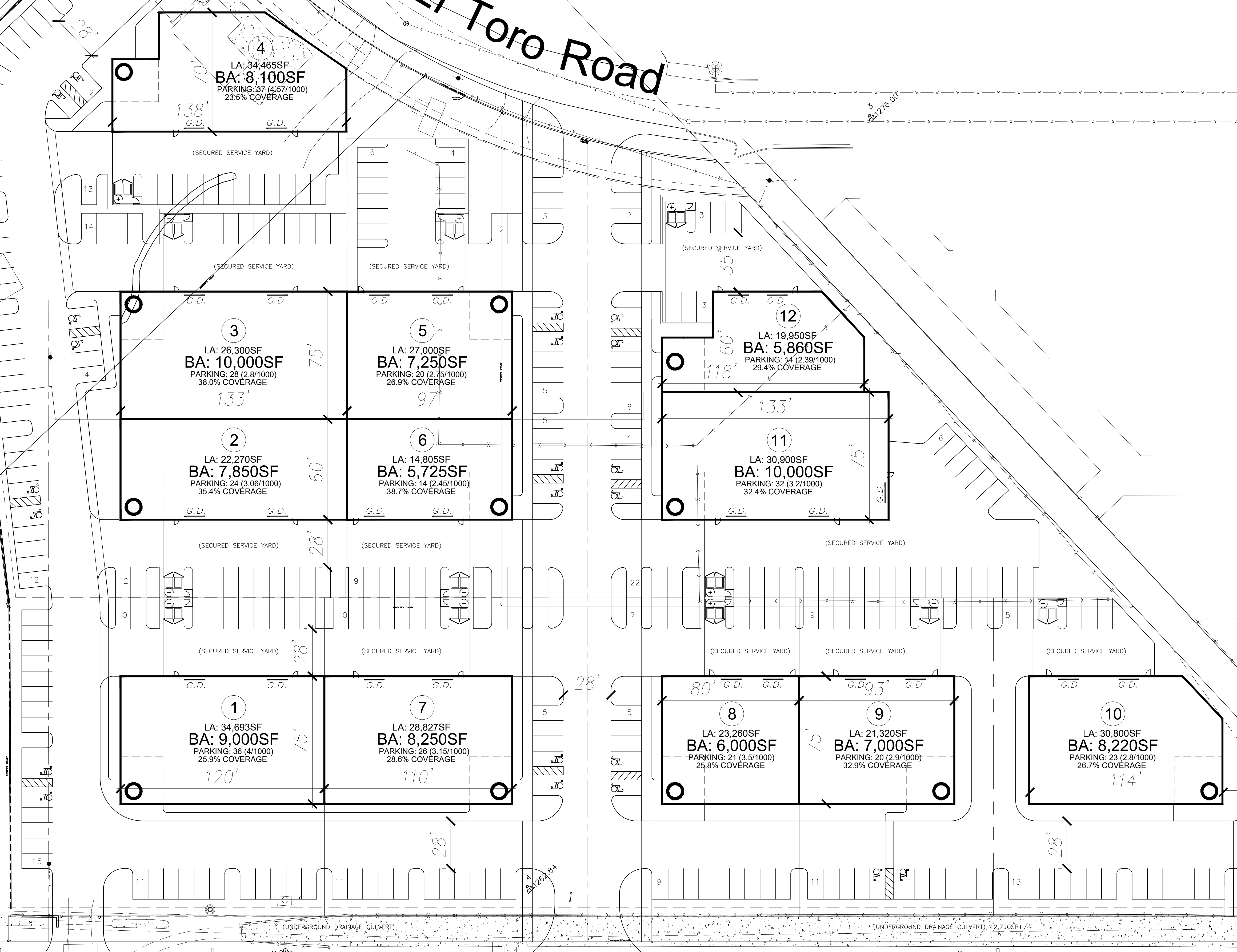
	CONTACT NAME	COMPANY NAME	PHONE	EMAIL
1	<u>Christina Bachinski</u> _Development Services	EVMWD	951-674-3146 Ext. 8427	development@evmwd.net
2	<u>Sheena Weiss</u> _Engineering Services	EVMWD	951-674-3146 Ext. 6705	engservices@evmwd.net
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5	<u>Larry Markham</u> Larry Markham	MDS, LLC FOR SADDLEBACK	P909.322.8482hone #	lrm@markhamds.com
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I-15 Freeway

El Toro Road

Collier Avenue

SITE DATA TABLE				
BUILDINGS	LAND AREA:	BLDG. S.F.	COV.	PARKING STALLS (PROV.)
12	314,610±SF 7.22± ACRES (Net of Box Culvert)	93,255	29.6%	295 STALLS (3.17/1000)



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**SADDLEBACK/ ELSINORE BUSINESS PARK LAKE ELSINORE, CA**

(Existing Collier Avenue Street Conditions)  
**CONCEPTUAL MASTER PLAN 10-13-2020**

**Saddleback | Associates, Inc.**

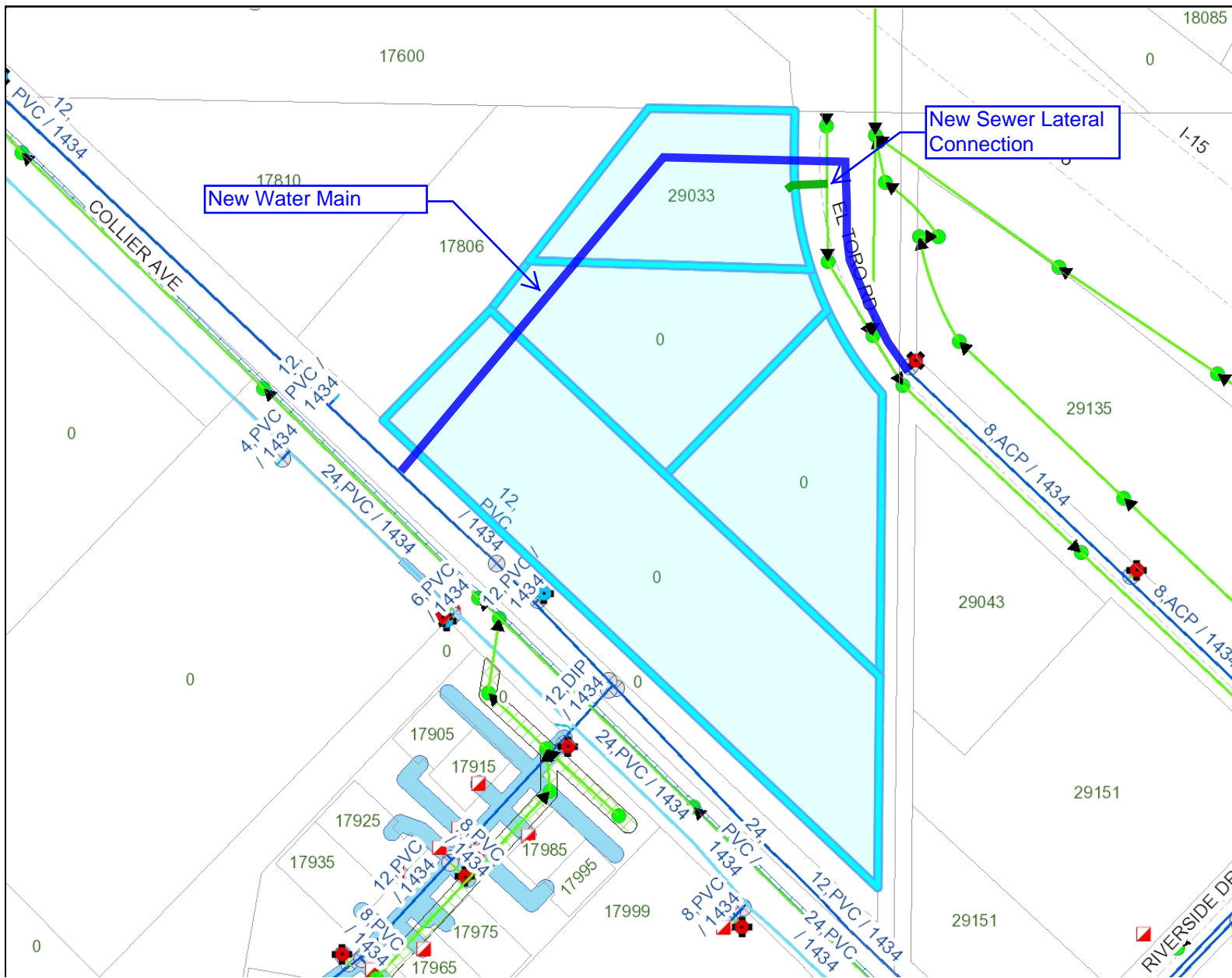
**MP1C**



144 North Orange Street, Orange, California 92866  
714 / 639-9860  
aarchitects.com

Scale  
Job No.  
Date

# Water and Sewer Map - APN 389-220-003, 004, 005, 006



### Legend

- EVMWD Boundary
- EVMWD Sphere of Influence
- Label APN Number
- Label House Number
- Parcels
- - - Street Centerlines
- Waterbodies
- Non Potable Valves**
  - Butterfly Valve
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  - Gate Valve
- Non Potable Pressure Mains**
  - Air Release
  - Blowoff
  - Distribution Main
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1:2,123



353.8 0 176.91 353.8 Feet

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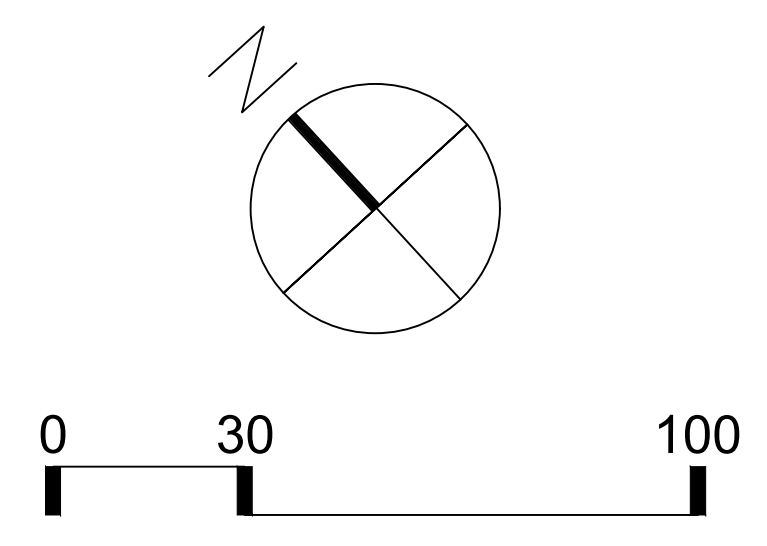
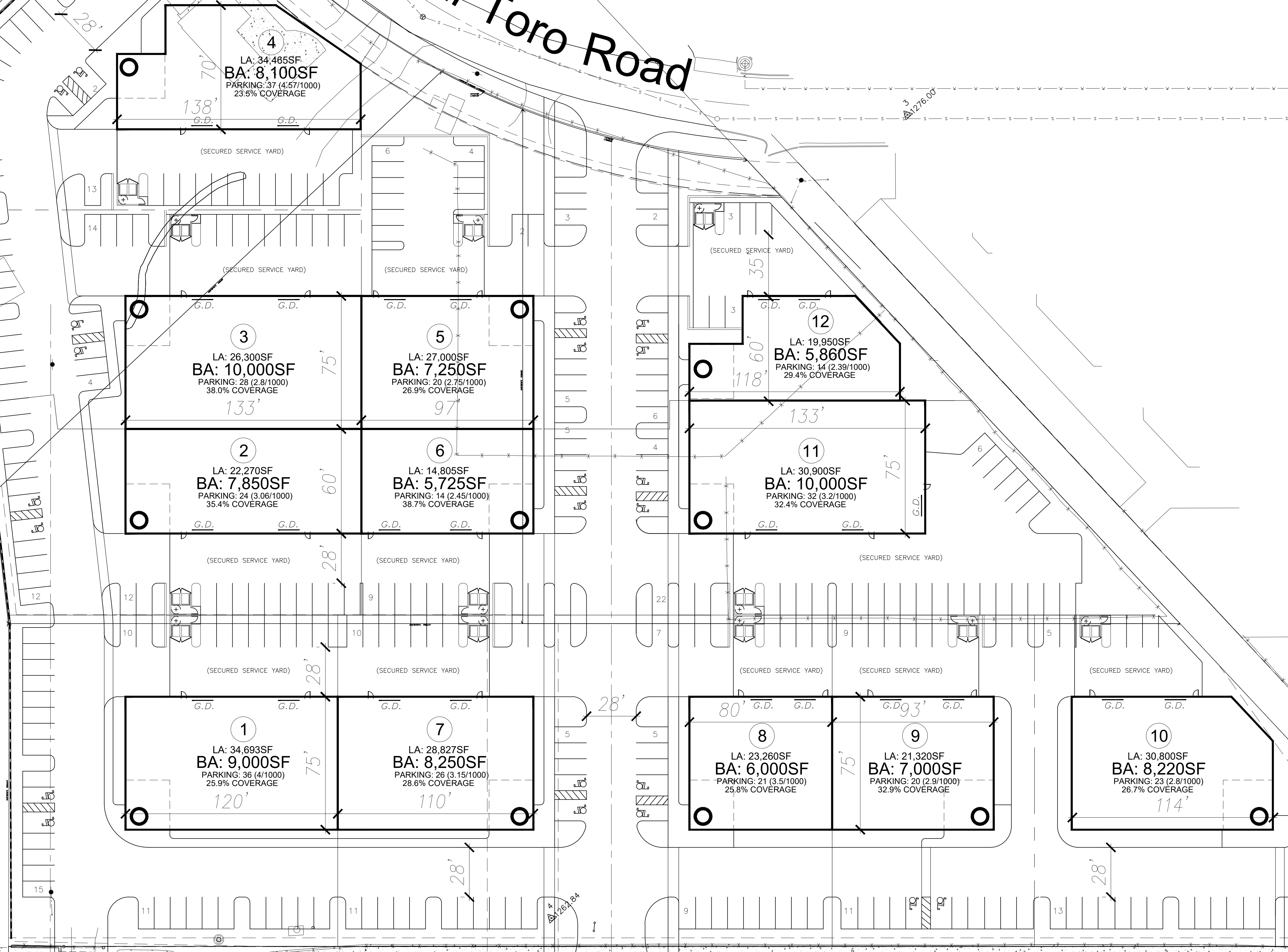
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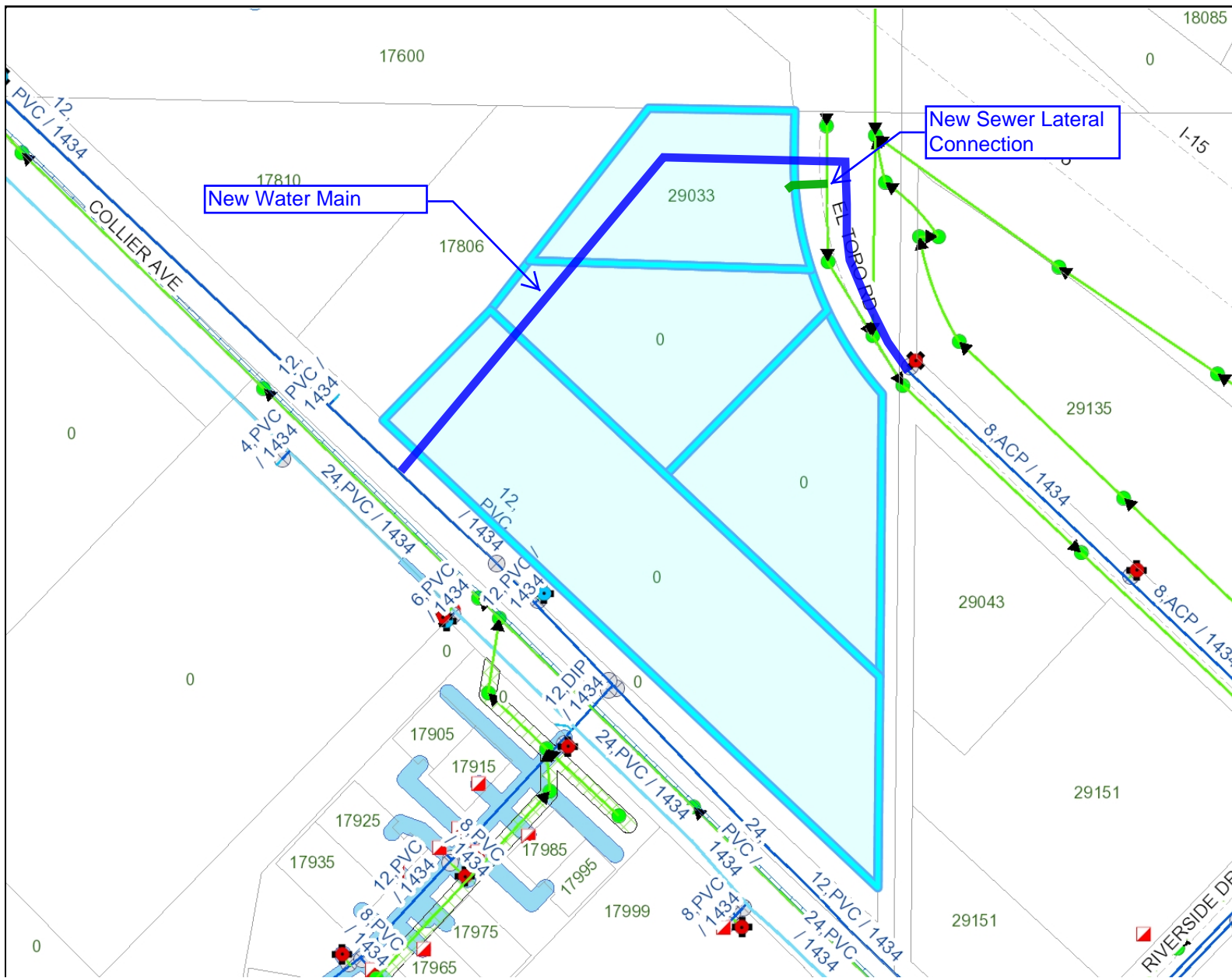
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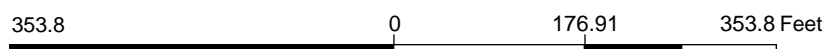
# Water and Sewer Map - APN 389-220-003, 004, 005, 006 - Channell Project



### Legend

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- EVMWD Sphere of Influence
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- Label House Number
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  - Butterfly Valve
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  - Label Recycled PM Diameter & Material
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1:2,123



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