



- **Board of Directors**  
***Finance and Asset Management***

4/9/2024 Board Meeting

7-5

## Subject

Adopt resolution for the 113th Fringe Area Annexation to Eastern Municipal Water District and Metropolitan; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

## Executive Summary

This action grants final approval for the 113th Fringe Area Annexation, an annexation requested by Eastern Municipal Water District (EMWD), and authorizes collecting Metropolitan's water standby charge and ad valorem tax. This request is compliant with the current annexation policy and requirements. The proposed annexation will extend the service area of Metropolitan and EMWD for a total annexation acreage of approximately 4.78 acres with 0.95 acres of public right-of-way for a net acreage of 3.83. (**Attachment 1**). The new water demand from Metropolitan is estimated as 10.36 acre-feet per year (AFY). Eastern 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 2024, is \$34,092.68, which includes a \$5,000 processing fee. The proposed resolution is (**Attachment 3**).

## Proposed Action/Recommendation and Options

### Staff Recommendation: Option #1

#### Option #1

Adopt resolution for the 113th Fringe Area Annexation to Eastern Municipal Water District and Metropolitan

**Fiscal Impact:** Receipt of annexation fee of \$34,092.68 for the annexation area and future 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 113th 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.

## Alternatives Considered

None required, the mission of the Metropolitan Water District of Southern California is to provide its service area with adequate and reliable supplies of high-quality water to meet present and future needs in an environmentally and economically responsible way.

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## Applicable Policy

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

Metropolitan Administrative Code Section 3100; Request for Annexation

Metropolitan Water District Administrative Code Section 11104; Delegation of Responsibility

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## Related Board Action(s)/Future Action(s)

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Metropolitan Board Report, December 2023, stating Metropolitan's annexation rate

Metropolitan Board Resolution 9347, approved August 15, 2023, setting ad valorem tax rate

Metropolitan Board Resolution 9345, approved May 9, 2023, setting Standby Charge

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## California Environmental Quality Act (CEQA)

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### CEQA determination for Option #1:

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the city of Murrieta, acting as the Lead Agency and subagency to EMWD, prepared and processed a Notice of Exemption (NOE) for the in-fill development (self-storage facility and a building with retail and restaurant on 3.82 acres) finding this portion of the project categorically exempt. The NOE was filed on September 27, 2023. The environmental documentation is included as **Attachment 4**.

Metropolitan, acting as Responsible Agency, has independently determined that the proposed action is categorically exempt under the provisions of CEQA and the State CEQA Guidelines. The proposed action involves the annexation process on the property located on the northwest corner of Los Alamos Road and Hospitality Place, Murrieta, CA (i.e., Assessor Parcel Numbers 949-210-015, 949-210-016) property into Metropolitan and EMWD's service areas. Metropolitan finds that this land is an in-fill development and is consistent with the applicable general plan designation and policies, as well as with applicable zoning designation and regulations, and involves annexation of individual small parcels of the minimum size. Accordingly, the proposed action is categorically exempt and qualifies under Class 32 Categorical Exemption (Section 15332 of the State CEQA Guidelines).

### CEQA determination for Option #2:

None required

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## Details and Background

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### Background

On March 16, 2022, EMWD's board of directors adopted Resolution No. 2022-024, and transmittal letter dated October 31, 2023, requesting formal terms and conditions for annexation and collection of water standby charges for the proposed 113th Fringe Area Annexation. The proposed annexation will extend the service area of Metropolitan and EMWD along Hospitality Place for a total annexation acreage of approximately 4.78 acres with 0.95 acres of public right-of-way for a net acreage of 3.83. The annexation includes the construction and operation of a three-story, 155,000-square-foot self-storage facility, and 72,200 square feet consisting of retail space. The annexation area includes public right-of-way and two parcels identified as Assessor Parcel Numbers 949-210-015 and 949-210-016, located in south Riverside County, between Interstate 15 and Monroe Avenue, north of Los Alamos Road in the city of Murrieta.

The proposed area will be served by EMWD as the local water purveyor and will be eligible for imported water through EMWD and Metropolitan after completion of the annexation. The charge for this annexation is \$34,092.68, 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 2024 per-acre fee of \$7,596. If the annexation is not completed in the calendar year 2024, 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 has 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 10.36 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 a water standby charge as set forth in (**Attachment 3**). Upon completion of the annexation, the lands within the 113th 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 collection on behalf of EMWD in the current amount of \$6.94 per acre, or per a parcel if less than one acre. Approval of Metropolitan's standby charge established elsewhere within EMWD's territory is a condition to complete this annexation.



Elizabeth Crosson  
Chief Sustainability, Resilience and  
Innovation Officer

3/20/2024

Date



Adel Hagekhalil  
General Manager

3/25/2024

Date

**Attachment 1 – Map and Legal Description**

**Attachment 2 – Water Use Efficiency Statement of Compliance**

**Attachment 3 – Annexation Resolution**

**Attachment 4 – 113th Fringe Area Annexation Environmental Documentation**

Ref# sri12693975

**EXHIBIT "A"**  
**EASTERN MUNICIPAL WATER DISTRICT- 113<sup>TH</sup> FRINGE AREA ANNEXATION**

PARCELS 2, 3 A PORTION OF LOT "A" AND A PORTION OF LOS ALAMOS ROAD (PREVIOUSLY KNOWN AS IVY STREET) AS SHOWN ON PARCEL MAP 6577 FILED IN BOOK 23, PAGE 17 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED MAY 11, 1976 AS INSTRUMENT NO. 64965 OF OFFICIAL RECORDS, LOCATED IN THE CITY OF MURRIETA, IN SAID COUNTY OF RIVERSIDE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST WESTERLY CORNER OF SAID PARCEL 2;

- 1) THENCE NORTH 47°45'33" EAST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 374.59 FEET TO THE NORTHEASTERLY LINE OF SAID LOT "A";
- 2) THENCE SOUTH 42°14'27" EAST ALONG SAID NORTHEASTERLY LINE OF LOT "A", A DISTANCE OF 601.44 FEET TO THE CENTERLINE OF SAID LOS ALAMOS ROAD;
- 3) THENCE SOUTH 47°47'54" WEST ALONG SAID CENTERLINE OF LOS ALAMOS ROAD, A DISTANCE OF 317.93 FEET TO ITS INTERSECTCION WITH THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINES OF SAID PARCELS 2 AND 3;
- 4) THENCE NORTH 47°37'26" WEST ALONG SAID SOUTHEASTERLY PROLONGATION LINE AND THE SOUTHWESTERLY LINES OF SAID PARCELS 2 AND 3, A DISTANCE OF 603.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4.78 ACRES, MORE OR LESS (GROSS)  
3.83 ACRES, MORE OR LESS (NET)

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

BLACK GOLD SURVEYING  
PREPARED BY ME OR UNDER MY SUPERVISION

 1-11-24  
\_\_\_\_\_  
Scott Sturm, P.L.S. 8549                      Date

The Metropolitan Water District  
of Southern California  
Geodetics & Mapping Team  
ANNEXATION - CONDITIONAL REV  
Reviewer: B.G.      Date: 01/16/24





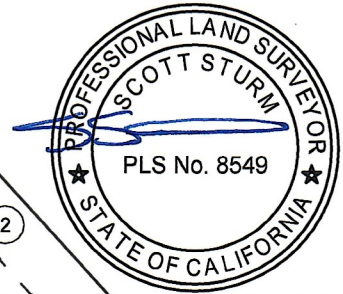
**EXHIBIT 'B'**

**EASTERN MUNICIPAL WATER DISTRICT- 113<sup>TH</sup> FRINGE AREA ANNEXATION**  
**"THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION"**

PARCEL MAP NO. 6577, P.M.B. 23, PAGE 17  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
 GROSS AREA=4.78 ACRES  
 NET AREA=3.83 ACRES

INDICATES ANNEXATION BOUNDARY

(X) INDICATES COURSE # IN LEGAL



1-11-24

PARCEL 1  
 PM NO. 6577  
 PMB 23/17

PARCEL 2  
 PM NO. 6577  
 PMB 23/17

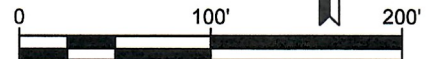
PARCEL 3  
 PM NO. 6577  
 PMB 23/17

P.O.B.

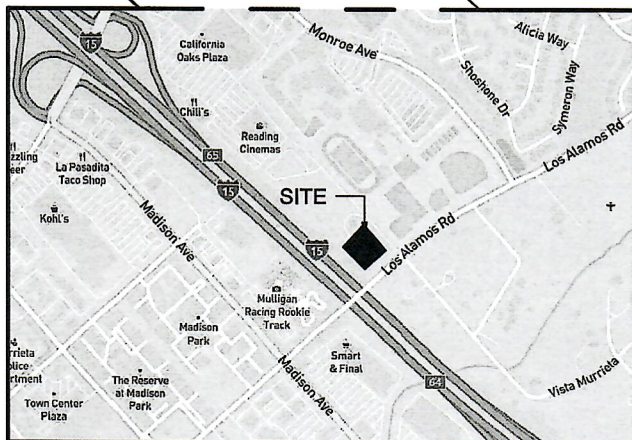
FREEWAY 15

LOS ALAMOS RD

N



The Metropolitan Water District  
 of Southern California  
 Geodetics & Mapping Team  
 ANNEXATION - CONDITIONAL REV  
 Reviewer: B.G. Date: 01/16/24



VICINITY MAP (NTS)

**BLACK GOLD SURVEYING**  
 A PROFESSIONAL CORPORATION  
**LAND SURVEYING - CIVIL ENGINEERING - DESIGN**  
 201 HASTINGS STREET  
 REDLANDS CA 92373

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

<div>Description of Annexing Area</div> <div>The subject project is located between Hospitality Place (formerly Monroe Ave.) and I-15, north of Los Alamos Road in Riverside County, within the City of Murrieta. The subject annexation consists of approximately 4.2 acres of undeveloped property.</div>	<div>Member Agency: Eastern Municipal Water District</div> <div>Annexation Name: 113<sup>th</sup> Fringe Area (Hospitality Hill Retail Center and Self-Storage)</div> <div>Water Use:</div> <div>Annexing Water Demand: 10.36 AFY</div> <div>Imported Water Demand: 10.36 AFY</div> <div>Percent MWD Supplied: 100%</div> <div>Development Plans:</div> <div>The subject project is located in south Riverside County, within the City of Murrieta, along Hospitality Place (formerly Old Monroe Ave), north of Los Alamos Rd (APNs 949-210-015 through 016). The project consists of approximately 169,200-SF of storage and other various retail/restaurant buildings, on 4.2 acres of rural property which is outside of the Eastern Municipal Water District (EMWD) jurisdictional boundaries and requires fringe annexation. The property is not within the service area of any other water or sewer purveyor and currently undeveloped. The proposed development of the property subject to annexation is Commercial (see attached Exhibit “B”).</div> <div>Zoning: Multi-Family Residential MF-2</div> <div>Address: N/A</div> <div>APN: 949-210-015, 016</div> <div>Additional Water Agencies Involved in Annexation:</div> <div>1. NA</div>

## 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><b>MWD Administrative Code § 3107 (a)(1)(i)</b></p>	<p>Member Agency Response: <u>Yes</u>/No (circle one)</p> <p>Description:</p> <p>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"> <li>• Required to repair faucets, toilets, and other potential sources of water leaks within 48 hours of the occurrence,</li> <li>• Water outdoors between 9 pm and 6 am only and are prohibited from producing run-off or over watering and from watering during rain</li> <li>• Prohibited from allowing water to run while washing vehicles,</li> <li>• Prohibited from using decorative fountains unless they are equipped with a recycling system, and,</li> <li>• Limited to no more than 15 minutes of watering per day per station if using an unattended irrigation system or watering device.</li> </ul>
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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><a href="#">Administrative Code Article 6 - Water Conservation (pg 362)</a></p> <p><a href="#">EMWD Rebate Information</a></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><b>MWD Administrative Code § 3107 (a)(1)(ii)</b></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>

was designed to be an all-inclusive workbook for a resident without landscaping experience.

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.

Supporting Documentation: (Attach supporting documents or web links)

[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](#)

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)?

Please describe such construction and operations in the service area.

MWD Administrative Code § 3107 (a)(1)(iii)

Member Agency Response: ☒ Yes ☐ No (circle one)

Description:

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.

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>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"> <li>• Groundwater banking and stormwater capture programs (Santa Ana River Conservation and Conjunctive Use Program / Enhanced Recharge and Recovery Program), and</li> <li>• An indirect potable reuse project (Purified Water Replenishment).</li> <li>• A groundwater development project in the Moreno Valley/Perris North area (Perris North Contamination Prevention and Remediation Program).</li> </ul> <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><a href="#">Brochure - Maximizing Resources</a>  <a href="#">Brochure - Salinity Management Program</a>  <a href="#">Administrative Code Article 6 – Recycled Water Use (pg 369)</a>  <a href="#">Groundwater Management Plan, Hemet/San Jacinto</a>  <a href="#">Groundwater Management Plan, West San Jacinto</a>  <a href="#">EMWD Construction Projects</a></p>
<p>4. Does your agency condition all new territory to be consistent with all applicable city, county, and state laws?</p> <p><b>MWD Administrative Code § 3107 (a)(1)(iv)</b></p>	<p>Member Agency Response: <input checked="" type="radio"/> Yes <input type="radio"/> No (circle one)</p> <p>Description:</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>

**(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><b>MWD Administrative Code § 3107 (a)(2)</b></p>	<p>Member Agency Response <u>Yes</u>/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><a href="#">EMWD' Recycled Water Service</a></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><b>MWD Administrative Code § 3107 (a)(3)</b></p>	<p>Member Agency Response <u>Yes</u>/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><a href="#">Administrative Code Article 10 - Water Shortage Contingency Plan (pg 387)</a></p> <p><a href="#">Disaster Preparedness Link</a></p> <p><a href="#">Draft Hazard Mitigation Plan</a></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><b>MWD Administrative Code § 3107(b)(1)</b></p>	<p>Member Agency Response: <u>Yes</u> 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"> <li>• Required to repair faucets, toilets, and other potential sources of water leaks within 48 hours of the occurrence,</li> <li>• Water outdoors between 9 pm and 6 am only and are prohibited from producing run-off or over watering and from watering during rain</li> <li>• Prohibited from allowing water to run while washing vehicles,</li> <li>• Prohibited from using decorative fountains unless they are equipped with a recycling system, and,</li> <li>• Limited to no more than 15 minutes of watering per day per station if using an unattended irrigation system or watering device.</li> </ul> <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)  <a href="#">Administrative Code Article 6 - Water Conservation (pg 362)</a></p> <p><a href="#">EMWD Rebate Information</a></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:  <a href="#">2015 Urban Water Management Plan (UWMP)</a></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: <del>Yes</del> 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:  <a href="#">2020 Urban Water Management Plan (UWMP)</a></p>
<p>10. Has your agency submitted a current Urban Water Management Plan (UWMP) to the reporting agency?</p> <p><b>MWD Administrative Code § 3107(b)(4)(i)</b></p>	<p>Member Agency Response: <input checked="" type="radio"/> Yes / 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:  <a href="#">2020 Urban Water Management Plan (UWMP)</a></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><b>MWD Administrative Code § 3107(b)(4)(ii)</b></p>	<p>Member Agency Response: <input checked="" type="radio"/> Yes / 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:  <a href="#">2020 Urban Water Management Plan (UWMP)</a></p>
<p>12. Does your agency's most current UWMP adequately address California Water Code requirements?</p> <p><b>MWD Administrative Code § 3107(b)(4)(iii)</b></p>	<p>Member Agency Response: <input checked="" type="radio"/> Yes / 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  <a href="#">2020 Urban Water Management Plan (UWMP)</a></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><b>MWD Administrative Code § 3107(b)(5)</b></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"> <li>• Groundwater banking and stormwater capture programs (Santa Ana River Conservation and Conjunctive Use Program / Enhanced Recharge and Recovery Program), and</li> <li>• An indirect potable reuse project (Purified Water Replenishment).</li> <li>• A groundwater development project in the Moreno Valley/Perris North area (Perris North Contamination Prevention and Remediation Program).</li> </ul> <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>

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 the District launched its Landscapes for Living program, designed to assist.

Form of Documentation:  
2015 Urban Water Management Plan (UWMP)

**MWD**

MWD Employee Name: Echel Young

File Date: 1/24/2024

MWD Employee Name: William P. McDonnell

Review Date: 11/15/2023

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: 11/29/22

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  
113th 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 county water authority situated in the county of Riverside, state of California, pursuant to Resolution No. 022-024, 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 113th Fringe Area Annexation, more particularly described in an application to the Riverside County Local Agency Formation Commission (LAFCO), concurrently with 113th 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 owner, Ketan Patel (Property owner) of Riverside County Assessor Parcel Number 949-210-015 and 949-210-016 (Property) has applied for annexation into the EMWD and Metropolitan service areas;

WHEREAS, completion of said 113th Fringe Area Annexation shall be contingent upon approval by the LAFCO;

WHEREAS, Metropolitan requests that LAFCO condition its approval of 113th 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 2023/24 are described in Resolution 9347, adopted by Metropolitan's Board on August 15, 2023;

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 9345, adopted by Metropolitan's Board on May 9, 2023;



WHEREAS, upon 113th 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), the city of Murrieta, acting as Lead Agency and subagency to EMWD, prepared a Notice of Exemption (NOE) for the 113th Fringe Area Annexation Project, and approved the Project on September 27, 2023, to annex the two parcels for in-fill development, and Metropolitan, as Responsible Agency, independently determined that the proposed action is categorically exempt as an in-fill development and annexation of individual small parcels of a minimum size as a streamlined infill project; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Metropolitan, acting as Responsible Agency, reviewed and considered the information in the NOE, and subject to the following terms and conditions, does hereby grant the application of the governing body of EMWD for consent to annex 113th 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 113th 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 113th Fringe Area Annexation proceeding with LAFCO, EMWD shall submit a certified copy of LAFCO's resolution approving 113th Fringe Area Annexation to EMWD and shall pay to Metropolitan \$34,092.68 for its annexation fee if annexation is completed by December 31, 2024. If the annexation is completed during the 2025 calendar year, 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 113th 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 9347, adopted by Metropolitan's Board on August 15, 2023.

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 9345, adopted by Metropolitan's Board on May 9, 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 Metropolitan, acting as Responsible Agency under CEQA, reviewed and considered the information in the NOE prior to approval of the final terms and conditions for 113th 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 113th 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 April 9, 2024.

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

**Notice of Exemption****Appendix E**

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Riverside

**From: (Public Agency):** City of Murrieta  
1 Town Square

Murrieta, CA 92562

(Address)

Project Title: DP-2022-2500 and CUP-2022-2501

Project Applicant: Ketan Patel (add address/phone number)

Project Location - Specific:

The project is located located at the northwest corner of Los Alamos Road and Hospital

Project Location - City: Murrieta Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project consists of the construction and operation of a three-story, 155,000-square foot self-storage facility, and 72,200 square feet consisting of retail space.

Name of Public Agency Approving Project: City of Murrieta

Name of Person or Agency Carrying Out Project: Aaron Rintamäki

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: 15332
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The project is exempt under CEQA Guidelines Section 15332 – In-Fill Development, based on the following findings: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project occurs within the city limits on a site that is less than five (5) acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects relating to traffic noise, air quality, or water quality. The site can be adequately served by all required utilities and public services and is not on any hazardous substances list.

Lead Agency

Contact Person: Aaron Rintamäki

Area Code/Telephone/Extension: 951-304-2489

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Aaron Rintamäki

Date: 9-27-23

Title: planner

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202301046  
09/28/2023 04:22 PM Fee: \$ 50.00  
Page 1 of 1

Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy





4/9/2024 Board Meeting  
State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

7-5

Attachment 4, Page 2 of 5

RECEIPT NUMBER:  
23-271366

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MURRIETA	LEAD AGENCY EMAIL ARINTAMAKI@MURRIETACA.GOV	DATE 09/28/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202301046

PROJECT TITLE

DP-2022-2500 AND CUP-2022-2501

PROJECT APPLICANT NAME KETAN PATEL	PROJECT APPLICANT EMAIL KETANPATEL@EMAIL.COM	PHONE NUMBER (714) 396-9528
PROJECT APPLICANT ADDRESS 801 N. LANDA WAY, ,	CITY BREA	STATE CA
		ZIP CODE 92821

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ \$50.00

SIGNATURE

X *J Rodriguez*

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy

Irma Rodriguez



# DP-2022-2500 and CUP-2022-2501

## Summary

SCH Number	2023090695
Public Agency	City of Murrieta
Document Title	DP-2022-2500 and CUP-2022-2501
Document Type	NOE - Notice of Exemption
Received	9/29/2023
Posted	9/29/2023
Document Description	Applicant Shriji, Inc proposes to construct a self-storage facility and a building with re-tail and restaurant, on approximately 3.82 acres of partially vacant land at the north-west corner of Los Alamos Road and Hospitality Place, Murrieta, CA. The storage facility would be comprised of two buildings on the north side of the Project Site, and the retail and restaurant uses would be located in the southern portion of the Project Site. The Project includes applicant funding to Eastern Municipal Water District (EMWD) for construction of approximately 555 feet of new sewer main line along Old Monroe Ave to the Project Site and approximately 555 of new water main line along Hospitality Place from the northwest corner of Los Alamos Road to the Project Site. The Project would then connect water and sewer to the new main line.

## Contact Information

Name	Aaron Rintamaki
Agency Name	City of Murrieta
Job Title	Assistant Planner
Contact Types	Lead/Public Agency
Address	1 Town Square Murrieta, CA 92562
Phone	(951) 461-6079
Email	arintamaki@murrietaca.gov

Location

Coordinates	33°20'2"N 117°6'56.9"W
Cities	Murrieta
Counties	Riverside
Regions	Citywide
Cross Streets	Los Alamos Road and Hospitality Place, Murrieta, CA
Zip	92562
Total Acres	3.82
Jobs	20
Parcel #	949-210-015, 949-210-016
State Highways	I-15
Railways	None
Airports	None
Schools	Murrieta Mesa High School
Waterways	None
Township	7S
Range	3W
Section	16
Base	SBB

Notice of Exemption

Exempt Status	Categorical Exemption
Type, Section or Code	Section 15332, Class 32 “In Fill Development Projects”
Reasons for Exemption	The Project site is consistent with the applicable general plan and zoning regulations; occurs within City limits on a site less than 5 acres; the site has no habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the Project site and can be serviced by existing utilities. Additionally, an evaluation was conducted of the Project against the criteria for the exceptions to the exemptions as identified in Guidelines Section 14 CCR, Chapter 3, Article 19, Section 15300.2 and found that there are no exceptions to the use of an exemption for the Project.
County Clerk	Riverside

Attachments

Notice of Exemption	Notice of Exemption - Hospitality Hill PDF 260 K
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**Disclaimer:** The Governor’s Office of Planning and Research (OPR) accepts no responsibility for the content or accessibility of these documents. To obtain an attachment in a different format, please contact the lead agency at the contact information listed above. You may also contact the OPR via email at [state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov) or via phone at [\(916\) 445-0613](tel:(916)445-0613). For more information, please visit [OPR’s Accessibility Site](#).