



- Board of Directors
Finance, Audit, Insurance, and Real Property Committee

7/11/2023 Board Meeting

7-6

Subject

Review and consider the Lead Agency's adopted Mitigated Negative Declaration and take related CEQA actions, and adopt resolution for 114th Fringe Area Annexation to Eastern Municipal Water District and Metropolitan

Executive Summary

This action grants final approval for the 114th Fringe Area Annexation requested by Eastern Municipal Water District (EMWD) and authorizes collecting Metropolitan's water standby charge and ad valorem tax. This request meets Metropolitan's policy and procedures for annexation. Due to some property owners declining to annex, there will be a couple of small window areas left over if the 114th Fringe Area gets approved. Both EMWD and Metropolitan staff believe that providing a reliable water service to the majority of the residences is important, and Metropolitan's interests will not be adversely affected by the small remaining windows. This annexation request consists of approximately 108.56 acres, with 11.81 as public roads leaving a net area of 96.75 acres as the basis for the annexation charge (**Attachment 1**). The new water demand from Metropolitan is estimated as 53.23 acre-feet per year (AFY). EMWD meets the demand management measures in the agency's Water Use Efficiency Statement of Compliance (**Attachment 2**). The charge for this annexation, if completed in 2023, is \$665,156.25, which includes a \$5,000 processing fee.

Details

Background

On March 14, 2023, EMWD's board of directors adopted Resolution No. 2023-057, requesting formal terms and conditions for annexation and collection of water standby charges for the proposed 114th Fringe Area annexation. The proposed annexation will extend the service area of Metropolitan and EMWD to the 108.56-acre property. The annexation area is in the Los Alamos Hills Area, located east of the 215 Freeway and south of Clinton Keith Road in Riverside County, within the city of Murrieta. The annexing area is within a neighborhood of 50 parcels with 36 property owners requesting access to the public water system from EMWD and Metropolitan. The annexing area includes 108.56 acres with 11.81 acres of public roads, leaving a net area of 96.75 acres, and the property identified as APNs 900-050-(007, 008, & 025), 900-370-(003,004,005,006,007,008, 009, 010, 011,012,013,015,016,017,021 & 022), 900-380-(001, 002, 003, 005, 006, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, & 018), and 908-010-001. EMWD has been working with the property owners in this area for a couple of years, and there were a number of property owners who did not wish to receive municipal water service from EMWD and Metropolitan at this time, leaving window areas within the proposed service area. EMWD felt it was more beneficial to move forward with the annexation for those property owners requesting service than to deny everyone based on a small number of property owners. The property owners not interested in the current annexation may do so at a later date and pay the necessary processing and annexation fees at that time. Staff believes that Metropolitan's interests will not be adversely affected by this action.

The proposed area after annexation will be served by EMWD as the local water purveyor and will be eligible for imported water through EMWD and Metropolitan after completion. The charge for this annexation is \$665,156.25, which includes the \$5,000 processing fee collected at the time of the initial annexation request; the balance is payable prior to completion. The annexation charge is calculated based on the 2023 per-acre fee of \$6,875. If the annexation is not completed in the calendar year 2023, the fee would be based on the then-current annexation rate pursuant to Section 3300 of Metropolitan's Administrative Code. Pursuant to Section 3107 of

Metropolitan's Administrative Code, EMWD submitted an acceptable Water Use Efficiency Statement of Compliance for this annexation project (**Attachment 2**). The projected water demand from Metropolitan is estimated to be 53.23 AFY. Completion of this annexation would be subject to such terms and conditions as may be fixed by Metropolitan's Board in granting final consent to such annexation, including the Local Agency Formation Commission conditioning approval of the proposed annexation upon a requirement that all previously established and collected taxes, benefit assessments, or property-related fees or charges be established and collected on parcels being annexed to Metropolitan. This action adopts a resolution consenting to EMWD's request for annexation with the standby charge as set forth in (**Attachment 3**). Upon completion of the annexation, the lands within the 114th Fringe Area annexation will be subject to Metropolitan's ad valorem property tax in the current amount of 0.0035 percent of the assessed valuation of each parcel and Metropolitan's water standby charge collected on behalf of EMWD in the current amount of \$6.94 per acre, or per a parcel of less than one acre.

Policy

Metropolitan Water District Administrative Act Section 350: Annexation of Corporate Area of Agency

Metropolitan Administrative Code Section 3100: Request for Annexation

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

Pursuant to the provisions of CEQA and the State CEQA Guidelines, EMWD, acting as the Lead Agency, adopted the Los Alamos Hills Water System Project (also known as 114th Fringe Area Annexation) Mitigated Negative Declaration (MND) on March 15, 2023, for the annexation process. Metropolitan, as Responsible Agency under CEQA, is required to certify that it has reviewed and considered the information in the 2023 MND and adopt the Lead Agency's findings prior to approval of the formal terms and conditions for the annexation. The environmental documentation is in **Attachment 4**.

CEQA determination for Option #2:

None required

Board Options

Option #1

Review and consider the Lead Agency's adopted Mitigated Negative Declaration and take related CEQA actions, and adopt resolution for 114th Fringe Area Annexation to Eastern Municipal Water District and Metropolitan.

Fiscal Impact: Receipt of annexation fee of \$665,156.25 for the annexation area and water sales revenue from the newly annexed territory

Business Analysis: This annexation will provide the ability for water service and associated benefits to the property owners. The initial fixed and variable costs will be borne by the local water supplier and property owners, including processing, infrastructure, and the cost of raw and treated water. This annexation helps to meet Metropolitan's member agency request.

Option #2

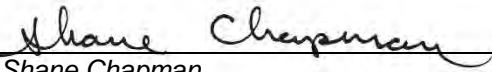
Decline the request for the proposed 114th Fringe Area Annexation.

Fiscal Impact: Unrealized annexation fee and water sales revenue from non-annexed areas

Business Analysis: The subject area will not receive the direct benefits of water supplied through EMWD and Metropolitan.

Staff Recommendation

Option #1



Shane Chapman
Asst. General Manager/Operations

7/3/2023
Date



Adel Hagekhalil
General Manager

7/6/2023
Date

Attachment 1 – Map and Legal Description

Attachment 2 – Water Use Efficiency Statement of Compliance

Attachment 3 – Annexation Resolution

Attachment 4 – 114th Fringe Area Environmental Documentation

Ref# FAIRP 12693285

EXHIBIT "A"**EASTERN MUNICIPAL WATER DISTRICT****114TH FRINGE AREA ANNEXATION****LEGAL DESCRIPTION**

THOSE PORTIONS OF SECTIONS 2 AND 11, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF LOS ALAMOS ROAD (WIDTH VARIES) WITH THE CENTERLINE OF CELIA ROAD (WIDTH 60.00 FEET IN FULL WIDTH) PER TRACT NO. 23342-1 ON FILE IN BOOK 235 OF MAPS AT PAGES 42 THROUGH 59, INCLUSIVE THEREOF, RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA, SAID INTERSECTION BEING ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1600.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 42°35'15" WEST;

1) THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF LOS ALAMOS ROAD AND ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°29'51", AN ARC DISTANCE OF 348.99 FEET;

2) THENCE NORTH 34°54'55" EAST ALONG SAID CENTERLINE OF LOS ALAMOS ROAD, A DISTANCE OF 70.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1600.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 55°00'56" EAST;

3) THENCE NORTHEASTERLY ALONG SAID CENTERLINE AND ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19°20'24", AN ARC DISTANCE OF 540.07 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1600.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 35°40'32" WEST;

4) THENCE NORTHEASTERLY ALONG SAID CENTERLINE AND ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 6°48'14", AN ARC DISTANCE OF 190.00 FEET;

5) THENCE LEAVING SAID CENTERLINE NORTH 9°16'35" WEST ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY AND ALONG THE EASTERLY BOUNDARY OF SAID TRACT NO. 23342-1, A DISTANCE OF 989.14 FEET;

EXHIBIT "A"**EASTERN MUNICIPAL WATER DISTRICT****114TH FRINGE AREA ANNEXATION**

6) THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID TRACT, NORTH 65°42'28" EAST, A DISTANCE OF 557.19 FEET TO A POINT ON THE WESTERLY LINE OF LOT 89 (OPEN SPACE) OF TRACT NO. 26262 ON FILE IN BOOK 268 OF MAPS AT PAGES 33 THROUGH 42, INCLUSIVE THEREOF, RECORDS OF SAID RIVERSIDE COUNTY;

7) THENCE SOUTH 0°25'22" EAST ALONG SAID WESTERLY LINE OF LOT 89, A DISTANCE OF 458.72 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 2;

8) THENCE CONTINUING ALONG SAID WESTERLY LINE, AND IT'S SOUTHERLY PROLONGATION, OF LOT 89 SOUTH 0°41'38" WEST, A DISTANCE OF 428.72 FEET TO A POINT ON SAID CENTERLINE OF LOS ALAMOS ROAD;

9) THENCE NORTH 47°27'40" EAST ALONG SAID CENTERLINE, A DISTANCE OF 339.43 FEET TO AN INTERSECTION WITH THE NORTHWESTERY PROLONGATION OF THE NORTHEASTERLY LINE OF LOT 16 OF TRACT NO. 4447 ON FILE IN BOOK 78 OF MAPS AT PAGES 59 AND 60, RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA;

10) THENCE SOUTH 42°32'20" EAST ALONG SAID PROLONGATION AND ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 303.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 17 OF SAID TRACT NO. 4447;

11) THENCE NORTH 47°27'40" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 17, A DISTANCE OF 360.04 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 17;

12) THENCE NORTH 42°32'20" WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 17 AND ALONG THE NORTHWESTERLY PROLONGATION THEREOF TO AN INTERSECTION WITH SAID CENTERLINE OF LOS ALAMOS ROAD, DISTANCE OF 303.00 FEET;

13) THENCE NORTH 47°27'40" EAST ALONG SAID CENTERLINE, A DISTANCE OF 607.41 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1000.00 FEET;

14) THENCE NORTHEASTERLY ALONG SAID CENTERLINE AND ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19°39'05", AN ARC DISTANCE OF 342.98 FEET;

15) THENCE NORTH 67°06'45" EAST ALONG SAID CENTERLINE, A DISTANCE OF 120.74 FEET TO AN ANGLE POINT THEREON;

EXHIBIT "A"**EASTERN MUNICIPAL WATER DISTRICT****114TH FRINGE AREA ANNEXATION**

16) THENCE NORTH 0°48'12" WEST ALONG SAID CENTERLINE, A DISTANCE OF 7.83 FEET TO AN ANGLE POINT THEREON;

17) THENCE NORTH 68°32'18" EAST ALONG SAID CENTERLINE, A DISTANCE OF 151.11 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00;

18) THENCE NORTHEASTERLY ALONG SAID CENTERLINE AND ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°44'00", AN ARC DISTANCE OF 119.03 FEET;

19) THENCE NORTH 45°48'18" EAST ALONG SAID CENTERLINE, A DISTANCE OF 122.74 FEET TO A POINT THEREON;

20) THENCE LEAVING SAID CENTERLINE SOUTH 44°11'42" EAST, AT A RIGHT ANGLE, A DISTANCE OF 50.00 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 1 OF PARCEL MAP 7506, ON FILE IN BOOK 25 OF PARCEL MAPS, AT PAGE 74 THEREOF, RECORDS OF SAID RIVERSIDE COUNTY;

21) THENCE SOUTH 0°41'34" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 408.35 FEET TO THE SOUTHEASTERLY CORNER THEREOF;

22) THENCE NORTH 88°45'01" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 AND ALONG THE WESTERLY PROLONGATION THEREOF TO A POINT OF INTERSECTION WITH THE CENTERLINE OF MASON AVENUE, A DISTANCE OF 364.63 FEET;

23) THENCE SOUTH 0°48'12" EAST ALONG SAID CENTERLINE OF MASON AVENUE, A DISTANCE OF 215.26 FEET TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 19 OF SAID TRACT NO. 4447;

24) THENCE SOUTH 89°09'11" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 441.32 FEET TO THE NORTHWESTERLY CORNER OF LOT 20 AND ON THE EASTERLY LINE OF LOT 18 OF SAID TRACT;

25) THENCE SOUTH 4°54'34" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 260.62 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 18 AND THE NORTHWESTERLY CORNER OF LOT 21 OF SAID TRACT;

EXHIBIT "A"**EASTERN MUNICIPAL WATER DISTRICT****114TH FRINGE AREA ANNEXATION**

26) THENCE NORTH 89°10'16" EAST ALONG THE NORTHERLY LINE OF SAID LOT 21, AND ALONG THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 422.66 FEET TO THE INTERSECTION WITH SAID CENTERLINE OF MASON AVENUE;

27) THENCE SOUTH 0°59'42" WEST ALONG SAID CENTERLINE AND ALONG THE EASTERLY LINE OF LOT 40 OF SAID TRACT, A DISTANCE OF 971.75 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER ALSO BEING AN ANGLE POINT ON THE BOUNDARY OF SAID TRACT;

28) THENCE SOUTH 83°34'57" WEST ALONG SAID BOUNDARY OF SAID TRACT, A DISTANCE OF 417.79 FEET TO THE SOUTHWESTERLY CORNER OF LOT 39 THEREOF;

THENCE CONTINUING ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES:

29) THENCE SOUTH 59°17'42" WEST, A DISTANCE OF 264.61 FEET;

30) THENCE SOUTH 57°29'18" WEST, A DISTANCE OF 243.56;

31) THENCE SOUTH 46°00'20" WEST, A DISTANCE OF 246.75 FEET;

32) THENCE SOUTH 33°14'37" WEST, A DISTANCE OF 239.29 FEET;

33) THENCE SOUTH 16°43'55" WEST, A DISTANCE OF 220.81 FEET TO THE SOUTHEASTERLY CORNER OF LOT 34 OF SAID TRACT;

34) THENCE NORTH 81°32'16" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 34 AND ALONG THE NORTHWESTERLY PROLONGATION THEREOF, A DISTANCED OF 449.99 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF MARY PLACE, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 81°30'00" EAST;

35) THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CENTERLINE AND ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 46°18'16", AN ARC DISTANCE OF 404.08 FEET;

36) THENCE SOUTH 37°17'19" EAST ALONG SAID CENTERLINE, A DISTANCE OF 130.52 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 500.00 FEET;

EXHIBIT "A"**EASTERN MUNICIPAL WATER DISTRICT****114TH FRINGE AREA ANNEXATION**

37) THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CENTERLINE AND ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE 38°34'57", AN ARC DISTANCE OF 336.70 FEET;

38) THENCE SOUTH 0°49'27" WEST ALONG SAID CENTERLINE, A DISTANCE OF 62.80 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF PARCEL 1 OF PARCEL MAP 8638, ON FILE IN BOOK 33 OF PARCEL MAPS, AT PAGE 89 THEREOF, RECORDS OF SAID RIVERSIDE COUNTY;

39) THENCE SOUTH 89°20'14" EAST ALONG SAID PROLONGATION AND ALONG SAID NORTHERLY LINE, A DISTANCE OF 425.28 FEET TO THE NORTHEASTERLY CORNER THEREOF;

40) THENCE SOUTH 0°49'27" WEST ALONG THE EASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 209.37 FEET TO THE SOUTHEASTERLY CORNER THEREOF;

41) THENCE NORTH 89°20'14" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 AND ALONG THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 425.28 FEET TO A POINT OF INTERSECTION WITH SAID CENTERLINE OF MARY PLACE;

42) THENCE SOUTH 0°49'27" WEST ALONG SAID CENTERLINE, A DISTANCE OF 870.09 FEET TO THE SOUTHEASTERLY CORNER OF LOT 7 OF SAID TRACT 4447, SAID CORNER BEING THE MOST SOUTHERLY CORNER OF SAID BOUNDARY OF TRACT 4447;

43) THENCE NORTH 47°06'24" WEST ALONG SAID BOUNDARY, A DISTANCE OF 1828.46 FEET TO THE SOUTHWESTERLY CORNER OF LOT 3 OF SAID TRACT;

44) THENCE NORTH 0°29'04" EAST ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 208.00 FEET TO THE NORTHWESTERLY CORNER THEREOF;

45) THENCE NORTH 86°26'39" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3 AND ALONG THE EASTERLY PROLONGATION THEREOF TO A POINT OF INTERSECTION WITH THE CENTERLINE OF CELIA ROAD, A DISTANCE OF 371.52 FEET, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 300.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 86°28'52" EAST;

46) THENCE NORTHERLY ALONG SAID CENTERLINE AND ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 3°59'49", AN ARC DISTANCE OF 20.93 FEET;

EXHIBIT "A"**EASTERN MUNICIPAL WATER DISTRICT****114TH FRINGE AREA ANNEXATION**

47) THENCE NORTH 0°28'41" EAST ALONG SAID CENTERLINE, A DISTANCE OF 417.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 300.00 FEET;

48) THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°00'11", AN ARC DISTANCE OF 214.69 FEET;

49) THENCE NORTH 40°31'30" WEST ALONG SAID CENTERLINE, A DISTANCE OF 95.46 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM LOT 27 OF SAID TRACT NO. 4447 TOGETHER WITH A PORTION OF SAID MARY PLACE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID MARY PLACE WITH THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 27;

50) THENCE NORTH 62°03'14" WEST ALONG SAID PROLONGATION AND ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 376.25 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 27;

51) THENCE NORTH 40°44'02" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 27, A DISTANCE OF 311.37 FEET TO AN ANGLE POINT THEREON;

52) THENCE NORTH 47°27'40" EAST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 57.07 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 27;

53) THENCE SOUTH 54°28'03" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 27 AND ALONG THE SOUTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 303.78 FEET TO AN INTERSECTION WITH SAID CENTERLINE OF MARY PLACE, SAID INTERSECTION BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1,500.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 54°31'05" EAST;

54) THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AND ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 7°35'00", AN ARC DISTANCE OF 198.53 FEET;

EXHIBIT "A"

EASTERN MUNICIPAL WATER DISTRICT

114TH FRINGE AREA ANNEXATION

55) THENCE SOUTH 27°53'55" WEST ALONG SAID CENTERLINE, A DISTANCE OF 119.36 FEET TO THE **POINT OF BEGINNING**.

GROSS AREA = 4,843,819.49 SQ.FT. (111.20 ACRES ±)
 LOT 27 AREA = 115,098.88 SQ. FT. (2.64 ACRES ±)
 ROAD AREA = 514,904.40 SQ. FT. (11.82 ACRES ±)
 NET AREA = 4,213,816.21 SQ. FT. (96.74 ACRES ±)

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF..

PREPARED UNDER MY SUPERVISION


 JASON ARDERY, L.S. 9329

05/25/2023
 Date

Prepared By: L.B.
 Checked By: 

The Metropolitan Water District
 of Southern California
 Geodetics & Mapping Team
 ANNEXATION - CONDITIONAL REV
 Reviewer: B.G. Date: 05/26/2023



b

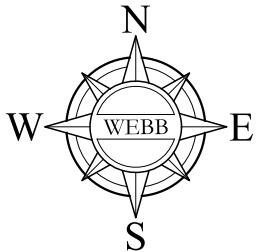
EXHIBIT "B"

EASTERN MUNICIPAL WATER DISTRICT

114TH FRINGE AREA ANNEXATION

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION

GROSS AREA = 4,728,720.61 SQ.FT. (111.20 ACRES ±)
 LOT 27 AREA = 115,098.88 SQ. FT. (2.64 ACRES ±)
 ROAD AREA = 514,904.40 SQ. FT. (11.82 ACRES ±)
 NET AREA = 4,213,816.21 SQ. FT. (96.74 ACRES ±)



SEC 2, T7S, R3W, SBM

SHEET 2

SEC 11, T7S, R3W, SBM



SHEET 3

SHEET 5

SHEET 4

BASIS OF BEARINGS
SEE SHEET 5

LEGEND

-  ANNEXATION BOUNDARY
-  N.A.P. NOT A PART OF ANNEXATION

1"=800'



800 0 800

The Metropolitan Water District
 of Southern California
 Geodetics & Mapping Team

ANNEXATION - CONDITIONAL REV
 Reviewer: B.G. Date: 05/26/2023

VICINITY MAP &
INDEX MAP

CITY OF MURRIETA

I-215

P.O.B.

VIA SANTEE



SIGNATURE

05/25/2023
DATE

SEC. 2 & 11, T7S, R3W, S.B.M. CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA




H:\2022\22-0143\Drawings\Mapping\LAFCO\22-143 LAFCO.dwg

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 5

W.O.
22-0143

SCALE: 1"=800'

DRWN BY LB
 CHKD BY 

DATE 1/21/23
 DATE 05/25/2023

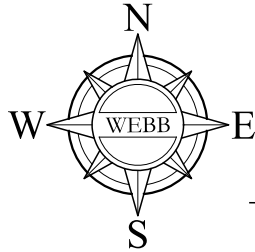
SUBJECT: ANNEXATION TO EMWD & MWD

EXHIBIT "B"

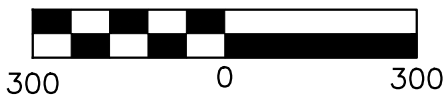
EASTERN MUNICIPAL WATER DISTRICT

114TH FRINGE AREA ANNEXATION

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION

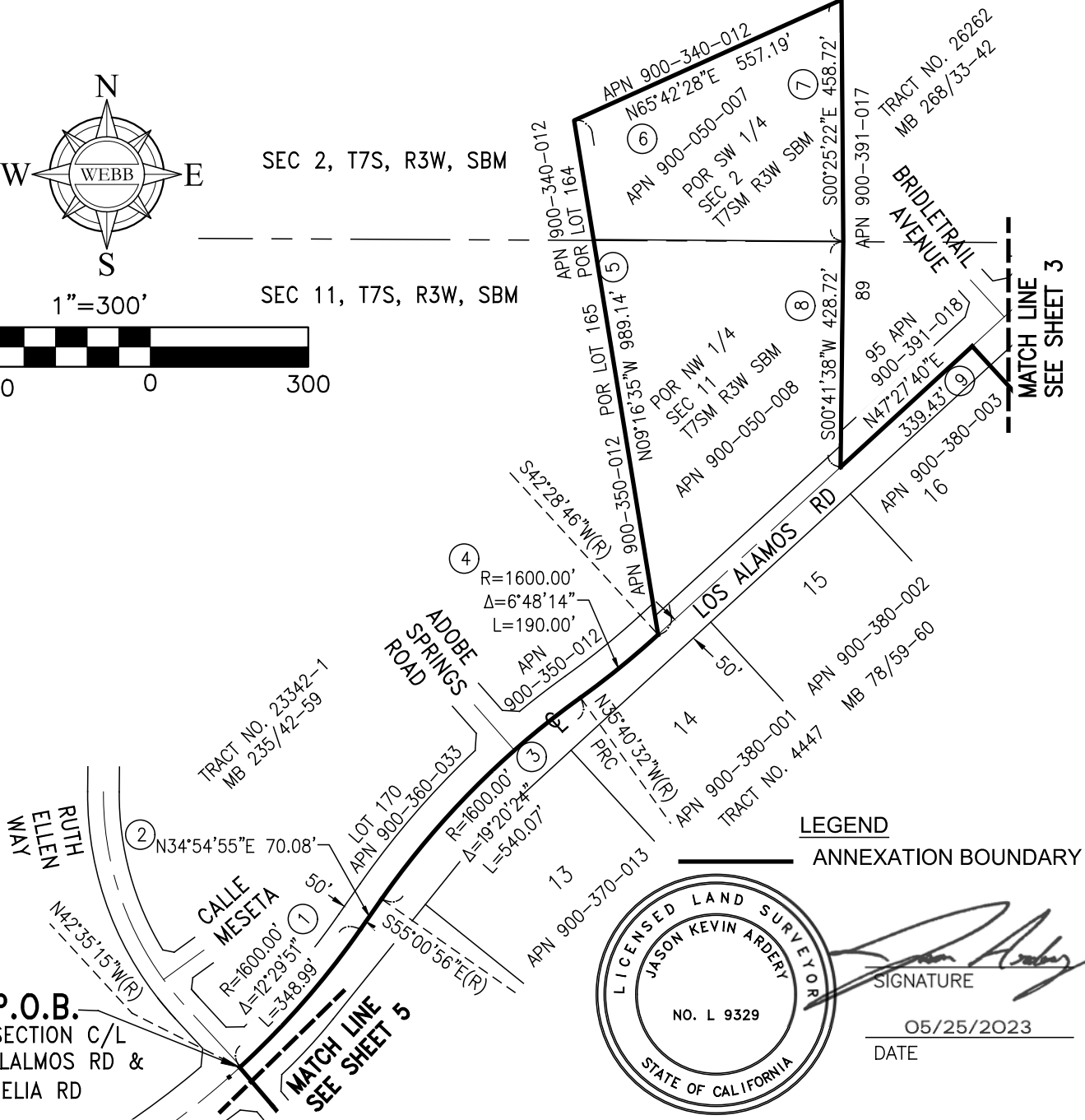


1"=300'



SEC 2, T7S, R3W, SBM

SEC 11, T7S, R3W, SBM



SEC. 2 & 11, T7S, R3W, S.B.M. CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES

H:\2022\22-0143\Drawings\Mapping\LAFCO\22-143 LAFCO.dwg

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 2 OF 5 W.O. 22-0143

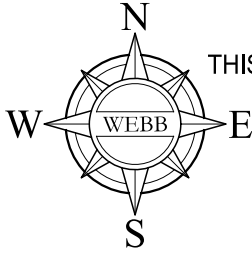
SCALE: 1"=300' DRWN BY LB DATE 1/21/23 CHKD BY [Signature] DATE 05/25/2023 SUBJECT: ANNEXATION TO EMWD & MWD

EXHIBIT "B"

EASTERN MUNICIPAL WATER DISTRICT

114TH FRINGE AREA ANNEXATION

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION



1"=300'



LEGEND

ANNEXATION BOUNDARY

PAR 4
PM 9/28

APN 900-050-006

APN 900-050-024

S44°11'42"E
50.00' (20)

(17) N68°32'18"E 151.11'

(19) 122.74'

(16) N00°48'12"W 7.83'

(15) N67°06'45"E 120.74'

R=300.00'
Δ=22°44'00"
L=119.03'

PAR 1
PM 25/74

APN 900-050-025

S00°41'34"E
408.35' (21) PAR 2
APN 900-050-026

WINDSPUR AVENUE
APN 900-401-053 93
R=1000.00'
Δ=19°39'05"
L=342.98' (14)

SEE SHEET 2
MATCH LINE

MB 268/33-42
94
LOS ALAMOS RD
APN 900-390-015

N47°27'40"E 607.41' (13)
N42°32'20"W 303.00'
N47°27'40"E 360.04' (11)
APN 900-380-004

APN 900-380-006

S89°09'11"W 441.32' (24)

APN 900-380-007

MASON AVENUE

N88°45'01"W
364.63' (22)

S00°48'12"E 215.26' (23)

APN 900-050-029

POR SE 1/4
SEC 2

SEC 2, T7S, R3W, SBM

SEC 11, T7S, R3W, SBM

APN 900-060-001



SIGNATURE

05/25/2023
DATE

APN 900-380-010
MB 78/59-60
APN 900-380-011

MARY PLACE

N89°10'16"E
422.66' (26)

APN 900-380-008

21

22

APN 900-380-009

S00°59'42"W 971.75' (27)

POR NE 1/4
SEC 11

MATCH LINE
SEE SHEET 4

APN 900-380-016
APN 900-380-017
APN 900-380-018

38
APN 900-380-016
39
APN 900-380-017
40
APN 900-380-018

APN 900-060-026

PM 97/35

APN 900-060-027

APN 900-060-052

APN 900-060-055

APN 900-060-059

SEC. 2 & 11, T7S, R3W, S.B.M. CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES

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THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 3 OF 5

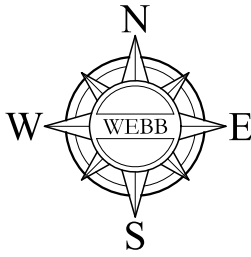
W.O. 22-0143

SCALE: 1"=300' DRWN BY LB CHKD BY DATE 1/21/23 DATE 05/25/2023 SUBJECT: ANNEXATION TO EMWD & MWD

EXHIBIT "B"

EASTERN MUNICIPAL WATER DISTRICT
114TH FRINGE AREA ANNEXATION

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION



1"=300'



P.O.B.
EXCEPTION
INTERSECTION C/L
MARY PLACE &
SE'LY PROLONGATION
LOT 27

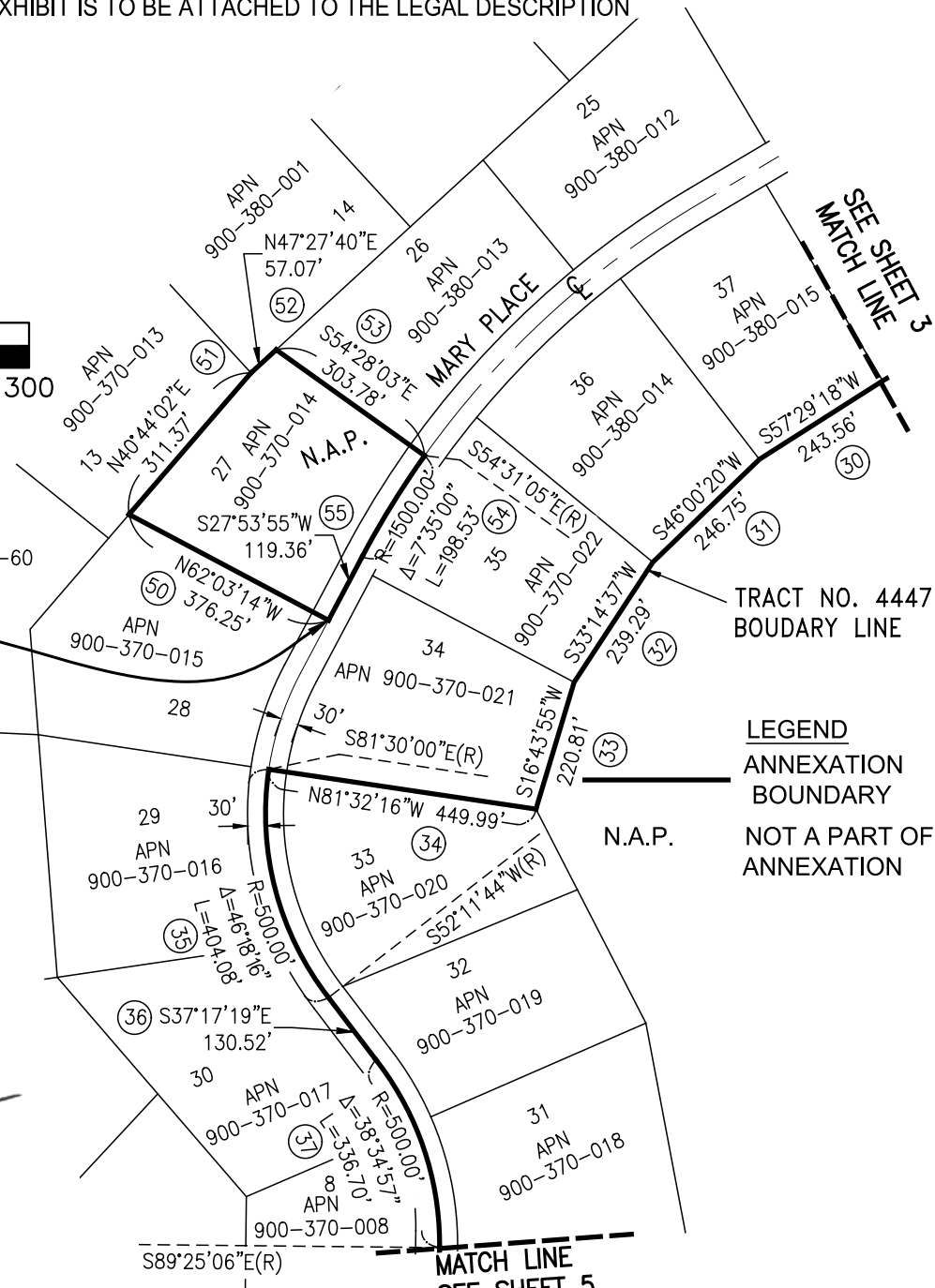
MB 78/59-60



Jason Arbery
SIGNATURE

05/25/2023

DATE



TRACT NO. 4447
BOUDARY LINE

LEGEND
ANNEXATION
BOUNDARY
NOT A PART OF
ANNEXATION

SEC. 2 & 11, T7S, R3W, S.B.M. CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ALBERT A.
WEBB
ASSOCIATES

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SHEET 4 OF 5

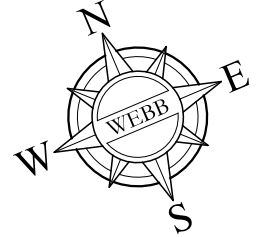
W.O.
22-0143

SCALE: 1"=300 DRWN BY LB DATE 1/21/23 SUBJECT: ANNEXATION TO EMWD & MWD
CHKD BY *[Signature]* DATE 05/25/2023

EXHIBIT "B"

EASTERN MUNICIPAL WATER DISTRICT
114TH FRINGE AREA ANNEXATION

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION



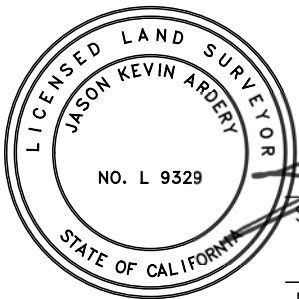
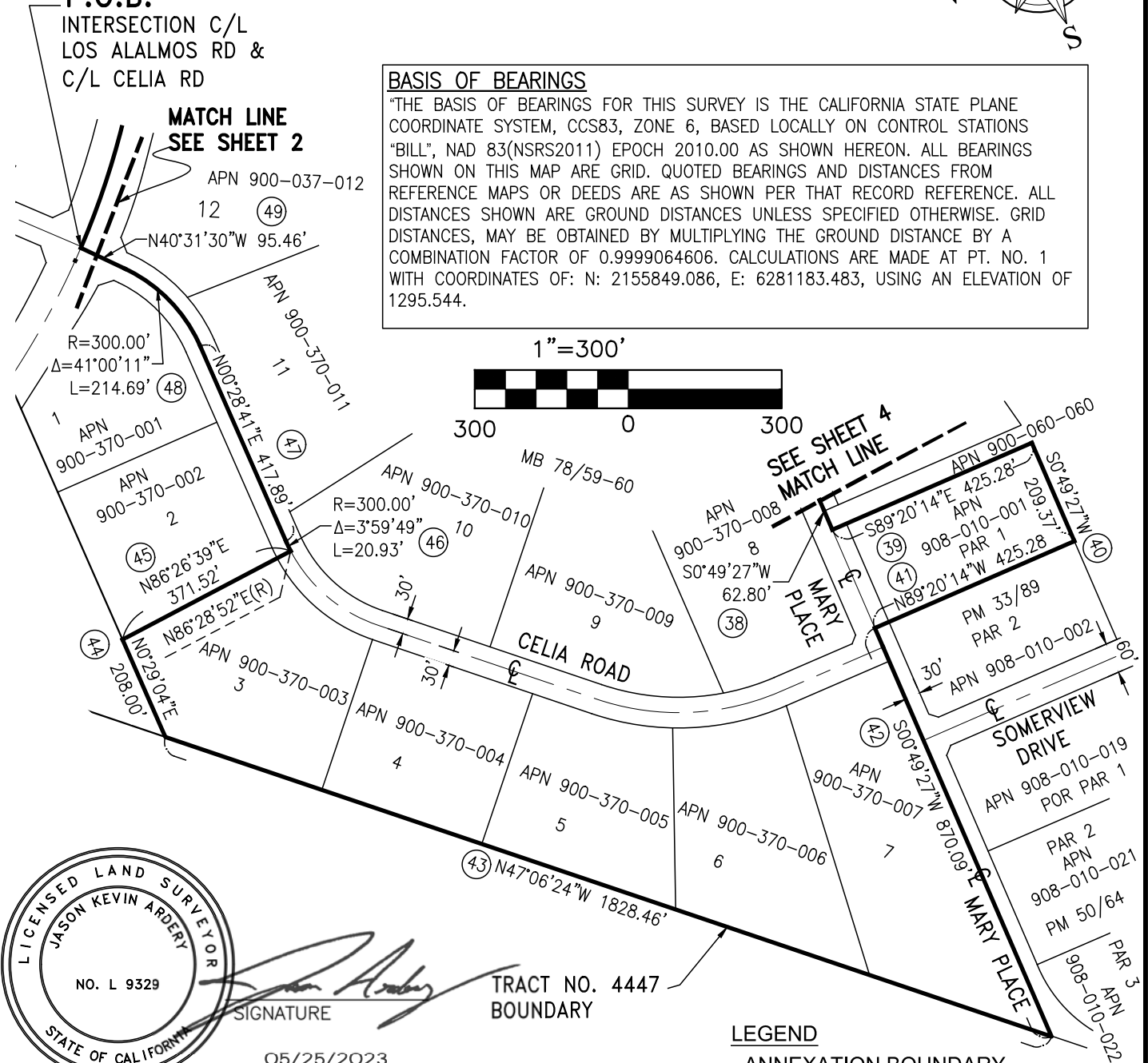
P.O.B.
INTERSECTION C/L
LOS ALAMOS RD &
C/L CELIA RD

**MATCH LINE
SEE SHEET 2**

BASIS OF BEARINGS

"THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "BILL", NAD 83(NSRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.9999064606. CALCULATIONS ARE MADE AT PT. NO. 1 WITH COORDINATES OF: N: 2155849.086, E: 6281183.483, USING AN ELEVATION OF 1295.544.

1"=300'



Jason Arbery
SIGNATURE

TRACT NO. 4447
BOUNDARY

05/25/2023
DATE

LEGEND
ANNEXATION BOUNDARY

SEC. 2 & 11, T7S, R3W, S.B.M. CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



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SHEET 5 OF 5 W.O. 22-0143

SCALE: 1"=300' DRWN BY LB DATE 1/21/23 CHKD BY [Signature] DATE 05/25/2023 SUBJECT: ANNEXATION TO EMWD & MWD

**Documentation for Annexation of Territory to
The Metropolitan Water District of Southern California (MWD)
Water Use Efficiency Compliance Statement
Member Agency Annexation**

A. General Information

<p>Description of Annexing Area</p> <p>The subject project is located at northwest portion of the City of Murrieta, generally bounded by I-215 on the west, primarily south of Los Alamos Road, east of Mason Road and surrounding Mary Place in Riverside County.</p>	<p>Member Agency: Eastern Municipal Water District Annexation Name: 114th Fringe Area (Los Alamos Hills Area – Murrieta, CA) Water Use:</p> <p>Annexing Water Demand: 53.23 AFY Imported Water Demand: 53.23 AFY Percent MWD Supplied: 100%</p> <p>Development Plans:</p> <p>The subject annexation consists of approximately 101 acres of developed and undeveloped property. Additionally, the area consists of 50 residential lots with 46 of the lots currently developed and the remaining 4 are undeveloped. 36 of the 50 parcel owners expressed their desire to receive municipal water service from EMWD and MWD. No additional development is known at this time.</p> <p>Zoning: Rural Residential</p> <p>Address: N/A APN: 900-050-007, 900-050-008, 900-050-025, 900-050-029, 900-060-001, 900-060-002, 900-320-001, 900-370-001, 900-370-002, 900-370-003, 900-370-004, 900-370-005, 900-370-006, 900-370-007, 900-370-008, 900-370-009, 900-370-010, 900-370-011, 900-370-012, 900-370-013, 900-370-014, 900-370-015, 900-370-016, 900-370-017, 900-370-018, 900-370-019, 900-370-020, 900-370-021, 900-370-022, 900-380-001, 900-380-002, 900-380-003, 900-380-004, 900-380-005, 900-380-006, 900-380-007, 900-380-008, 900-380-009, 900-380-010, 900-380-011, 900-380-012, 900-380-013, 900-380-014, 900-380-015, 900-380-016, 900-380-017, 900-380-018, and 908-010-001</p> <p>Additional Water Agencies Involved in Annexation: 1. N/A</p>
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B. Member Agency Water Use and Efficiency Plans

(1) Annual Water Use.

<p>1. Does your agency minimize annual water demand and peak demands by incorporating water conservation measures throughout the service area?</p> <p>Please describe such conservation measures in the service area.</p> <p>MWD Administrative Code § 3107 (a)(1)(i)</p>	<p>Member Agency Response <input checked="" type="radio"/> Yes <input type="radio"/> No (circle one)</p> <p>Description: EMWD minimizes annual water demand by incorporating water conservation measures into new development plans and service agreements. Since 2009, residential and landscape customers have participated in a budget-based tiered rate program that assigns individualized indoor and outdoor water budgets based on each account's persons per household, landscape area, conservation factor, and billing period. The conservation factor is an evapotranspiration (ET) factor based on the development's connection date that determines what percentage of the reference evapotranspiration rate will be used to calculate the outdoor budget. ET rates are continuously monitored and recorded across EMWD's entire service region and are specific to the customer's location. Accounts with meters installed on or before 2010 are assigned an ET factor of at most 0.8; accounts connected between 2010 and May 2015 receive an ET factor of 0.7; accounts connected on or after June 2015 receive an ET factor of 0.5. EMWD has measured over 608 million square feet of landscape through onsite audits, Geographic Information Systems (GIS), or customer variance requests. As of January 2018, the daily allocation used to calculate the indoor budget has been reduced from 60 gallons per person per day to 55 gallons per person per day. All water use surpassing the total water budget is charged at a significantly higher rate. All new development must submit a Landscape Plan Check Application and consent to a Landscape Irrigation Water Budget Agreement in order to ensure that all individually metered landscape/irrigation projects comply with EMWD's Landscape/Irrigation Ordinance 72. Furthermore, new development must also submit a Site Usage Analysis form that clearly displays the accurate landscape square footage broken down into functional turf and non-functional turf. This information is used to ensure that no account will receive a water budget that exceeds the District's maximum budget limits. In addition to all of the above, article 6 of EMWD's Administrative Codes puts into action many more conservation policies, practices, and procedures. Developers must adhere to State and local plumbing and landscaping codes. All customers are prohibited from hosing down driveways and other hard surfaces except for health or sanitary reasons and then only by use of a hand-held container. Additionally, customers are:</p> <ul style="list-style-type: none"> • Required to repair faucets, toilets, and other potential sources of water leaks within 48 hours of the occurrence, • Water outdoors between 9 pm and 6 am only and are prohibited from producing run-off or over watering and from watering during rain • Prohibited from allowing water to run while washing vehicles, • Prohibited from using decorative fountains unless they are equipped with a recycling system, and, • Limited to no more than 15 minutes of watering per day per station if using an unattended irrigation system or watering device.
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Penalties for water inefficiency are enforced through the tier rate budgets and through other additional fines. For commercial, multi family, and landscape accounts, such fines include an initial warning, followed by a final written notice, which may then be followed by a surcharge of \$100 added to the customer's bill if a third violation occurs within 12 months of the first notice. A fourth violation and any subsequent violations could incur an additional \$200 surcharge to the customer's water bill. For single family residential accounts, the surcharges are \$25 for the third violation, and \$50 for the fourth violation and subsequent violations. The revenue derived from the surcharges and other fines explained in article 6 is used to support water use efficiency programs and rebates.

EMWD has initiated a long-term campaign to encourage all customers to use water wisely. A staff of conservation and education specialists provides public education programs, landscape irrigation workshops, student education programs, and conservation related campaigns. EMWD sponsors workshops on California-friendly plants to promote landscaping using drought tolerant plants and has a comprehensive Water Waste Program to report/correct the wasteful use of water. The New Residential Development Campaign is targeted at new residential customers and consists of a welcome letter, a quarterly newsletter containing seasonal tips and ideas for water conservation, and a survey. EMWD's new development conservation programs, including residential water surveys, water-wise landscape/irrigation workshops, high-efficiency washing machine rebates, moisture sensors, CII programs, etc. are offered to all of our customers, including new development and subagencies. These programs are promoted via bill stuffers, EMWD's website, newspaper articles, and homeowners' association meetings and civic associations, etc.

In 2019, the District launched its WaterWise Plus program, a comprehensive and forward-thinking program designed to assist customers and partner agencies with finding new and cost-effective ways to become more water efficient. The program integrates existing water use efficiency-based programs with long-term solutions that are promoted regardless of drought conditions. These programs help customers make lifestyle changes to their water use habits resulting in becoming more efficient with their water use, gaining a better understanding of their water usage, and making them better able to manage their monthly bills.

In 2021, the District launched its Landscapes for Living program, designed to assist residential customers to become more water efficient. The program integrates home consultations with a landscape expert, free direct installation of smart irrigation controllers and high efficiency nozzles, landscape design assistance, and staff support to assist customers who want to apply for water saving rebates through the MWD.

These programs are promoted via bill stuffers, EMWD's website, newspaper articles, and homeowners' association meetings and civic associations, etc.

	<p>Supporting Documentation: (Attach supporting documents or web links)</p> <p>Administrative Code Article 6 - Water Conservation (pg 362)</p> <p>EMWD Rebate Information</p>
<p>2. Does your service area maximize use of groundwater, local surface water, and recycled waste water supplies to minimize annual water demand on MWD?</p> <p>Please describe such maximizing uses in the service area.</p> <p>MWD Administrative Code § 3107 (a)(1)(ii)</p>	<p>Member Agency Response <input checked="" type="radio"/> Yes <input type="radio"/> No (circle one)</p> <p>Description:</p> <p>EMWD operates storage facilities, groundwater facilities, and promotes conservation to minimize annual water demands on MWD. Currently, EMWD’s potable supply system includes 80 tanks with over 203 million gallons of storage capacity. Tank levels are adjusted based on demand forecasting, allowing this storage to serve as a buffer against peak demands on MWD’s system.</p> <p>The District has also developed significant local supplies to reduce EMWD’s need for imported water. EMWD operates 14 potable wells and an additional 13 brackish wells, which provide influent for the District’s three operational desalination plants. The District proactively manages its groundwater basins in order to ensure the continued availability of a highly reliable and economic water supply. Efforts include the diversion of surface water (up to 5,760 AF annually, depending on availability), and a groundwater recharge program. EMWD currently plans to enhance and optimize its groundwater programs with a groundwater banking and storm water capture program along with an indirect potable reuse project.</p> <p>EMWD has initiated a long-term campaign to encourage all customers to use water wisely. EMWD sponsors workshops on California-friendly plants to promote landscaping using drought tolerant plants and has a comprehensive Water Waste Program to report/correct the wasteful use of water. The New Residential Development Campaign is targeted at new residential customers and consists of a welcome letter, a quarterly newsletter containing seasonal tips and ideas for water conservation, and a survey. EMWD’s conservation programs, which include residential water surveys, water-wise landscape/irrigation workshops, high-efficiency washing machine rebates, moisture sensors, CII programs, etc., are offered to all of our customers, including new development and subagencies. These programs are promoted via bill stuffers, EMWD’s website, newspaper articles, and homeowners’ association meetings and civic associations, etc. With grant funding from United States Bureau of Reclamation (USBR), MWD, and CA Department of Water Resources (DWR) Prop 84, EMWD has removed 6 Million square feet of non-functional turf. Additionally, EMWD has invested greatly in producing easily accessible educational resources. In partnership with 4 other Inland Empire agencies, EMWD has published a region specific landscape guidebook that takes any Inland Empire resident through each step of creating a water efficient landscape. With chapters such as “Design Inspiration,” “How to Garden,” “Landscape Elements,” and “Design It Yourself,” this guidebook</p>

	<p>was designed to be an all-inclusive workbook for a resident without landscaping experience.</p> <p>EMWD minimizes annual water demand by incorporating water conservation measures into new development plans and service agreements. EMWD enforces local and state landscape ordinances through the use of budget based tiered rates. Since 2009, residential and landscape customers have participated in a budget-based tiered rate program that assigns individualized indoor and outdoor water budgets based on each account's persons per household, landscape area, conservation factor, and billing period. The conservation factor is an ET factor based on the development's connection date that determines what percentage of the reference evapotranspiration rate will be used to calculate the outdoor budget. Evapotranspiration rates are continuously monitored and recorded across EMWD's entire service region and are specific to the customer's location. Effective January 2018, all customer water budgets were lowered to more closely reflect current water efficiency trends and a mix of conventional turf and drought-tolerant landscaping, decreasing from 100 percent to 80 percent ET. Accounts with meters installed on or before 2010 are assigned an ET factor of at most 0.8; accounts connected between 2010 and May 2015 receive an ET factor of 0.7; accounts connected on or after June 2015 receive an ET factor of 0.5. EMWD has measured over 608 million square feet of landscape through onsite audits, GIS, or customer variance requests. As of January 2018, the daily allocation used to calculate the indoor budget has been reduced from 60 gallons per person per day to 55 gallons per person per day. All water use surpassing the total water budget is charged at a significantly higher rate.</p> <p>Supporting Documentation: (Attach supporting documents or web links)</p> <p>EMWD Water Wide Landscaping Resources Administrative Code Article 6 - Water Conservation (pg 362) Groundwater Management Plan, Hemet/San Jacinto Groundwater Management Plan, West San Jacinto Water Budgets and Tiered Rates</p>
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<p>3. Does your service area construct and operate local storage and groundwater production facilities as required by California Water Code Sections 10700-10710 (Groundwater Resources)?</p> <p>Please describe such construction and operations in the service area.</p> <p>MWD Administrative Code § 3107 (a)(1)(iii)</p>	<p>Member Agency Response: <input checked="" type="radio"/> Yes / <input type="radio"/> No (circle one)</p> <p>Description:</p> <p>EMWD has invested significantly in the development of local water supplies. The District currently operates 14 wells producing potable groundwater, with an additional 13 wells that pump brackish groundwater as influent into three reverse osmosis desalination plants. Recycled water is produced from four regional water reclamation facilities that collect wastewater from both EMWD's retail and wholesale service area. EMWD also has a permit allowing the District to divert up to 5,760 acre-feet (AF) of San Jacinto River flows annually (when available). Diverted water is captured at the District's Grant Avenue Ponds for the purpose of recharging the local groundwater basin.</p> <p>In 2021, local sources accounted for roughly 54% of EMWD's retail water supply portfolio. This total includes over 14,950 AF of native, potable groundwater, over</p>
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	<p>7,650 AF of desalinated groundwater, and nearly 50,100 AF of recycled water.</p> <p>Future local supply projects that are in various stages of planning and/or construction include:</p> <ul style="list-style-type: none"> • Groundwater banking and stormwater capture programs (Santa Ana River Conservation and Conjunctive Use Program / Enhanced Recharge and Recovery Program), and • An indirect potable reuse project (Purified Water Replenishment). • A groundwater development project in the Moreno Valley/Perris North area (Perris North Contamination Prevention and Remediation Program). <p>In addition, EMWD is completing an accelerated retrofit program geared towards expanding the availability of recycled water within its service area.</p> <p>Supporting Documentation: (Attach supporting documents or web links)</p> <p>Brochure - Maximizing Resources Brochure - Salinity Management Program Administrative Code Article 6 – Recycled Water Use (pg 369) Groundwater Management Plan, Hemet/San Jacinto Groundwater Management Plan, West San Jacinto EMWD Construction Projects</p>
<p>4. Does your agency condition all new territory to be consistent with all applicable city, county, and state laws?</p> <p>MWD Administrative Code § 3107 (a)(1)(iv)</p>	<p>Member Agency Response: <input checked="" type="radio"/> Yes / <input type="radio"/> No (circle one)</p> <p>Description: EMWD minimizes annual water demand by incorporating water conservation measures into new development plans and service agreements. EMWD enforces local and state landscape ordinances through the use of budget based tiered rates. Since 2009, residential and landscape customers have participated in a budget-based tiered rate program that assigns individualized indoor and outdoor water budgets based on each account’s persons per household, landscape area, conservation factor, and billing period. The conservation factor is an ET factor based on the development’s connection date that determines what percentage of the reference evapotranspiration rate will be used to calculate the outdoor budget. Evapotranspiration rates are continuously monitored and recorded across EMWD’s entire service region and are specific to the customer’s location. Effective January 2018, all customer water budgets were lowered to more closely reflect current water efficiency trends and a mix of conventional turf and drought-tolerant landscaping, decreasing from 100 percent to 80 percent ET. Accounts with meters installed on or before 2010 are assigned an ET factor of at most 0.8; accounts connected between 2010 and May 2015 receive an ET factor of 0.7; accounts connected on or after June 2015 receive an ET factor of 0.5. EMWD has measured over 608 million square feet of landscape through onsite audits, GIS, or customer variance requests. As of January 2018, the daily allocation used to calculate the indoor budget has been reduced from 60 gallons per person per day to 55 gallons per person per day. All water use surpassing the total water budget is charged at a significantly higher rate.</p>

(2) Recycled Water.

<p>5. Does your service area use recycled water in accordance with California Water Code Sections 13550-13557 (Water Reuse)?</p> <p>Please describe such recycled water use in the service area.</p> <p>MWD Administrative Code § 3107 (a)(2)</p>	<p>Member Agency Response: <input checked="" type="radio"/> Yes / <input type="radio"/> No (circle one)</p> <p>Description:</p> <p>EMWD has an extensive recycled water system with integrated supply, conveyance and storage facilities creating four stabilized service zones throughout its service area. The system consists of four operating regional water reclamation facilities producing 47 MGD of recycled water, more than 250 miles of pipeline, 19.5 MG of elevated service level storage, 7,600 AF of seasonal storage pond capacity, 9 pond pump stations and 5 inline booster stations. EMWD has over 500 recycled water service connections and sells approximately 36,300 acre feet of recycled water per year, ranking EMWD among the top water recycling agencies in California. Recycled water customers include agricultural, parks, schools, common area landscape, environmental and industrial. EMWD maintains a Mandatory Use Policy for new development and works closely with land use agencies and the development community to selectively condition new projects. Developments that are serviced by EMWD and meet the Recycled Water Facilities and Service Guidelines adopted by EMWD's Board of Directors as required in Water Code sections 13550 are conditioned for recycled water use and construction of local pipelines thereby expanding the recycled water distribution system. EMWD supports existing potable water landscape customers wishing to retrofit to recycled water through the Accelerated Retrofit Program (ARP). The ARP provides technical design and permitting support, new service connections and funding assistance to help customers complete recycled water retrofits which maintains green recreational areas for our community while reducing the use of valuable imported potable supplies.</p> <p>Supporting Documentation: (Attach supporting documents or web links)</p> <p>EMWD' Recycled Water Service</p>
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(3) Local Resources.

<p>6. Has your agency established measures to sustain a seven-to 21-day interruption in service, as required by MWD Administrative Code Section 4503(b)?</p> <p>MWD Administrative Code § 3107 (a)(3)</p>	<p>Member Agency Response: <input checked="" type="radio"/> Yes / <input type="radio"/> No (circle one)</p> <p>Description:</p> <p>EMWD would be able to sustain a 7-day interruption in service as described in MWD's Administrative Code Section 4503.</p> <p>Significant, mandatory water conservation efforts would be required to sustain a 7-day and 21-day interruption. Such efforts include communication outreach through automated customer service systems as well as our Public and Governmental Affairs Department. EMWD has a diverse portfolio of water supply including 203 MG of elevated storage, 13 brackish and 14 potable active wells, two Microfiltration and three brackish water desalters. Domestic well production and desalter production capacity exceeds 30 Million Gallons per Day.</p>
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	<p>Supporting Documentation: (Attach supporting documents or web links)</p> <p>Administrative Code Article 10 - Water Shortage Contingency Plan (pg 387)</p> <p>Disaster Preparedness Link</p> <p>Draft Hazard Mitigation Plan</p>
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C. Reporting to the District

<p>7. Has your agency incorporated conservation measures in the new territory?</p> <p>Please describe such measures.</p> <p>MWD Administrative Code § 3107(b)(1)</p>	<p>Member Agency Response <input checked="" type="radio"/> Yes / <input type="radio"/> No (circle one)</p> <p>Description:</p> <p>All new development must submit a Landscape Plan Check Application and consent to a Landscape Irrigation Water Budget Agreement in order to ensure that all individually metered landscape/irrigation projects comply with EMWD’s Landscape/Irrigation Ordinance 72. Furthermore, new development must also submit a Site Usage Analysis form that clearly displays the accurate landscape square footage broken down into functional turf and non-functional turf. This information is used to ensure that no account will receive a water budget that exceeds the District’s maximum budget limits. In addition to all of the above, article 6 of EMWD’s Administrative Codes puts into action many more conservation policies, practices, and procedures. Developers must adhere to State and local plumbing and landscaping codes. All customers are prohibited from hosing down driveways and other hard surfaces except for health or sanitary reasons and then only by use of a hand-held container. Additionally, customers are:</p> <ul style="list-style-type: none"> • Required to repair faucets, toilets, and other potential sources of water leaks within 48 hours of the occurrence, • Water outdoors between 9 pm and 6 am only and are prohibited from producing run-off or over watering and from watering during rain • Prohibited from allowing water to run while washing vehicles, • Prohibited from using decorative fountains unless they are equipped with a recycling system, and, • Limited to no more than 15 minutes of watering per day per station if using an unattended irrigation system or watering device. <p>Penalties for water inefficiency are enforced through the tier rate budgets and through other additional fines. For commercial, multi family, and landscape accounts, such fines include an initial warning, followed by a final written notice, which may then be followed by a surcharge of \$100 added to the customer’s bill if a third violation occurs within 12 months of the first notice. A fourth violation and any subsequent violations could incur an additional \$200 surcharge to the customer’s water bill. For single family residential accounts, the surcharges are \$25 for the third violation, and \$50 for the fourth violation and subsequent violations. The revenue derived from the surcharges and other fines explained in article 6 is used to support water use efficiency programs and rebates.</p> <p>EMWD has initiated a long term campaign to encourage all customers to use water wisely. A staff of conservation and education specialists provides public education programs, landscape irrigation workshops, student education programs, and conservation related campaigns. EMWD sponsors workshops on California-friendly plants to promote landscaping using drought tolerant plants and has a comprehensive Water Waste Program to report/correct the wasteful use of water. The New Residential Development Campaign is targeted at new residential customers and</p>
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	<p>consists of a welcome letter, a quarterly newsletter containing seasonal tips and ideas for water conservation, and a survey. EMWD's new development conservation programs, including residential water surveys, water-wise landscape/irrigation workshops, high-efficiency washing machine rebates, moisture sensors, CII programs, etc. are offered to all of our customers, including new development and subagencies.</p> <p>In 2019, the District launched its WaterWise Plus program, a comprehensive and forward-thinking program designed to assist customers and partner agencies with finding new and cost-effective ways to become more water efficient. The program integrates existing water use efficiency-based programs with long-term solutions that are promoted regardless of drought conditions. These programs help customers make lifestyle changes to their water use habits resulting in becoming more efficient with their water use, gaining a better understanding of their water usage, and making them better able to manage their monthly bills.</p> <p>In 2021, the District launched its Landscapes for Living program, designed to assist residential customers to become more water efficient. The program integrates home consultations with a landscape expert, free direct installation of smart irrigation controllers and high efficiency nozzles, landscape design assistance, and staff support to assist customers who want to apply for water saving rebates through the MWD.</p> <p>These programs are promoted via bill stuffers, EMWD's website, newspaper articles, and homeowners' association meetings and civic associations, etc.</p> <p>Supporting Documentation: (Attach supporting documents or web links) Administrative Code Article 6 - Water Conservation (pg 362)</p> <p>EMWD Rebate Information</p>
<p>8. What is your agency's total annual production of local water supplies including, but not limited to, recycled water, groundwater, and local surface water use?</p> <p>MWD Administrative Code § 3107(b)(2)</p>	<p>Member Agency Response: 72,729 AF</p> <p>Description: During Calendar Year 2021, EMWD produced 72,729 AF of local water through its groundwater, desalter, and recycled water facilities.</p> <p>Form of Documentation: 2015 Urban Water Management Plan (UWMP)</p>
<p>9. Has your agency established resources to sustain a seven-to 21-day interruption in service, as required by MWD Administrative Code Section 4503(b)?</p> <p>Please describe such resources, as applicable to your agency's facilities, as specified in MWD Administrative Code §§ 3107(b)(3).</p> <p>MWD Administrative Code § 3107(b)(3)</p>	<p>Member Agency Response: <input checked="" type="radio"/> Yes / <input type="radio"/> No (circle one)</p> <p>Description:</p> <p>EMWD would be able to sustain a 7-day interruption in service as described in MWD's Administrative Code Section 4503.</p> <p>Significant, mandatory water conservation efforts would be required to sustain a 7-day and 21-day interruption. Such efforts include communication outreach through automated customer service systems as well as our Public and Governmental Affairs Department. EMWD has a diverse portfolio of water supply including 203 MG of elevated storage, 13 brackish and 14 potable active wells, two Microfiltration and three brackish water desalters. Domestic well</p>

	<p>production and desalter production capacity exceeds 38 Million Gallons per Day.</p> <p>Form of Documentation: 2020 Urban Water Management Plan (UWMP)</p>
<p>10. Has your agency submitted a current Urban Water Management Plan (UWMP) to the reporting agency?</p> <p>MWD Administrative Code § 3107(b)(4)(i)</p>	<p>Member Agency Response: <input checked="" type="radio"/> Yes / <input type="radio"/> No (circle one)</p> <p>Description:</p> <p>EMWD's 2020 Urban Water Management Plan (UWMP) is an update to the 2015 UWMP and was prepared in response to Water Code Sections 10610 through 10656 of the Urban Water Management Planning Act. It was adopted in June 2021 and has been submitted to the reporting agency. Included in the plan is detailed information about EMWD's water demand, supply and reliability for the next 25 years.</p> <p>Form of Documentation: 2020 Urban Water Management Plan (UWMP)</p>
<p>11. Does your agency's most current UWMP include a narrative description addressing the nature and extent of each water demand management measure implemented over the past 5 years, as required by California Water Code Section 10631(f)?</p> <p>MWD Administrative Code § 3107(b)(4)(ii)</p>	<p>Member Agency Response: <input checked="" type="radio"/> Yes / <input type="radio"/> No (circle one)</p> <p>Description:</p> <p>The 2020 Urban Water Management Plan provides a narrative description addressing the nature and extent of each water demand measure implemented over the past 5 years. This includes narratives on EMWD's implementation of the water waste prevention ordinances, metering with commodity rates for all new connections and retrofit of existing connections, public information programs, retail conservation pricing, school education programs, water loss control programs, and all other demand management measures described in Chapter 9 of the 2015 UWMP. EMWD is a member of the California Water Efficiency Partnership (CalWEP) and the Alliance for Water Efficiency (AWE), which supports the implementation of demand management measures and related legislative and regulatory requirements.</p> <p>Form of Documentation: 2020 Urban Water Management Plan (UWMP)</p>
<p>12. Does your agency's most current UWMP adequately address California Water Code requirements?</p> <p>MWD Administrative Code § 3107(b)(4)(iii)</p>	<p>Member Agency Response: <input checked="" type="radio"/> Yes / <input type="radio"/> No (circle one)</p> <p>Description:</p> <p>Chapter 1 of the 2020 Urban Water Management Plan addresses California Water Code requirements. This 2020 UWMP was developed to incorporate all requirements, under the guidance of DWR's 2020 UWMPs Guidebook for Urban Water Suppliers. A checklist to document compliance of this 2020 UWMP with the Act and the CWC is provided in Appendix A. This UWMP includes all required DWR standardized tables within relevant chapters and they are compiled in Appendix B. Within the UWMP chapters, DWR's standardized tables include the DWR assigned table number in the first row of the table.</p>

	<p>Form of Documentation: Link to the UWMP 2020 Urban Water Management Plan (UWMP)</p>
<p>13. What is the status of implementing the water plans, projects, and programs described in the UWMP to implement California Water Code Section 10620 et seq.?</p> <p>MWD Administrative Code § 3107(b)(5)</p>	<p>Member Agency Response: <u>Active</u></p> <p>Description:</p> <p>EMWD continues to advance the water supply projects and programs described in Chapter 6 of the 2020 UWMP.</p> <p>EMWD has invested significantly in the development of local water supplies. The District currently operates 14 wells producing potable groundwater, with an additional 13 wells that pump brackish groundwater as influent into three reverse osmosis desalination plants. Recycled water is produced from four regional water reclamation facilities that collect wastewater from both EMWD’s retail and wholesale service area. EMWD also has a permit allowing the District to divert up to 5,760 acre-feet (AF) of San Jacinto River flows annually (when available). Diverted water is captured at the District’s Grant Avenue Ponds for the purpose of recharging the local groundwater basin.</p> <p>In 2021, local sources accounted for roughly 54% of EMWD’s retail water supply portfolio. This total includes nearly 14,950 AF of potable groundwater, over 7,650 AF of desalinated groundwater, and over 50,100 AF of recycled water.</p> <p>Future local supply projects that are in various stages of planning and/or construction include:</p> <ul style="list-style-type: none"> • Groundwater banking and stormwater capture programs (Santa Ana River Conservation and Conjunctive Use Program / Enhanced Recharge and Recovery Program), and • An indirect potable reuse project (Purified Water Replenishment). • A groundwater development project in the Moreno Valley/Perris North area (Perris North Contamination Prevention and Remediation Program). <p>In addition, EMWD is completing an accelerated retrofit program geared towards expanding the availability of recycled water within its service area.</p> <p>EMWD has initiated a long term campaign to encourage all customers to use water wisely. A staff of conservation and education specialists provides public education programs, landscape irrigation workshops, student education programs, and conservation related campaigns. EMWD sponsors workshops on California-friendly plants to promote landscaping using drought tolerant plants and has a comprehensive Water Waste Program to report/correct the wasteful use of water. The New Residential Development Campaign is targeted at new residential customers and consists of a welcome letter, a quarterly newsletter containing seasonal tips and ideas for water conservation, and a survey. EMWD’s new development conservation programs, including residential water surveys, water-wise landscape/irrigation workshops, high-efficiency washing machine rebates, moisture sensors, CII programs, etc. are offered to all of our customers, including new development and subagencies. In 2019, the District</p>

	<p>launched its WaterWise Plus program, a comprehensive and forward-thinking program designed to assist customers and partner agencies with finding new and cost-effective ways to become more water efficient. The program integrates existing water use efficiency-based programs with long-term solutions that are promoted regardless of drought conditions. These programs help customers make lifestyle changes to their water use habits resulting in becoming more efficient with their water use, gaining a better understanding of their water usage, and making them</p> <p>the District launched its Landscapes for Living program, designed to assist</p> <p>Form of Documentation: 2015 Urban Water Management Plan (UWMP)</p>
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MWD

MWD Employee Name: _____

File Date: _____

MWD Employee Name: William J. McDevell

Review Date: 4/24/2023

Notes:

MWD Member Agency

The following member agency assures compliance with the provisions of Metropolitan’s Water Use Efficiency Guidelines for the next five years as indicated in Metropolitan’s Administrative Code § 3107 and shall report to Metropolitan regarding such compliance.

Agency Name: Eastern Municipal Water District Date: 4/14/23

Member Agency Representative Name: Chris Teague

Notes:

RESOLUTION XXXX

RESOLUTION OF THE BOARD OF DIRECTORS OF
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA
CONSENTING TO EASTERN MUNICIPAL WATER DISTRICT'S
114TH FRINGE AREA ANNEXATION
AND FIXING THE TERMS AND
CONDITIONS OF THE ANNEXATION TO
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

WHEREAS, the Board of Directors of the Eastern Municipal Water District (EMWD), a municipal water district situated in the county of Riverside, state of California, pursuant to Resolution No. 2023-057, in accordance with the provisions of the Metropolitan Water District Act (MWD Act), has applied to the Board of Directors of The Metropolitan Water District of Southern California (Metropolitan) for consent to annex thereto certain uninhabited territory situated in the county of Riverside referred to as 114th Fringe Area Annexation, more particularly described in an application to the Riverside County Local Agency Formation Commission (LAFCO), concurrently with 114th Fringe Area Annexation thereof to EMWD, such annexation to Metropolitan to be upon such terms and conditions as may be fixed by the Board of Directors of Metropolitan;

WHEREAS, the owners, (Property owner) of Riverside County Assessor Parcel Numbers 900-050-(007,008 & 025), 900-370-(003,004,005,006,007,008, 009, 010, 011,012,013,015,016,017,021 & 022), 900-380-(001,002,003,005,006,008,009,010,011,012,013,014,015,016,017,018), and 908-010-001 (Property) have applied for annexation into the EMWD and Metropolitan service areas;

WHEREAS, completion of said 114th Fringe Area Annexation shall be contingent upon approval by LAFCO;

WHEREAS, Metropolitan requests that LAFCO condition its approval of 114th Fringe Area Annexation upon a requirement that Metropolitan's existing and established taxes, benefit assessments, or property-related fees or charges in place in the service area are levied or fixed and collected on the parcels being annexed to the agency; these taxes, benefit assessments, or property-related fees or charges are identified below;

WHEREAS, Metropolitan has levied and collected ad valorem taxes on parcels within the territory of EMWD. Such charges for fiscal year 2022/23 are described in Resolution 9317, adopted by Metropolitan's Board on August 16, 2022;

WHEREAS, since fiscal year 1992-93, Metropolitan has levied and collected water standby charges pursuant to Section 134.5 of the MWD Act on parcels within the territory of EMWD. Such charges for fiscal year 2023/24 are described in Resolution 9342, adopted by Metropolitan's Board on April 11, 2023;

WHEREAS, upon 114th Fringe Area Annexation, the parcel will be within Metropolitan's service area, Metropolitan water will be available to such parcels and such parcels will receive the benefit of the projects provided in part with proceeds of Metropolitan's water standby charges;

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA), EMWD, acting as Lead Agency, adopted the Los Alamos Hills Water System Project (also known as 114th Fringe Area Annexation) Mitigated Negative Declaration on March 15, 2023 (also known as 114th Fringe Area Annexation), and approved the Project for the development of the proposed annexation parcels. Metropolitan, as Responsible Agency under CEQA, reviewed and considered the information contained in the MND prior to approval of the formal terms and conditions for the 114th Fringe Area Annexation; and

WHEREAS it appears to this Board of Directors that such application should be granted, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Metropolitan, acting as Responsible Agency, reviewed and considered the information in the 2023 MND prior to approval of the final terms and conditions for the 114th Fringe Area Annexation; and subject to the following terms and conditions, does hereby grant the application of the governing body of EMWD for consent to annex 114th Fringe Area Annexation, to Metropolitan and does hereby fix the terms and conditions of such annexation.

Section 1. Annexation of said area to EMWD shall be made concurrently with annexation thereof to Metropolitan, and all necessary certificates, statements, maps, and other documents required to be filed by or on behalf of EMWD to effectuate 114th Fringe Area Annexation shall be filed on or before December 31, 2025.

Section 2. Prior to filing a request for a Certificate of Completion of 114th Fringe Area Annexation proceeding with LAFCO, EMWD shall submit a certified copy of LAFCO's resolution approving 114th Fringe Area Annexation to EMWD, and shall pay to Metropolitan \$665,156.25 for its annexation fee, if annexation is completed by December 31, 2023. If the annexation is completed during subsequent calendar years, the annexation charge will be calculated based on the then-current rate, in accordance with Metropolitan's Administrative Code Section 3300.

Section 3. a. Metropolitan shall be under no obligation to provide, construct, operate, or maintain feeder pipelines, structures, connections, and other facilities required for the delivery of water to said area from works owned and operated by Metropolitan.

b. EMWD shall not be entitled to demand that Metropolitan deliver water to EMWD for use, directly or indirectly, within said area, except for domestic or municipal use therein.

c. The delivery of all water by Metropolitan, regardless of the nature and time of use of such water shall be subject to the water service regulations, including rates and charges promulgated from time to time by Metropolitan.

d. Except upon the terms and conditions specifically approved by the Board of Directors of Metropolitan, water sold and delivered by Metropolitan shall not be used in any manner which intentionally or avoidably results in the direct or indirect benefit of areas outside Metropolitan, including use of such water outside Metropolitan or use thereof within Metropolitan in substitution for other water outside Metropolitan.

Section 4. LAFCO has conditioned approval of 114th Fringe Area Annexation upon a requirement that Metropolitan levy or fix and collect all previously established and collected taxes, benefit assessments, or property-related fees or charges on parcels being annexed to the agency.

Section 5. Such charges, which are subject to change over time, include but are not limited to:

a. Metropolitan's ad valorem tax on properties located within the territory of EMWD is in the amount of 0.0035 percent of the assessed value of each parcel. Metropolitan shall levy the ad valorem tax in the amount, at the same time and in the same manner as ad valorem tax on other properties located within the territory of EMWD. Such charges for fiscal year 2023/24 are described in Resolution 9317, adopted by Metropolitan's Board on August 16, 2022.

b. Metropolitan's water standby charge on properties located within the territory of EMWD in the amount of \$6.94 per an acre, or per a parcel of less than one acre. Metropolitan shall levy the water standby charge in the amount, at the same time and in the same manner as the water standby charge on other properties located within the territory of EMWD. Such charges for fiscal year 2023/24 are described in Resolution 9342, adopted by Metropolitan's Board on April 11, 2023.

Section 6. That the General Manager is hereby authorized and directed to take all necessary action to secure the collection of the ad valorem taxes and water standby charges by the appropriate county officials, including payment of the reasonable cost of collection.

Section 7. That the Board of Directors of Metropolitan, acting as Responsible Agency, reviewed and considered the information in the 2023 MND prior to approval of the final terms and conditions for the 114th Fringe Area Annexation; and subject to the following terms and conditions, does hereby grant the application of the governing body of EMWD for consent to annex the 114th Fringe Area Annexation to Metropolitan and does hereby fix the terms and conditions of such annexation.

Section 8. That the General Manager and General Counsel are hereby authorized to do all things necessary and desirable to accomplish the purposes of this resolution, including, without limitation, the commencement of defense of litigation.

Section 9. That if any provision of this resolution or the application to any member agency, property or person whatsoever is held invalid, that invalidity shall not affect the other provisions or applications of this resolution which can be given effect without the invalid portion or application, and to that end the provisions of this resolution are severable.

BE IT FURTHER RESOLVED that the Board Executive Secretary is directed to transmit forthwith to the governing body of EMWD a certified copy of this resolution.

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California, at its meeting held on June 13, 2023.

Secretary of the Board of Directors
of The Metropolitan Water District
of Southern California