



● **Board of Directors**  
***Real Property and Asset Management Committee***

12/13/2022 Board Meeting

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**7-12**

**Subject**

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Adopt a resolution for the Yerba Valley Annexation to San Diego County Water Authority and Metropolitan; the General Manager has determined that this proposed action is exempt or otherwise not subject to CEQA

**Executive Summary**

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This action grants final approval for the Yerba Valley Annexation, an annexation requested by San Diego County Water Authority (SDCWA), and authorizes collecting Metropolitan's water standby charge and ad valorem tax. This request is compliant with the current annexation policy and requirements. This annexation request consists of approximately 80.34 acres with no acres of public roads (**Attachment 1**). The new water demand from Metropolitan is estimated as 5.0 acre-feet per year (AFY). SDCWA 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 2022, is \$535,645.70, which includes a \$5,000 processing fee.

**Details**

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**Background**

On May 26, 2022, SDCWA's board of directors adopted Resolution No. 2022-09, requesting formal terms and conditions for annexation and collection of water standby charges for the proposed Yerba Valley Annexation. The proposed annexation will extend the service area of Metropolitan and SDCWA to the 80.34-acre property. The annexation includes two areas totaling 17 parcels with pre-existing homes with groundwater wells that are zoned semi-rural (SR-10). The 80.34-acre property identified as Assessor Parcel Numbers 329-131-08, -09, -11, -33 and 329-132-02, -03, -04, -05, -09, -10, -13, -14, -15, -16, -42, -43, -48 is located on either side of Yerba Valley Road, southeast of San Vicente Reservoir and adjacent to the north side of the sphere of influence boundary of Lakeside Water District in the county of San Diego. There are no planned changes for parcel usage or zoning.

The proposed area will be served by the Lakeside Water District and will be eligible for imported water through SDCWA and Metropolitan after completion of the annexation. The charge for this annexation is \$535,645.70, 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 2022 per-acre fee of \$6,605. If the annexation is not completed in the calendar year 2022, 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, approved November 6, 2018, SDCWA 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 5.0 AFY and possibly less with current well and storage operations on each parcel. 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 SDCWA's request for annexation with a water standby charge as set forth in (**Attachment 3**). Upon completion of the annexation, the lands within the Yerba Valley 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 SDCWA in the current amount of \$11.51 per acre, or per a parcel if less than one acre.

Approval of Metropolitan's standby charge established elsewhere within SDCWA's territory is a condition to complete this annexation.

## 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

## 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, Lakeside Water District, acting as the Lead Agency, prepared and processed a Notice of Exemption (NOE) for the Yerba Valley Annexation property (existing homes on 80.34 acres) finding this portion of the project categorically exempt. The NOE was filed on January 11, 2019. 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 of 17 parcels located on either side of Yerba Valley Road and southeast of San Vicente Reservoir into Metropolitan and SDCWA's service areas. Metropolitan finds that this land contains existing public or private structures developed to the density allowed by the current zoning or pre-zoning and that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities. Accordingly, the proposed action is categorically exempt and qualifies under Class 19 Categorical Exemption (Section 15319(a) of the State CEQA Guidelines).

### CEQA determination for Option #2:

None required

## Board Options

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### Option #1

Adopt resolution granting approval for the Yerba Valley Annexation concurrently to San Diego County Water Authority and Metropolitan and establish Metropolitan's terms and conditions for the annexation (**Attachment 3**), conditioned upon approval by San Diego County's Local Agency Formation Commission, and upon receipt of the annexation fee of \$535,645.70.

**Fiscal Impact:** Receipt of annexation fee of \$535,645.70 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 Yerba Valley 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 SDCWA and Metropolitan.

**Staff Recommendation**

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Option #1

 _____ Lilly L. Shraibati Real Property Group Manager	11/29/2022 Date
 _____ Adel Hagekhalil General Manager	11/30/2022 Date

**Attachment 1 – Map and Legal Description****Attachment 2 – Water Use Efficiency Statement of Compliance****Attachment 3 – Annexation Resolution****Attachment 4 – Yerba Valley Annexation Environmental Documentation**

Ref# rpdm 12684549

**EXHIBIT A****Lakeside Water District / Yerba Valley Annexation  
Legal Description****Area "A"**

THAT PORTION OF THE UNINCORPORATED AREA IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING PORTIONS OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** (1) AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 1 EAST, SAID CORNER BEING ALSO THE MOST NORTHWEST CORNER OF PARCEL 3 OF PARCEL MAP NO. 6059, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON JUNE 16, 1977, AS FILE NO. 77-237553;

THENCE, (2) SOUTH 89°10'52" EAST ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER AND ALONG THE NORTHERLY LINE OF SAID PARCEL MAP NO. 6059, A DISTANCE OF 990.00 FEET TO THE MOST NORTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP NO. 6059, SAID CORNER BEING ALSO THE MOST NORTHWEST CORNER OF PARCEL 3 OF PARCEL MAP NO. 6127, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON JUNE 30, 1977, AS FILE NO. 77-262495;

THENCE, (3) LEAVING SAID NORTH LINE, SOUTH 0°49'08" WEST, ALONG THE COMMON LINE BETWEEN SAID PARCEL 1 OF PARCEL MAP NO. 6059 AND ITS SOUTHERLY PROLONGATION AND PARCEL 3 OF PARCEL MAP NO. 6127, A DISTANCE OF 670.00 TO THE SOUTHWEST CORNER OF SAID PARCEL 3 OF SAID PARCEL MAP NO. 6127;

THENCE, (4) SOUTH 89°10'31" EAST, A DISTANCE OF 59.72 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 OF PARCEL MAP NO. 6127, TO THE NORTHWEST CORNER OF PARCEL 2 OF SAID PARCEL MAP NO. 6127;

THENCE, (5) SOUTH 0°19'00" EAST, ALONG THE WEST LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 6127, A DISTANCE OF 146.00 FEET, TO THE SOUTHEAST CORNER OF PARCEL 4 OF SAID PARCEL MAP NO. 6127;

THENCE, (6) WESTERLY ALONG SOUTH LINE OF SAID PARCEL 4, NORTH 89°14'10" WEST, A DISTANCE OF 543.80 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4;

THENCE, (7) NORTH 0°45'33" EAST ALONG THE COMMON LINE OF SAID PARCEL 4 OF SAID PARCEL MAP 6127 AND THE EAST LINE OF PARCEL 4 OF SAID PARCEL MAP NO 6059, A DISTANCE OF 195.51 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 4 OF PARCEL MAP 6127, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF PARCEL 3 OF SAID PARCEL MAP NO. 6059;

THENCE, (8) WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL 3 OF PARCEL MAP NO. 6059, NORTH 87°57'18" WEST, A DISTANCE OF 501.18 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3 OF PARCEL MAP NO. 6059, SAID CORNER BEING ON THE WEST LINE OF SAID SECTION 32;

THENCE, (9) NORTH 0°06'39" EAST ALONG SAID WEST LINE OF SECTION 32 AND WEST LINE OF SAID PARCEL 3 OF PARCEL MAP 6059, DISTANCE OF 610.31 FEET TO THE **POINT OF BEGINNING**.

GROSS AREA = 16.36 ACRES

ROAD AREA = 0.0 ACRES

NET AREA = 16.36 ACRES

SEE EXHIBIT "B", SHEET 2, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

### **Area "B"**

THAT PORTION OF THE UNINCORPORATED AREA IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** (1) AT THE CENTER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 1 EAST,

THENCE, (2) SOUTHERLY ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, SOUTH 0°17'34" EAST, A DISTANCE OF 657.35 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL 3 AS SHOWN ON PARCEL MAP NO. 7630, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON JULY 27, 1978, AS FILE NO. 78-316300;

THENCE, (3) WESTERLY ALONG THE NORTH LINE OF SAID PARCEL 3, SOUTH 89°12'39" EAST, A DISTANCE OF 645.70 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE, (4) SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 3, SOUTH  $0^{\circ}37'19''$  EAST, A DISTANCE OF 657.10 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3 OF PARCEL MAP NO. 7630;

THENCE, (5) WESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 OF PARCEL MAP 7630, NORTH  $89^{\circ}14'24''$  WEST, A DISTANCE OF 649.47 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF PARCEL 4 OF PARCEL MAP NO. 7712, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON AUGUST 17, 1978 AS FILE NO. 78-351281, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32;

THENCE, (6) CONTINUING WESTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL 4 OF PARCEL MAP NO. 7712, NORTH  $89^{\circ}14'28''$  WEST, A DISTANCE OF 651.09 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL 4 OF PARCEL MAP NO. 7712, SAID CORNER BEING ALSO THE SOUTHEAST CORNER OF PARCEL 4 OF PARCEL MAP NO. 8375, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON FEBRUARY 1, 1979 AS FILE NO. 79-051502;

THENCE, (7) CONTINUING WESTERLY ALONG SAID SOUTH LINE OF SAID NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32, AND SAID SOUTHERLY LINE OF SAID PARCEL 4 OF SAID PARCEL MAP NO. 8375, NORTH  $89^{\circ}14'28''$  WEST, A DISTANCE OF 650.10 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL 4 OF SAID PARCEL MAP NO. 8375;

THENCE, (8) NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 4 OF PARCEL MAP NO. 8375, NORTH  $0^{\circ}18'52''$  WEST, A DISTANCE OF 310.83 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4 OF PARCEL MAP NO. 8375, SAID CORNER BEING ALSO THE MOST SOUTHWESTERLY CORNER OF PARCEL "A" OF CERTIFICATE OF COMPLIANCE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO ON MAY 31, 2006 AS DOCUMENT NO. 2006-0383399;

THENCE, (9) ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID PARCEL "A" OF SAID CERTIFICATE OF COMPLIANCE THE FOLLOWING FIVE COURSES, NORTH  $76^{\circ}16'33''$  EAST, A DISTANCE OF 289.21 FEET TO AN ANGLE POINT THEREIN;

THENCE, (10) SOUTH  $58^{\circ}18'52''$  EAST, A DISTANCE OF 325.79 FEET TO AN ANGLE POINT THEREIN;

THENCE, (11) NORTH  $70^{\circ}11'08''$  EAST, A DISTANCE OF 98.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 4 OF PARCEL MAP NO. 8375;

THENCE, (12) NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 4 AND PARCEL 3 OF SAID PARCEL MAP NO. 8375, NORTH  $0^{\circ}18'52''$  WEST, A DISTANCE OF 395.02 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3 OF SAID PARCEL MAP NO. 8375;

THENCE, (13) WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 3 OF SAID PARCEL MAP NO. 8375, NORTH  $89^{\circ}10'52''$  WEST, A DISTANCE OF 650.11 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3 OF PARCEL MAP NO. 8375;

THENCE, (14) NORTHERLY ALONG THE WESTERLY LINES OF PARCELS 2 AND 1 OF SAID PARCEL MAP NO. 8375, NORTH  $0^{\circ}18'52''$  WEST, A DISTANCE OF 670.04 FEET TO THE NORTHWEST CORNER OF SAID PARCEL MAP NO. 8375, SAID CORNER BEING A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF PARCEL 1 OF PARCEL MAP NO. 11468, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON JULY 9, 1981 AS FILE NO. 81-216264;

THENCE, (15) NORTHERLY ALONG THE WESTERLY LINE OF PARCELS 1, 2 AND 4 OF SAID PARCEL MAP NO. 11468, NORTH  $0^{\circ}37'10''$  WEST, A DISTANCE OF 1335.08 FEET TO THE NORTHWEST CORNER OF SAID PARCEL MAP NO. 11468, SAID POINT ALSO BEING ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE, (16) EASTERLY ALONG SAID NORTH LINE, SAID LINE ALSO BEING THE NORTH LINE OF SAID PARCEL MAP NO. 11468, SOUTH  $89^{\circ}14'05''$  EAST, A DISTANCE OF 655.30 FEET TO THE NORTHEAST CORNER OF SAID PARCEL MAP NO. 11468,

THENCE, (17) SOUTHERLY ALONG THE EASTERLY LINE OF PARCEL 4 OF SAID PARCEL MAP NO. 11468, SOUTH  $0^{\circ}23'57''$  EAST, A DISTANCE OF 565.28 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 4 OF SAID PARCEL MAP NO. 11468;

THENCE, (18) WESTERLY ALONG THE LINE COMMON TO BOTH PARCELS 3 AND 4 OF SAID PARCEL MAP NO. 11468, NORTH  $89^{\circ}14'05''$  WEST, A DISTANCE OF 455.11 FEET TO AN ANGLE POINT THEREIN;

THENCE, (19) SOUTHWESTERLY ALONG THE LINE COMMON TO BOTH PARCELS 2 AND 3 OF SAID PARCEL MAP NO. 11468, SOUTH  $36^{\circ}24'18''$  WEST, A DISTANCE OF 127.84 FEET TO THE BEGINNING OF A TANGENT 51.30 FOOT RADIUS CURVE, CONCAVE EASTERLY;

THENCE, (20) CONTINUING ALONG SAID COMMON LINE SOUTHWESTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $114^{\circ}39'18''$ , AN ARC DISTANCE OF 102.66 FEET;

THENCE, (21) EASTERLY TANGENT TO SAID LAST MENTIONED CURVE AND CONTINUING ALONG SAID COMMON LINE SOUTH 78°15'00" EAST, A DISTANCE OF 126.24 FEET TO AN ANGLE POINT THEREIN;

THENCE, (22) SOUTHEASTERLY ALONG SAID COMMON LINE, SOUTH 43°45'00" EAST, A DISTANCE OF 171.00 FEET TO THE NORTH CORNER OF PARCEL 1 OF SAID PARCEL MAP NO. 11468, SAID CORNER BEING AN ANGLE POINT COMMON TO PARCELS 1, 2, AND 3 OF SAID PARCEL MAP 11468;

THENCE, (23) SOUTHEASTERLY ALONG A LINE COMMON BETWEEN PARCELS 1 AND 3 OF SAID PARCEL MAP NO. 11468, SOUTH 52°15'00" EAST, A DISTANCE OF 178.00 FEET TO AN ANGLE POINT THEREIN;

THENCE, (24) CONTINUING SOUTHERLY ALONG SAID COMMON LINE, SOUTH 1°30'00" EAST, A DISTANCE OF 224.00 FEET TO THE BEGINNING OF A TANGENT 73.43 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY;

THENCE, (25) CONTINUING ALONG SAID COMMON LINE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°30'00", AN ARC DISTANCE OF 87.79 FEET;

THENCE, (26) SOUTHEASTERLY TANGENT TO SAID LAST MENTIONED CURVE AND CONTINUING ALONG SAID COMMON LINE SOUTH 70°00'00" EAST, A DISTANCE OF 73.01 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL MAP NO. 11468, SAID POINT BEING COMMON TO PARCELS 1 AND 3 OF SAID PARCEL MAP NO. 11468, SAID POINT BEING ALSO ON THE WESTERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 11823, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO ON NOVEMBER 25, 1981, AS FILE NO. 81-374150;

THENCE, (27) NORTHERLY ALONG THE WESTERLY LINE OF PARCEL 1 OF SAID PARCEL MAP NO, 11823, NORTH 0°23'57" WEST, A DISTANCE OF 401.34 FEET TO THE SOUTHWEST CORNER OF PARCEL 3 OF SAID PARCEL MAP NO. 11823, SAID CORNER BEING ALSO THE POINT OF BEGINNING OF THAT CERTAIN GRANT DEED TO CRAIG L. CHANDLER AND LISA M. CHANDLER, CO-TRUSTEES OF THE CHANDLER FAMILY TRUST DATED SEPTEMBER 28, 1999 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO ON MAY 01, 2013, AS DOCUMENT NO. 2013-0272436;

THENCE, (28) CONTINUING NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 3 OF SAID PARCEL MAP NO. 11823 AND ALONG SAID CHANDLER LAND NORTH 00°23'57" WEST, 94.93 FEET TO THE MOST NORTHERLY CORNER OF LAND DESCRIBED IN DEED TO JEFF MCLEAN, ET UX, RECORDED JULY 22, 1991, AS FILE NO. 1991-0358597 OF OFFICIAL RECORDS;



THENCE, (29) SOUTH 58°48'56" EAST (SOUTH 54°48'56" EAST DESCRIBED ON DEED) ALONG THE NORTHERLY LINE THEREOF, 187.78 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID PARCEL 1 OF SAID PARCEL MAP NO. 11823, BEING THE MOST WESTERLY CORNER OF LAND DESCRIBED IN DEED TO JOE MCLEAN, ET UX, RECORDED JULY 22, 1991, AS FILE NO. 1991-0358598 OF OFFICIAL RECORDS;

THENCE, (30) ALONG THE SOUTHERLY LINE OF SAID MCLEAN LAND, NORTH 77°07'17" EAST, 215.99 FEET TO THE EASTERLY LINE OF SAID PARCEL 1 OF SAID PARCEL MAP NO. 11823;

THENCE, (31) SOUTHERLY ALONG SAID EASTERLY LINE OF SAID PARCEL 1, SOUTH 13°30'00" EAST, 486.18 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 1, SAID CORNER BEING COMMON TO SAID PARCEL 1 AND PARCEL 2 OF SAID PARCEL MAP NO. 11823, SAID CORNER BEING ALSO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE, (32) LEAVING SAID CHANDLER LAND EASTERLY ALONG THE SOUTHERLY LINE OF LAST SAID PARCEL 2 AND SAID SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 32, SOUTH 89°10'33" EAST, 170.00 FEET TO THE CENTER OF SECTION 32 AND THE **POINT OF BEGINNING**.

GROSS AREA = 63.98 ACRES

ROAD AREA = 0.0 ACRES


NET AREA = 63.98 ACRES

SEE EXHIBIT "B", SHEETS 3 THROUGH 6, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

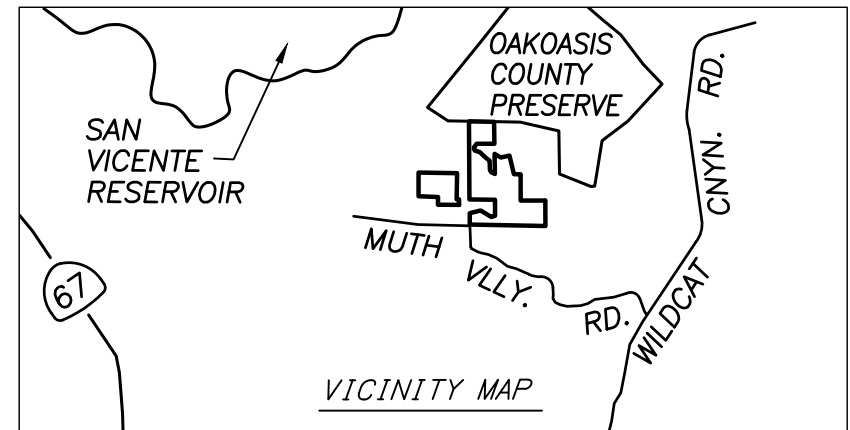
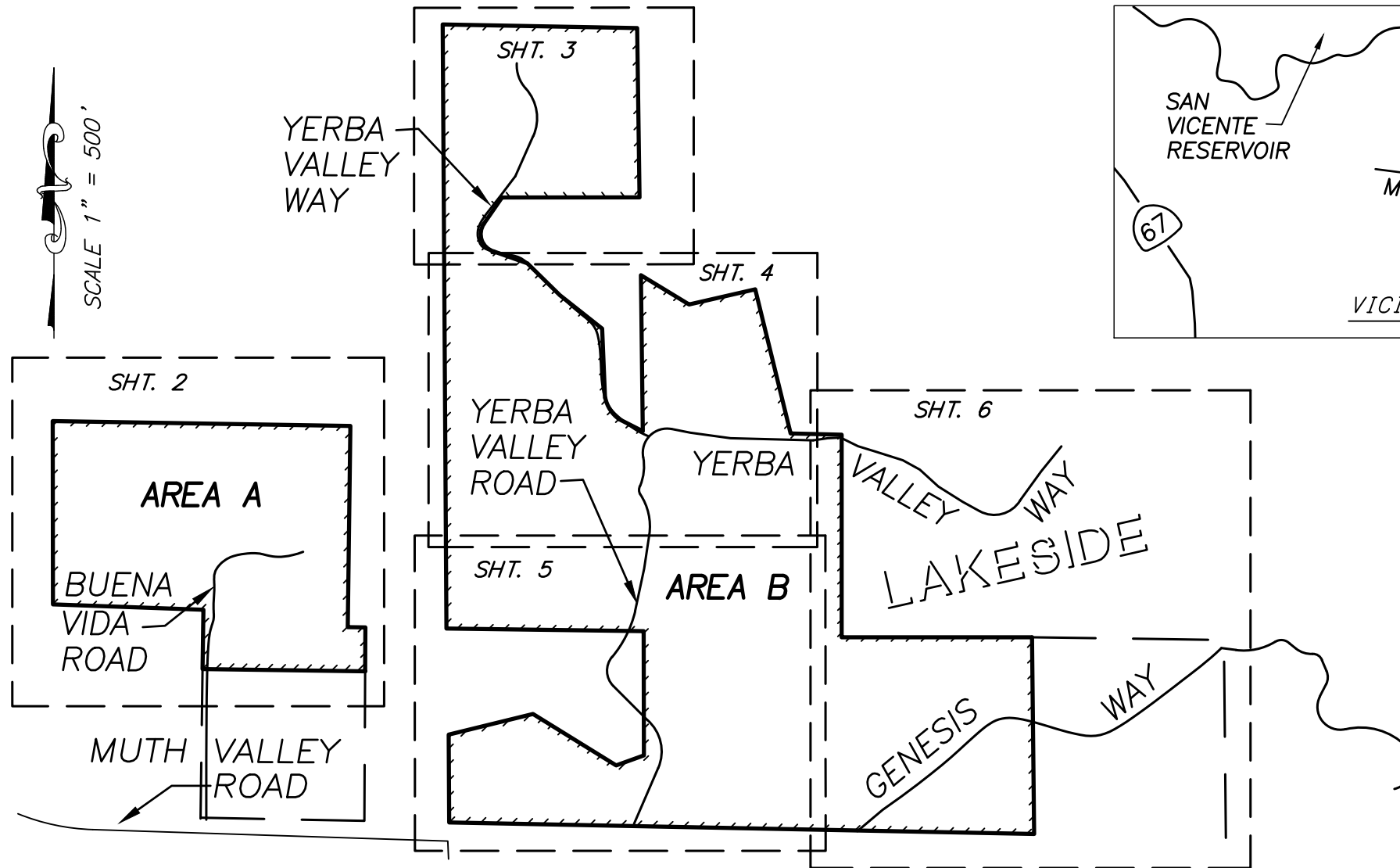
*FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF LAND DESCRIBED.*

Legal description prepared by:  
Kappa Surveying & Engineering, Inc.

The Metropolitan Water District  
of Southern California  
Geodetics & Mapping Team  
ANNEXATION - CONDITIONAL REV  
Reviewer: B.G. Date: 09/28/22

By:   
Allen R. A. Turner III, PLS  
Registration expires December 31, 2022

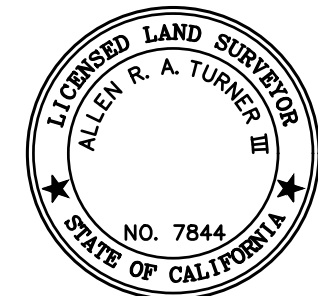




NOT TO SCALE


NOTE:  
NO DEDICATED PUBLIC  
ROADS CURRENTLY EXIST  
WITHIN ANNEXATION  
AREAS SHOWN HEREON.

The Metropolitan Water District  
of Southern California  
Geodetics & Mapping Team  
ANNEXATION - CONDITIONAL REV  
Reviewer: B.G. Date: 09/28/22



SHEET 1 OF 6 SHEETS	LAFCO RESOLUTION No. RO 18-07	ACREAGE 80.34	DATE 09-22-2022	SCALE 1"=500'
<b>Lakeside Water District /</b> <b>Yerba Valley Annexation</b> <b>EXHIBIT B</b> <b>INDEX SHEET / VICINITY MAP</b>		<b>PREPARED BY:</b> <b>KAPPA SURVEYING &amp; ENGINEERING</b> <b>8402 N. MAGNOLIA AVE. SANTEE,</b> <b>SUITE C, CA 92071</b> <b>619-449-2600</b>		

DISCLAIMER:  
FOR ASSESSMENT PURPOSES ONLY. THE DESCRIPTION OF  
LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED  
IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS  
THE BASIS FOR AN OFFER FOR SALE OF LAND DESCRIBED.

  
Allen R. A. Turner III PLS

# LEGEND

- P.O.B. POINT OF BEGINNING
- EXISTING WATER DISTRICT BOUNDARY
- PROPOSED WATER DISTRICT BOUNDARY



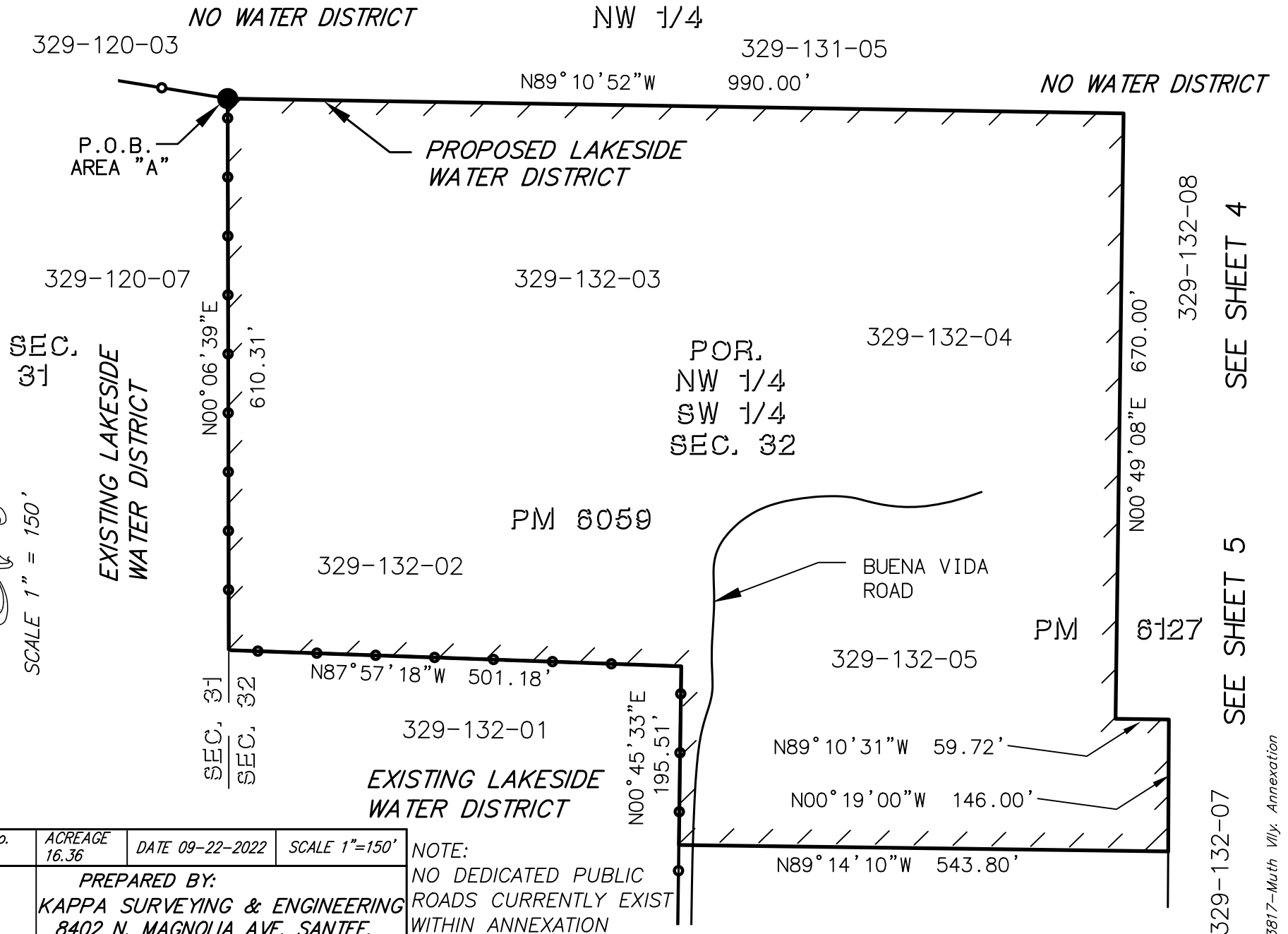
Allen R. A. Turner III PLS

DISCLAIMER:  
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OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS  
DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT  
BE USED AS THE BASIS FOR AN OFFER FOR SALE OF  
LAND DESCRIBED.

## EXHIBIT B

SHEET 2 OF 6 SHEETS	LAFCO RESOLUTION No. RO 18-07	ACREAGE 16.36	DATE 09-22-2022	SCALE 1"=150'
Lakeside Water District / Yerba Valley Annexation AREA "A"- MUTH VALLEY BEING A PORTION OF SECTION 32, T.14.S, R.1.E		PREPARED BY: KAPPA SURVEYING & ENGINEERING 8402 N. MAGNOLIA AVE. SANTEE, SUITE C, CA 92071 619-449-2600		

NOTE:  
NO DEDICATED PUBLIC  
ROADS CURRENTLY EXIST  
WITHIN ANNEXATION  
AREAS SHOWN HEREON.



SEE SHEET 4

SEE SHEET 5

329-132-07

323817-Muth Vly. Annexation

# LEGEND

- EXISTING WATER DISTRICT BOUNDARY
- PROPOSED WATER DISTRICT BOUNDARY

SCALE 1" = 150'



Allen R. A. Turner III PLS

329-131-05  
SW 1/4  
NW 1/4

PROPOSED LAKESIDE  
WATER DISTRICT

CENTER  
NW 1/4  
SEC. 32

NO WATER DISTRICT

N00°37'10"W 1335.08'

NO WATER DISTRICT

NE 1/4  
NW 1/4

329-131-01

N89°14'05"W 655.30'

YERBA VALLEY  
WAY

POR.  
SE 1/4  
NW 1/4  
SEC. 32

PM  
11468

N89°14'05"W 455.11'

N36°24'18"E 127.84'

329-131-10

329-131-32

PM  
11823

NO WATER DISTRICT

N00°23'57"W 565.28'

NOTE:  
NO DEDICATED PUBLIC  
ROADS CURRENTLY EXIST  
WITHIN ANNEXATION  
AREAS SHOWN HEREON.

SEE SHEET 4

DISCLAIMER:  
FOR ASSESSMENT PURPOSES ONLY. THE DESCRIPTION OF LAND IS NOT A LEGAL  
PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY  
NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF LAND DESCRIBED.

## EXHIBIT B

SHEET 3 OF 6 SHEETS	LAFCO RESOLUTION No. RO 18-07	ACREAGE 63.98	DATE 09-22-2022	SCALE 1"=150'
Lakeside Water District / Yerba Valley Annexation AREA "B"- MUTH VALLEY BEING A PORTION OF SECTION 32, T.14.S, R.1.E		PREPARED BY: KAPPA SURVEYING & ENGINEERING 8402 N. MAGNOLIA AVE. SANTEE, SUITE C, CA 92071 619-449-2600		

# LEGEND

- P.O.B. POINT OF BEGINNING
- EXISTING WATER DISTRICT BOUNDARY
- PROPOSED WATER DISTRICT BOUNDARY

SCALE 1" = 250'



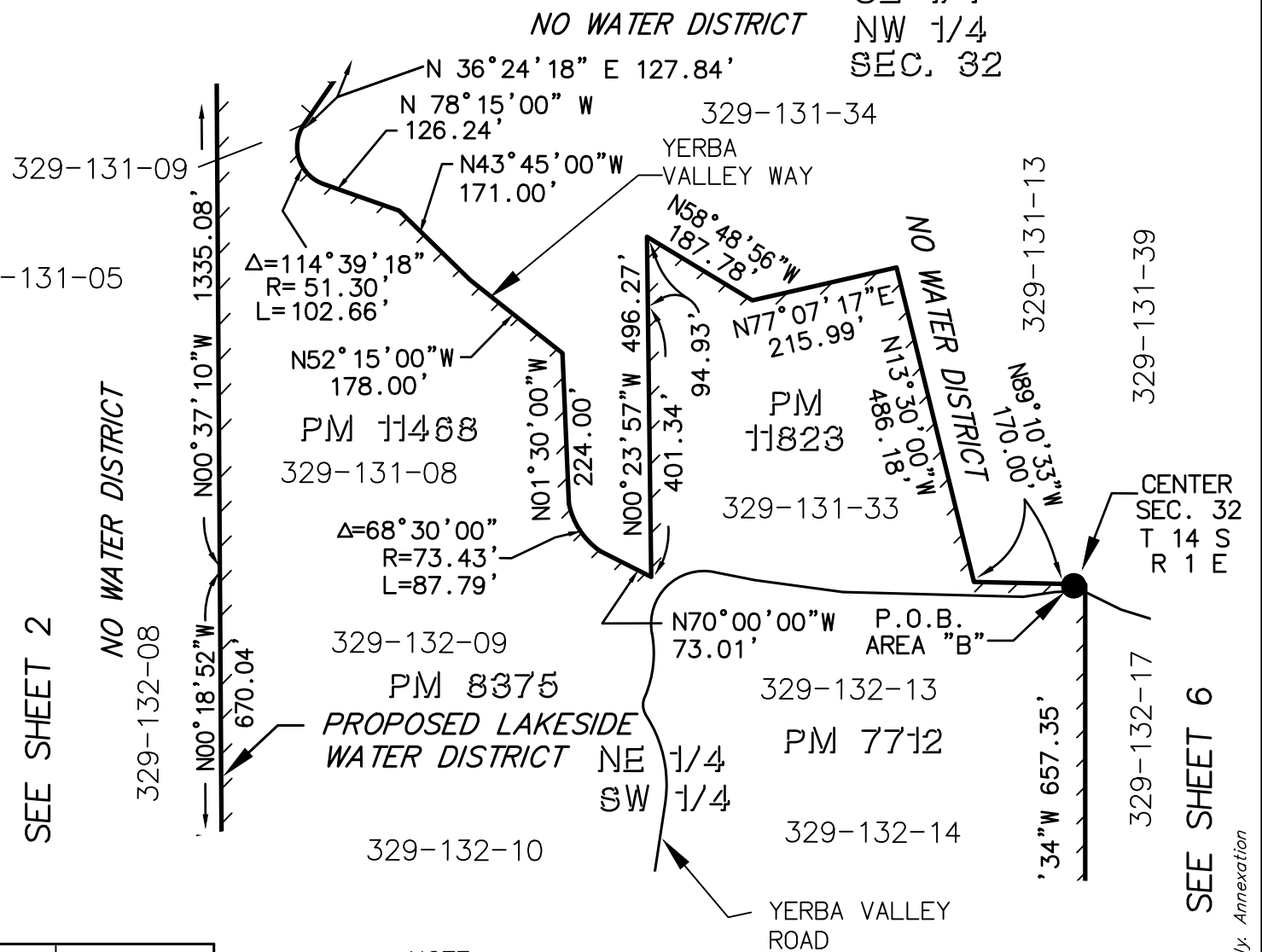
Allen R. A. Turner III PLS

DISCLAIMER:  
FOR ASSESSMENT PURPOSES ONLY. THE DESCRIPTION OF LAND IS NOT A LEGAL  
PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY  
NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF LAND DESCRIBED.

## EXHIBIT B

SHEET 4 OF 6 SHEETS	LAFCO RESOLUTION No. RO 18-07	ACREAGE 63.98	DATE 09-22-2022	SCALE 1"=150'
Lakeside Water District / Yerba Valley Annexation AREA "B"- MUTH VALLEY BEING A PORTION OF SECTION 32, T.14.S, R.1.E		PREPARED BY: KAPPA SURVEYING & ENGINEERING 8402 N. MAGNOLIA AVE. SANTEE, SUITE C, CA 92071 619-449-2600		

SEE SHEET 3



NOTE:  
NO DEDICATED PUBLIC  
ROADS CURRENTLY EXIST  
WITHIN ANNEXATION  
AREAS SHOWN HEREON.

SEE SHEET 5

SEE SHEET 6

# LEGEND

EXISTING WATER DISTRICT BOUNDARY  
PROPOSED WATER DISTRICT BOUNDARY



Allen R. A. Turner III PLS

SCALE 1" = 250'

SEE SHEET 2

NW 1/4  
SW 1/4

PM 6127

NO WATER DISTRICT

329-132-08

329-132-07

CENTER  
SW 1/4  
SEC. 32

SEE SHEET 4

329-132-09

329-132-10

PROPOSED LAKESIDE  
WATER DISTRICT

N89°10'52"W

650.11'

PM 8375

329-132-47

N70°11'08"E

98.00'

N76°16'33"E

289.21'

N58°18'52"W

325.79'

N00°18'52"W

395.02'

YERBA VALLEY  
ROAD

PM 7712

329-132-15

329-132-16

329-132-28

329-132-25

329-132-51

329-132-13

POR.  
NE 1/4  
SW 1/4  
SEC. 32

329-132-14

N00°17'34"W 657.3'

329-132-17

329-132-43

329-132-42  
329-132-43

PM 8404

NE 1/4  
SE 1/4

SEE SHEET 6

PM 7630

## EXHIBIT B

SHEET 5 OF 6 SHEETS	LAFCO RESOLUTION No. RO 18-07	ACREAGE 63.98	DATE 09-22-2022	SCALE 1"=150'
Lakeside Water District / Yerba Valley Annexation AREA "B"- MUTH VALLEY BEING A PORTION OF SECTION 32, T.14.S, R.1.E		PREPARED BY: KAPPA SURVEYING & ENGINEERING 8402 N. MAGNOLIA AVE. SANTEE, SUITE C, CA 92071 619-449-2600		

## EXISTING LAKESIDE WATER DISTRICT

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ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE  
OF LAND DESCRIBED.

NOTE:  
NO DEDICATED PUBLIC  
ROADS CURRENTLY EXIST  
WITHIN ANNEXATION  
AREAS SHOWN HEREON.

323817-Muth Vly. Annexation

# LEGEND

P.O.B. POINT OF BEGINNING

EXISTING WATER DISTRICT BOUNDARY

PROPOSED WATER DISTRICT BOUNDARY

NOTE:  
NO DEDICATED PUBLIC ROADS  
CURRENTLY EXIST WITHIN  
ANNEXATION AREAS SHOWN  
HEREON.



*Allen R. A. Turner III*  
Allen R. A. Turner III PLS

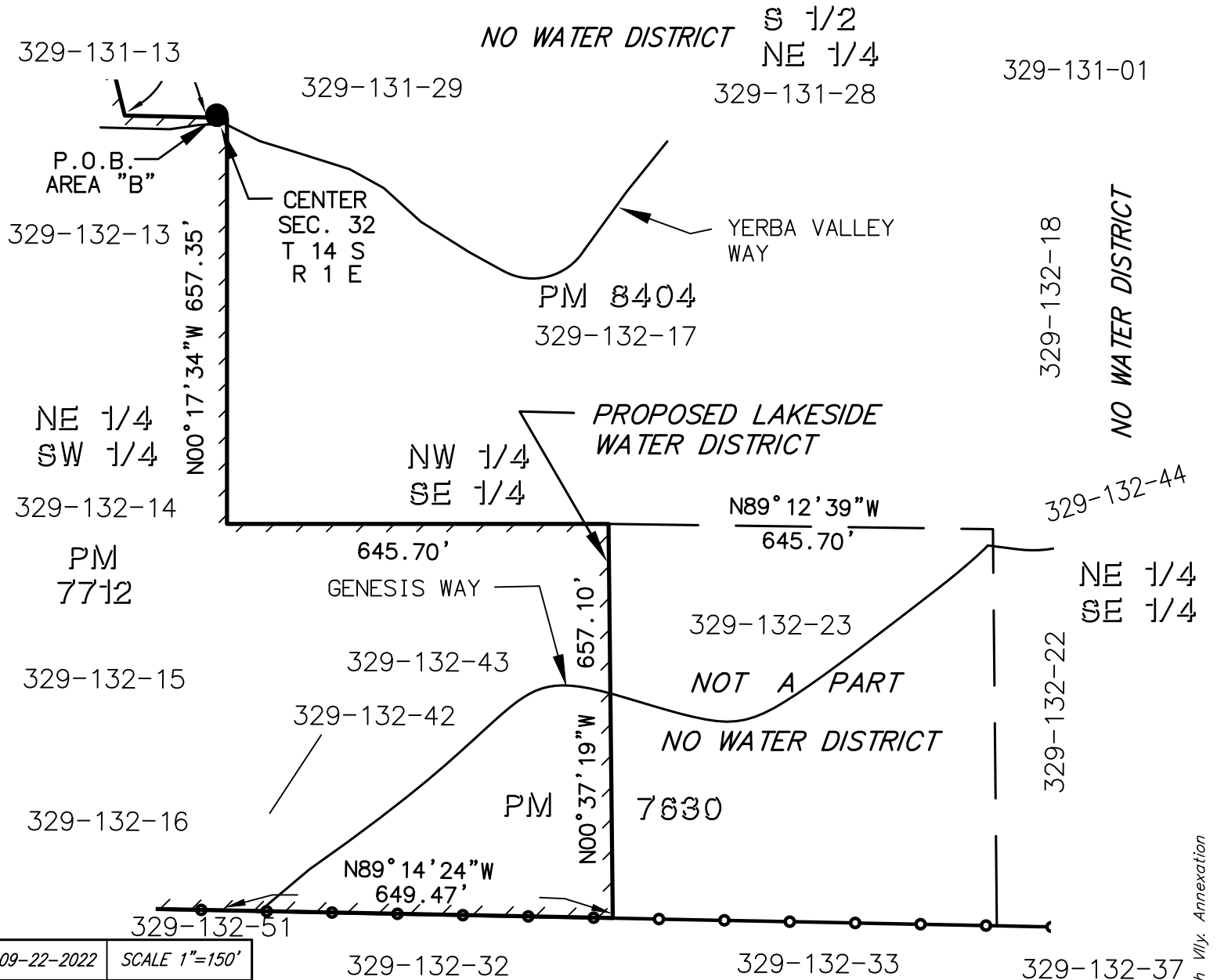
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## EXHIBIT B

SCALE 1" = 250'

SEE SHEET 4

SEE SHEET 5



SHEET 6 OF 6 SHEETS	LAFCO RESOLUTION No. RO 18-07	ACREAGE 63.98	DATE 09-22-2022	SCALE 1"=150'
Lakeside Water District / Yerba Valley Annexation AREA "B"- MUTH VALLEY BEING A PORTION OF SECTION 32, T.14.S, R.1.E		PREPARED BY: KAPPA SURVEYING & ENGINEERING 8402 N. MAGNOLIA AVE. SANTEE, SUITE C, CA 92071 619-449-2600		

EXISTING LAKESIDE  
WATER DISTRICT S 1/2  
SE 1/4

**Documentation for Annexation of Territory to  
The Metropolitan Water District of Southern California (MWD)  
Water Use Efficiency Compliance Statement  
Yerba Valley Annexation  
June 2022**

### A. General Information

Description of Annexing Area	<p>Member Agency: San Diego Water Authority Annexation Name: Yerba Valley Annexation Water Use: 5 acre-feet per year</p> <p>Annexing Water Demand: 5 AFY Imported Water Demand: 5 AFY Percent MWD Supplied: Up to 100% of demand Peak Water Demand: 4.6 AFY with higher demands in August</p> <p>Development Plans: 17 pre-existing homes with groundwater wells Zoning: Semi-Rural SR-10</p> <p>Address: adjacent to the north side of the sphere of influence boundary of Lakeside Water District totaling 80.4 acres.</p> <p>Additional Water Agencies Involved in Annexation: 1. <b>Sub-agency: Lakeside Water District</b> 2. Local Agency Formation Commission</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><b>Member Agency Response: San Diego County Water Authority Yes</b></p> <p><b>Description:</b> The following documents were adopted by the Water Authority's Board of Directors:</p> <ul style="list-style-type: none"> <li>Annexation Policies (adopted February 2006; updated May 2019)</li> <li>Model Drought Ordinance (May 2021) – included as Appendix B to the Water Shortage Contingency Plan (May 2021)</li> </ul> <p><b>Supporting documentation:</b></p> <ul style="list-style-type: none"> <li>SDCWA Annexation Policies, May 2019 (<b>Attachment 1</b>)</li> <li><a href="#">Water Shortage Contingency Plan (with Model Drought Ordinance)</a></li> </ul> <p>Sub-Agency Member Agency Response: Lakeside Water District YES</p> <p><b>Description:</b> Lakeside Water Districts Administrative Code includes the Drought Response Conservation Program establishing water management requirements. Level 1 condition Drought Watch measures are reinforced through local and regional public education and awareness measures. Levels 2 through 4 can be reviewed at <a href="https://lakesidewater.org/board-of-directors/administrative-code-policies/">https://lakesidewater.org/board-of-directors/administrative-code-policies/</a>.</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?

Please describe such maximizing uses in the service area.

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

**Member Agency Response: San Diego County Water Authority Yes**

**Description:**

**GROUNDWATER**

Within the past five years, water supply agencies within the Water Authority's service area have produced an annual average of approximately 22,300 AF of potable water supplies from groundwater. This total represents production from both brackish groundwater desalination facilities and municipal wells producing groundwater not requiring desalination.

In addition to providing a local supply to water agencies, groundwater is also a source of supply for numerous private well owners who draw on groundwater to help meet their domestic and agricultural water needs. These domestic supplies help to offset demand for imported water provided by the Water Authority and its member agencies. Although the amount of groundwater pumped by private wells is significant, it cannot be accurately quantified nor estimated within the Water Authority's entire service area.

Groundwater production in the Water Authority's service area is limited by a number of factors including the limited geographic extent of the more productive sand and gravel (alluvial) aquifers and the relatively shallow nature of most of the alluvial aquifers.

**Supporting Documentation:** San Diego County Water Authority's "2020 Urban Water Management Plan." Pages 5-6 to 5-12. <https://www.sdcwa.org/urban-water-management-plan>

**SURFACE WATER**

The regional surface water yield is supported by 24 surface reservoirs with a combined capacity of 722,793 AF. The reservoirs are located in seven of the San Diego County's nine coastal watersheds.

The Water Authority's Emergency Storage Project (ESP) added 90,100 AF of water storage capacity for emergency use and the Carryover Storage Project (CSP) more than 105,000 AF of carryover storage capacity as a hedge against dry years. Olivenhain Reservoir is part of the ESP and CSP and has a storage capacity of 24,774 AF.

**Supporting documentation:** San Diego County Water Authority's "2020 Urban Water Management Plan." Pages 5-2 to 5-5. <https://www.sdcwa.org/urban-water-management-plan>

**WATER RECYCLING**

Water Authority member agencies use recycled water to fill lakes, ponds, and ornamental fountains; to irrigate parks, campgrounds, golf courses, freeway medians, community greenbelts, school athletic fields, food crops, and nursery stock; and to control dust at construction sites. Recycled water can also be used in certain industrial processes, in cooling towers and for flushing toilets and urinals in non-residential buildings. Recycled water is also being considered for street sweeping purposes.

Several Water Authority member agencies are completing studies pertaining to potable reuse in San Diego County through groundwater recharge or reservoir augmentation.

**PROJECTED RECYCLED WATER USE (AF/YR)**

2020	2025	2030	2035	2040
35,753	41,963	45,513	45,628	45,749

**Supporting documentation:** San Diego County Water Authority's "2020 Urban Water Management Plan." Pages 5-15 to 5-30. <https://www.sdcwa.org/urban-water-management-plan>

**Sub-Agency Member Agency Response:** Lakeside Water District YES

**Description:**

Lakeside Water District purchases 75-85% imported water from CWA/MWD.

Lakeside Water operates wells to supply up to 25% with local groundwater.

Wastewater collection, treatment and disposal or reclamation services within the District's boundaries are performed by completely separate and unrelated agencies so the District does not have recycled water opportunities.

Supporting Documentation: (Attach supporting documents or web links)  
<https://lakesidewater.org/about-lakeside-water-district/urban-water-management-plan/>

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:** San Diego County Water Authority Yes

**Description:**

As discussed above under B.2:

- The regional surface water yield is supported by 24 surface reservoirs with a combined capacity of 722,793 AF
- Groundwater opportunities within the Water Authority's service area are limited; however, maximizing groundwater development is critical to diversifying the region's water supply portfolio. The management of groundwater resources, including the construction and operation of groundwater production facilities by the Water Authority's member agencies, is done in compliance with California Water Code Sections 10700-10710.

**Supporting Documentation:** San Diego County Water Authority's "2020 Urban Water Management Plan." Pages 5-2 to 5-15. <https://www.sdcwa.org/urban-water-management-plan>

**Sub-Agency Response:** Lakeside Water District Yes

**Description:**

The management of groundwater resources, including the construction and operation of groundwater production facilities by the Water Authority's member agencies, is done in compliance with California Water Code Sections 10700-10710. Lakeside Water District operates wells to supply up to 25% with local groundwater with District storage capacity of 14 million gallons.

Supporting Documentation:  
<https://lakesidewater.org/about-lakeside-water-district/urban-water-management-plan/>

4. Does your agency condition all new territory to be consistent with all applicable city, county, and state laws?

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

**Member Agency Response:** San Diego County Water Authority Yes

**Description:**

On February 15, 2006, the Water Authority's Board of Directors adopted Annexation Policies.

Annexation Policy #3, *Conservation and Local Supply Use Requirements*, includes the statement that the Water Authority Board may condition an annexation to require developments and development projects in the annexed territory to:

- Utilize recycled water in accordance with California Water Code;
- Incorporate water conserving design and improvements within subdivisions, both residential and commercial;
- Incorporate water conserving design and improvements in building, grading, landscaping, and other similar development and construction plans; and
- Require maintenance of water conserving landscape through CC&Rs.

In addition, the Water Authority sub-agency with jurisdiction over annexing parcels must submit evidence of the following prior to Water Authority Board approval of the annexation:

- A regulatory plan to require all new developments within proposed annexing territories and member agency's service area to incorporate water conserving design and improvements based on current Water Authority water-use-efficiency policies and reasonable conservation practices and measures;
- A regulatory plan to require all new developments within proposed annexing territories to use recycled water in accordance with California Water Code, or explain why such use is infeasible;
- The member agency has accounted for groundwater and surface water supplies available to the annexing territory in the member agency's water management plan and where appropriate and feasible, intends to use for consumptive purposes; and
- The member agency is maximizing use of recycled water and groundwater throughout its service area or has conducted feasibility studies that have determined that development of recycled water is not practical or feasible.

Annexation Policy #9, *Land-Use Approvals*, states that the Water Authority sub-agency with jurisdiction over the annexing territory shall provide certification that the annexation is consistent with the applicable city or county general plan and/or specific plan(s).

**Supporting documentation:** SDCWA Annexation Policies, February 2006 (**Attachment 1**)

**Sub-Agency Response:** Lakeside Water District Yes

**Description:**

Lakeside Water Districts Administrative Code Section 9 - Annexation Policies, which is consistent with the County General Plan, environmental documentation, planning and permitting. In addition, Lakeside Water District follows the Water Authority's Annexation Policy requirements.

Supporting documentation: Lakeside Water District Administrative Code Section 9 (Attachment 2)

## (2) Recycled Water.

5. Does your service area use recycled water in accordance with California Water Code Sections 13550-13557 (Water Reuse)?

Please describe such recycled water use in the service area.

**MWD Administrative Code § 3107 (a)(2)**

**Member Agency Response:** San Diego County Water Authority Yes

**Description:** The Water Authority uses recycled water in accordance with the California Water Code Sections 13550-13557.

Local Water Supply Development Program

The Water Authority administers the Local Water Supply Development (LWSD) Program, which is designed to ensure the financial feasibility of local water recycling projects during their initial years of operation. To date, the Water Authority has entered into LWSD agreements with 12 water and wastewater agencies for a combined project yield of over 46,000 AF/YR. Over \$55 million in Water Authority incentive funding has been awarded to program participants.

**Supporting documentation:** San Diego County Water Authority's "2020 Urban Water Management Plan." Page 5-20. <https://www.sdcwa.org/urban-water-management-plan>

**Sub-Agency Response:** Lakeside Water District

**Description:**

Lakeside Water District's is a water only agency. Wastewater is handled by septic or by the County of San Diego or a small area by Padre Dam Municipal Water District (who has a recycled water program). At the current time it is unfeasible to supply recycled water in the Lakeside Water District service area. Moreover, there are no recycled water pipelines within a reasonable distance to the District.

**(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><b>Member Agency Response:</b> San Diego County Water Authority Yes</p> <p><b>Description:</b>  <u>San Diego County Water Authority's Emergency Storage Program (ESP) and Carryover Storage Project (CSP)</u></p> <ul style="list-style-type: none"> <li>The Water Authority's ESP and CSP is a system of reservoirs, interconnected pipelines, and pumping stations designed to make water available to the San Diego region if imported water deliveries are interrupted. The ESP and CSP facilities can be used to help deliver emergency water supply to member agencies during two- and six-month emergency events in which San Diego County is unable to receive regular imported water deliveries. The Water Authority Board may also authorize that water stored under the ESP and CSP be used in a prolonged drought or other water shortage situation. The Water Authority's ESP added 90,100 AF of water storage capacity for emergency use and the CSP more than 105,000 AF of carryover storage capacity as a hedge against dry years. Olivenhain Reservoir is part of the ESP and CSP and has a storage capacity of 24,774 AF.</li> </ul> <p><b>Supporting Documentation:</b> San Diego County Water Authority's "2020 Urban Water Management Plan," Pages 11-1 to 11-5  <a href="https://www.sdcwa.org/urban-water-management-plan">https://www.sdcwa.org/urban-water-management-plan</a></p> <p><b>Sub-Agency Response:</b> Lakeside Water District Yes</p> <p><b>Description:</b>  Lakeside Water District is signatory to the "East County Regional Treated Water Improvement Program" (ECRTWIP).</p> <ul style="list-style-type: none"> <li>The program allows water treatment of SDCWA raw water supplies stored locally, to be accomplished by SDCWA member agency Helix Water District within the service areas of the five signatory agencies. The basis of the program was to provide for extra water storage and water treatment capabilities for east San Diego County.</li> <li>The District also has storage capacity in their neighboring Padre Dam Municipal Water District (PDMWD) system stemming from prior executed agreements when PDMWD was the water wholesaler for Lakeside Water District. Approximate storage total is 9 million gallons and allows for emergency connections to PDMWD to be utilized in the event of a supply emergency from wholesale agencies.</li> </ul> <p>Combined with the above Emergency Storage Project the Lakeside Water District can sustain a seven to 21 day interruption in water deliveries from MWD.</p>



### C. Reporting to the District

7. Has your agency incorporated conservation measures in the new territory?

Please describe such measures.

MWD Administrative Code § 3107(b)(1)

**Member Agency Response:** San Diego County Water Authority Yes

**Description:** On February 15, 2006, the Water Authority Board of Directors' adopted Annexation Policies.

**Supporting documentation:** SDCWA Annexation Policies, February 2006 (**Attachment 1**).

**Sub Agency Response:** Lakeside Water District Yes

**Description:**

Lakeside Water Districts Administrative Code includes the Drought Response Conservation Program establishing water management requirements. Level 1 condition Drought Watch measures are reinforced through local and regional public education and awareness measures. Levels 2 through 4 can be reviewed at <https://lakesidewater.org/board-of-directors/administrative-code-policies/>

**Supporting Documentation:**

<https://lakesidewater.org/board-of-directors/administrative-code-policies/>

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?

MWD Administrative Code § 3107(b)(2)

**Member Agency Response:** San Diego County Water Authority

**Description:** The following includes production of local supplies for the Water Authority's service area, including Water Authority and member agency supplies.

**Groundwater**

- Within the past five years, water supply agencies within the Water Authority's service area have produced an annual average of approximately 22,300 AF of potable water supplies from groundwater. This total represents production from both brackish groundwater desalination facilities and municipal wells producing groundwater not requiring desalination. Groundwater production in the Water Authority's service area is limited by several factors, including the limited geographic extent of the more productive alluvial aquifers. The projected annual yield from verifiable groundwater projects (AF/YR) in five-year increments is shown in the table below.

2025	2030	2035	2040	2045
30,300	31,500	315,500	28,000	28,000

**Surface Water**

- The regional surface water yield is supported by 24 reservoirs with a combined capacity of 739,967 AF. The table below shows the projected normal surface water supply within the Water Authority's service area (AF/YR) in five-year increments.

2025	2030	2035	2040	2045
43,957	43,957	44,659	44,659	44,659

- The Water Authority's Emergency & Carryover Storage Project (E&CSP) added 90,100 AF of water storage capacity for emergency use, and more than 105,000 AF of carryover storage capacity as a hedge against dry years. Olivenhain Reservoir is part of the E&CSP and has a storage capacity of 24,774 AF. In addition, the E&CSP and carryover storage component of the San Vicente Dam Raise provides an additional 157,663 AF of water storage capacity at San Vicente Reservoir.

#### Water Recycling

- The Water Authority works closely with its member agencies to determine the projected yield from existing and planned recycled water projects; the estimated annual yield (AF/YR) in five-year increments for verifiable, non-potable recycled water is shown in the table below.

2025	2030	2035	2040	2045
41,963	45,513	45,628	45,749	45,854

#### Potable Reuse

- The Water Authority has been a staunch supporter and an active participant in advancing the goal of implementing potable reuse in San Diego County for over 20 years. The estimated verifiable annual yield (AF/YR) for potable reuse supplies in five-year increments, based on the implementation schedules provided by Water Authority member agencies and the likelihood of development, is shown in the table below.

2025	2030	2035	2040	2045
33,042	53,202	112,562	112,562	112,562

#### Desalination

- The estimated annual yield (AF/YR) in five-year increments for verifiable, desalinated water from the Carlsbad Desalination Plant is shown in the table below.

2025	2030	2035	2040	2045
56,000	56,000	56,000	56,000	56,000

**Supporting Documentation:** San Diego County Water Authority's "2020 Urban Water Management Plan." Pages 4-8 to 4-9, 5-2 to 5-42, and 9-3. <https://www.sdcwa.org/urban-water-management-plan>

**Sub-Agency Response:** Lakeside Water District

**Description:** Groundwater Production Current and Projected

2018-19	2020	2025	2030	2035	2040
683.4	1,000	1,000	1,500	1,500	1,500

Form of Documentation:

<https://lakesidewater.org/about-lakeside-water-district/urban-water-management-plan/>

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)?

Please describe such resources, as applicable to your agency's facilities, as specified in MWD Administrative

**Member Agency Response:** San Diego County Water Authority Yes

**Description:**

San Diego County Water Authority's Emergency Storage Project (ESP)

- The Water Authority's ESP is a system of reservoirs, interconnected pipelines, and pumping stations designed to make water available to the San Diego region if imported water deliveries are interrupted. The ESP facilities can be used to help deliver emergency water supply to member agencies during two- and six-month emergency events in which San Diego County is unable to receive regular imported water deliveries. The Water Authority Board may also authorize that

<p>Code §§ 3107(b)(3).</p> <p><b>MWD Administrative Code § 3107(b)(3)</b></p>	<p>water stored under the ESP be used in a prolonged drought or other water shortage situation. The ESP added 90,100 AF of water storage capacity for emergency use, and more than 105,000 AF of carryover storage capacity.</p> <p><b>Supporting Documentation:</b> San Diego County Water Authority's "2020 Urban Water Management Plan," Pages 11-2 to 11-5 <a href="https://www.sdcwa.org/urban-water-management-plan">https://www.sdcwa.org/urban-water-management-plan</a></p> <p><b>Sub-Agency Response:</b> Lakeside Water District Yes</p> <p><b>Description:</b> Lakeside Water District is signatory to the "East County Regional Treated Water Improvement Program" (ECRTWIP).</p> <ul style="list-style-type: none"> <li>The program allows water treatment of SDCWA raw water supplies stored locally to be accomplished by SDCWA member agency Helix Water District within the service areas of the five signatory agencies. The basis of the program was to provide for extra water storage and water treatment capabilities for east San Diego County. The District also has storage capacity in their neighboring Padre Dam Municipal Water District (PDMWD) system stemming from prior executed agreements when PDMWD was the water wholesaler for Lakeside Water District. Approximate storage total is 9 million gallons and allows for emergency connections to PDMWD to be utilized in the event of a supply emergency from wholesale agencies.</li> </ul> <p>Combined with the above Emergency Storage Project the Lakeside Water District can sustain a seven to 21 day interruption in water deliveries from MWD.</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><b>Member Agency Response:</b> San Diego County Water Authority Yes</p> <p><b>Description:</b> The Water Authority submitted its 2020 Urban Water Management Plan to the California Department of Water Resources (DWR) in June 2021.</p> <p><b>Supporting Documentation:</b> San Diego County Water Authority's "2020 Urban Water Management Plan" <a href="https://www.sdcwa.org/urban-water-management-plan">https://www.sdcwa.org/urban-water-management-plan</a></p> <p><b>Sub-Agency Response:</b> Lakeside Water District Yes</p> <p><b>Description:</b> Lakeside Water District submitted its 2015 Urban Water Management Plan to the California Department of Water Resources (DWR) in June 2015.</p> <p>Form of Documentation: <a href="https://lakesidewater.org/about-lakeside-water-district/urban-water-management-plan/">https://lakesidewater.org/about-lakeside-water-district/urban-water-management-plan/</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>Member Agency Response:</b> San Diego County Water Authority YES</p> <p><b>Description:</b> Demand management is an important ongoing component of the Water Authority's</p>

<p>MWD Administrative Code § 3107(b)(4)(iii)</p>	<p>long-term strategy to increase the reliability of the San Diego Region's water supply through diversifying its water supply portfolio. The law requires the Water Authority, as the wholesale supplier, to support its retail member agencies' efforts to comply with SBX7-7 through a combination of regionally and locally administered active and passive water conservation measures, programs, and policies, as well as the use of recycled water. This is discussed in Section 3 – Demand Management, in the Water Authority's Urban Water Management Plan.</p> <p><b>Supporting Documentation:</b> San Diego County Water Authority's "2020 Urban Water Management Plan," Section 3 – Demand Management, Pages 3-1 to 3-15.  <a href="https://www.sdcwa.org/urban-water-management-plan">https://www.sdcwa.org/urban-water-management-plan</a></p> <p><b>Sub Agency Response: Lakeside Water District Yes</b></p> <p><b>Description:</b>  See Lakeside Water District's Urban Water Management Plan that was prepared in accordance and compliance with the Urban Water Management Planning Act (Water Code Sections 10610 through 10656) and includes the conservation measures, programs and policies required by Water Code Section 10608.36</p> <p>Form of Documentation: Link to the UWMP  <a href="https://lakesidewater.org/about-lakeside-water-district/urban-water-management-plan/">https://lakesidewater.org/about-lakeside-water-district/urban-water-management-plan/</a></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><b>Member Agency Response:</b> San Diego County Water Authority YES</p> <p><b>Description:</b>  The Water Authority's 2020 Urban Water Management Plan was prepared in accordance and compliance with the Urban Water Management Planning Act (Water Code Sections 10610 through 10656) and includes the conservation measures, programs and policies required by Water Code Section 10608.36.</p> <p><b>Supporting Documentation:</b> San Diego County Water Authority's "2020 Urban Water Management Plan." <a href="https://www.sdcwa.org/urban-water-management-plan">https://www.sdcwa.org/urban-water-management-plan</a></p> <p><b>Sub Agency Response: Lakeside Water District Yes</b></p> <p><b>Description:</b>  See Lakeside Water District's Urban Water Management Plan that was prepared in accordance and compliance with the Urban Water Management Planning Act (Water Code Sections 10610 through 10656) and includes the conservation measures, programs and policies required by Water Code Section 10608.36</p> <p>Form of Documentation: Link to the UWMP  <a href="https://lakesidewater.org/about-lakeside-water-district/urban-water-management-plan/">https://lakesidewater.org/about-lakeside-water-district/urban-water-management-plan/</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>MWD Administrative Code § 3107(b)(5)</p>	<p><b>Member Agency Response:</b> San Diego County Water Authority</p> <p><b>Description:</b>  In accordance with its Administrative Code, the Water Authority prepares annual</p>



water supply reports to provide updated information on development of local and imported water supplies.

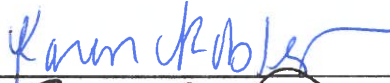
**Supporting Documentation:** San Diego County Water Authority's "2020 Urban Water Management Plan." <https://www.sdcwa.org/urban-water-management-plan>  
San Diego County Water Authority's 2021 Annual Report  
<https://www.sdcwa.org/annualreport/2021>

**Sub-Agency Response:** Lakeside Water District Yes

**Description:** The District updates its 5 year Capital Improvement Plan annually and evaluates all long range replacement projects, system upgrades or supply programs.

**MWD**

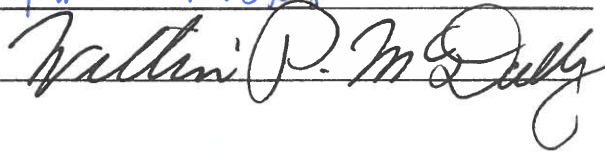
MWD Employee Name:



File Date:

10-18-22

MWD Employee Name:



Review Date:

9/7/2022

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: San Diego County Water Authority Date: 7/12/2022

Member Agency Representative Name: Efren Lopez

Notes:

RESOLUTION XXXX  
RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA  
CONSENTING TO ANNEXATION TO SAN DIEGO COUNTY WATER AUTHORITY'S  
YERBA VALLEY ANNEXATION  
AND FIXING THE TERMS AND CONDITIONS  
TO  
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

WHEREAS, the Board of Directors of the San Diego County Water Authority (SDCWA), a county water authority situated in the county of San Diego, state of California, pursuant to Resolution No. 2022-09, 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 San Diego referred to as Yerba Valley Annexation, more particularly described in an application to the San Diego County Local Agency Formation Commission (LAFCO), concurrently with Yerba Valley Annexation thereof to SDCWA, 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 of San Diego County Assessor Parcel Numbers 329-131(08, -09, -11, -33) and 329-132-02, -03, -04, -05, -09, -10, -13, -14, -15, -16, -42, -43, -48 (Property) has applied for annexation into the SDCWA and Metropolitan service areas.

WHEREAS, completion of said Yerba Valley Annexation shall be contingent upon approval by the LAFCO; conditioning its approval of the Yerba Valley 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 SDCWA. Such charges for fiscal year 2022/23 are described in Resolution 9301, adopted by Metropolitan's Board on April 12, 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 SDCWA. Such charges for fiscal year 2022/23 are described in Resolution 9307, adopted by Metropolitan's Board on May 10, 2022;

WHEREAS, upon the Yerba Valley 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. Upon completion of the annexation, the lands within the Yerba Valley Annexation will

be subject to Metropolitan's water standby charge in the current amount of \$11.51 per an acre, or per a parcel of less than one acre. Approval of Metropolitan's standby charge levied elsewhere within SDCWA's territory is a condition to complete this annexation;

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA), Lakeside Water District, acting as the Lead Agency, prepared a Notice of Exemption (NOE) for the Yerba Valley Annexation Project, and approved the Project on January 11, 2019, to annex the existing public or private structures developed to the density allowed by the current zoning, and Metropolitan, as Responsible Agency under CEQA, independently determined that the proposed action is categorically exempt as annexation of existing facilities and lots for exempt facilities; 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, has reviewed and considered the information in the NOE prior to approval of the final terms and conditions for the Yerba Valley Annexation; and subject to the following terms and conditions, does hereby grant the application of the governing body of San Diego County Water Authority for consent to annex Yerba Valley Annexation, to Metropolitan and does hereby fix the terms and conditions of such annexation.

BE IT FURTHER RESOLVED that the Board of Directors of Metropolitan, subject to the following terms and conditions, does hereby grant the application of the governing body of SDCWA for consent to the Yerba Valley Annexation to Metropolitan and does hereby fix the terms and conditions of such annexation:

Section 1. Annexation of said area to SDCWA 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 SDCWA to effectuate the Yerba Valley Annexation shall be filed on or before December 31, 2024.

Section 2. Prior to filing a request for a Certificate of Completion of the Yerba Valley Annexation proceedings with LAFCO, SDCWA shall submit a certified copy of LAFCO's resolution approving the Yerba Valley Annexation to SDCWA and shall pay to Metropolitan \$535,645.70 for its annexation fee, if annexation is completed by December 31, 2022. If the annexation is completed during the 2023 or 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. SDCWA shall not be entitled to demand that Metropolitan deliver water to SDCWA 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. 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.

Section 4. LAFCO has conditioned approval of the Yerba Valley 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 SDCWA 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 the ad valorem tax on other properties located within the territory of SDCWA. Such charges for fiscal year 2022/23 are described in Resolution 9301, adopted by Metropolitan's Board on April 12, 2022.

b. Metropolitan's water standby charge on properties located within the territory of SDCWA in the amount, at the same time, and in the same manner as the ad valorem tax on other properties located within the territory of SDCWA. Such charges for fiscal year 2022/23 are described in Resolution 9307, adopted by Metropolitan's Board on May 10, 2022.

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 NOE prior to approval of the final terms and conditions for the Yerba Valley Annexation; and subject to the following terms and conditions, does hereby grant the application of the governing body of SDCWA for consent to annex the Yerba Valley 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 SDCWA 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 December 13, 2022.

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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: San Diego

From: (Public Agency): Lakeside Water District  
10375 Vine Street  
Lakeside, CA 92040

(Address)

**FILED**

Ernest J. Dronenburg, Jr. Recorder County Clerk

JAN 11 2019

J. Samuela

Project Title: Yerba Valley Annexation

BY

DEPUTY

Project Applicant: Lakeside Water District

Project Location - Specific:

Muth Valley Road, Genesis Way, Yerba Valley Road

Project Location - City: Lakeside Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:  
Administratively annex 20 parcels into the service areas of Lakeside Water District, the San Diego County Water Authority and the Metropolitan Water District of Southern California through annexation. The owners of the properties to be annexed will benefit by the ability to connect to a public water system.

Name of Public Agency Approving Project: Lakeside Water District

Name of Person or Agency Carrying Out Project: Lakeside Water District

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: 15319(a)  
☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

This annexation is not subject to the environmental impact evaluation process because the proposal area contains existing structures developed to the density allowed by current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities.

Lead Agency  
Contact Person: Brett Sanders Area Code/Telephone/Extension: 619-443-3805

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: Brett Sanders Date: 1-11-19 Title: GENERAL MANAGER

☐ 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 IN THE OFFICE OF THE COUNTY CLERK

San Diego County on JAN 11 2019

Posted JAN 11 2019 Removed 02/11/19

Returned to agency on 2/11/19

Deputy J. Samuela

Revised 2011





State of California - Department of Fish and Wildlife

**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**

DFW 753.5a (Rev. 11/16/19) Previously DFG 753.5a

RECEIPT NUMBER:

37-2019- 0025

STATE CLEARINGHOUSE NUMBER (if applicable)

--

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

LAKESIDE WATER DISTRICT

LEAD AGENCY EMAIL

--

DATE

01/11/2019

COUNTY/STATE AGENCY OF FILING

San Diego County

DOCUMENT NUMBER

2019 - 0025

PROJECT TITLE

YERBA VALLEY ANNEXATION

PROJECT APPLICANT NAME

LAKESIDE WATER DISTRICT

PROJECT APPLICANT EMAIL

--

PHONE NUMBER

619-442-3805

PROJECT APPLICANT ADDRESS

10375 VINE STREET

CITY

LAKESIDE

STATE

CA

ZIP CODE

92040

PROJECT APPLICANT (Check appropriate box)

☐

Local Public Agency

☐

School District

☒

Other Special District

☐

State Agency

☐

Private Entity

## CHECK APPLICABLE FEES:

☐

Environmental Impact Report (EIR)

\$3,271.00

\$

☐

Mitigated/Negative Declaration (MND)(ND)

\$2,354.75

\$

☐

Certified Regulatory Program document (CRP)

\$1,112.00

\$

☐

Exempt from fee

☒

Notice of Exemption (attach)

☐

CDFW No Effect Determination (attach)

☐

Fee previously paid (attach previously issued cash receipt copy)

☐

Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

☒

County documentary handling fee

\$

\$50.00

☐

Other

\$

## PAYMENT METHOD:

☒

Cash

☐

Credit

☐

Check

☐

Other

TOTAL RECEIVED

\$

\$50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County

JSAMUELA

, Deputy

