THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Board Action

- **Board of Directors**
  Finance, Affordability, Asset Management, and Efficiency Committee

9/15/2026 Board Meeting

Revised 7-3

Subject

Review and consider the Lead Agency's approved Negative Declaration and take related CEQA actions, and adopt a resolution for the 118th Fringe Area Annexation concurrently to Eastern Municipal Water District and Metropolitan

Executive Summary

This action grants final approval for the 118th Fringe Area Annexation, as requested by Eastern Municipal Water District (EMWD), and authorizes Metropolitan to collect the appropriate water standby charge and ad valorem tax. This request is compliant with the current annexation policy and requirements and seeks to annex an area for development. The proposed annexation will extend the service areas of Metropolitan and EMWD for a total annexation area of 10.72 acres (**Attachment 1**). The water demand from Metropolitan is 9.93 acre-feet per year (AFY). EMWD meets the demand management measures in its Water Use Efficiency Statement of Compliance (**Attachment 2**). The charge for this annexation, if completed in 2026, is $92,513.60, which includes a $5,000 processing fee. The proposed resolution is included as **Attachment 3.**

Proposed Action(s)/Recommendation(s) and Options

Staff Recommendation: Option #1

Option #1

Review and consider the Lead Agency's approved Negative Declaration and take related CEQA actions; and adopt a resolution for the 118th Fringe Area Annexation concurrently to Eastern Municipal Water District and Metropolitan

Fiscal Impact: Receipt of annexation fee of $92,513.60 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 requests.

Option #2

~~None required~~ Decline the request for the proposed 118th Fringe Area Annexation

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

Business Analysis: The subject area will not be in compliance with imported water service through EMWD and Metropolitan.

Alternatives Considered

Not applicable. Metropolitan's mission 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.

Applicable Policy

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 Responsibilities

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

Metropolitan Board Report, December 2025, stating Metropolitan's 2026 annexation rate

Resolution 9397, approved August 18, 2026, setting the ad valorem tax rate

Metropolitan Board Resolution 9393, approved May 12, 2026, setting the water standby charge

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

Acting as the Lead Agency and sub-member agency to Eastern Municipal Water District, Rancho California Water, approved the AX109 Project (also known as 118th Fringe Area Annexation) Negative Declaration (ND) on February 25, 2024, for the annexation process, which was not concluded at that time. Subsequently, Rancho prepared and approved an Addendum to the ND on March 26, 2026, for the annexation process. Metropolitan, as Responsible Agency under CEQA, is required to certify that it has reviewed and considered the information in the 2024 ND and 2026 Addendum, and adopt the Lead Agency's findings to approve the formal terms and conditions for the annexation. The environmental documentation is in **Attachment 4**.

CEQA determination for Option #2:

None required

Details and Background

Background

On August 20, 2025, EMWD's board of directors adopted Resolution No. 2025-185 and transmitted a letter dated November 18, 2025, requesting formal terms and conditions for annexation and collection of water standby charges for the proposed 118th Fringe Area Annexation. The project consists of constructing a commercial storage facility located near Adams Avenue and Elm Street, within the City of Murrieta, within Riverside County. This annexation will extend the service area of Metropolitan and EMWD by approximately 10.72 acres for water service.

The proposed annexing area will be served by Rancho California Water District 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 $97,513.60, 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 2026 per-acre fee of $8,630. If the annexation is not completed in the calendar year 2026, 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 water demand from Metropolitan is 9.93 AFY.

Completion of this annexation would be subject to (1) such terms and conditions as may be fixed by Metropolitan's Board in granting final consent to such annexation, (2) the Local Agency Formation Commission conditioning approval of the proposed annexation, and (3) property taxes are levied on the annexing property as previously established and collected which are currently being applied in the service area. These include taxes, benefit assessments, or property-related fees or charges to be established and collected on parcels being annexed to Metropolitan. Approval of Metropolitan's standby charge within EMWD's territory is a condition to complete this annexation.

Upon completion of the annexation, the lands within the 118th Fringe Area Annexation will be subject to the same rates levied in parcels currently within EMWD's service area as set by the Board. This action adopts a resolution consenting to EMWD's request for annexation with a water standby charge as set forth in (**Attachment 3**). Metropolitan's water standby charge collection on behalf of EMWD is currently $6.94 per acre, or per parcel if less than one acre. Metropolitan's ad valorem property tax is currently levied in the amount of 0.0085 percent of the assessed valuation of each parcel, with this rate reviewed under a separate board action.

9/4/2026

Elizabeth Crosson *Date*
Chief Sustainability, Resilience and Innovation Officer

9/4/2026

Shivaji Deshmukh *Date*
General Manager

Attachment 1 – Map and Legal Description

Attachment 2 – Water Use Efficiency Statement

Attachment 3 – Annexation Resolution

Attachment 4 – 118th Fringe Area Environmental Documents

Ref# SRI12709500

EXHIBIT "A"

EASTERN MUNICIPAL WATER DISTRICT - 118TH FRINGE AREA ANNEXATION

REORGANIZATION TO INCLUDE CONCURRENT ANNEXATIONS TO EASTERN MUNICIPAL WATER DISTRICT, RANCHO CALIFORNIA WATER DISTRICT, AND METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

BEING A PORTION OF LOT 76 OF THE MURRIETA PORTION OF THE TEMECULA RANCHO, IN THE CITY OF MURRIETA, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 359 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND ALSO SHOWN ON A RECORD OF SURVEY FILED IN BOOK 144, PAGES 82 AND 83 OF RECORD OF SURVEYS, RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBES AS FOLLOWS:

***COMMENCING** AT THE CENTERLINE INTERSECTION OF ADAMS AVENUE AND FIG STREET AS SHOWN ON SAID RECORD OF SURVEY;*

*THENCE ALONG SAID CENTERLINE OF ADAMS AVENUE, SOUTH 42°14'50" EAST, 505.00 FEET TO THE **TRUE POINT OF BEGINNING**;*

THENCE PARALLEL WITH SAID CENTERLINE OF FIG STREET, NORTH 47°44'00" EAST, 1124.72 FEET;

THENCE SOUTH 42°12'57" EAST, 415.00 FEET;

THENCE SOUTH 47°42'50" WEST, 1124.50 FEET TO SAID CENTERLINE OF ADAMS AVENUE;

*THENCE ALONG SAID CENTERLINE NORTH 42°14'50" WEST, 415.38 FEET TO THE **TRUE POINT OF BEGINNING**.*

CONTAINING 10.72 ACRES, MORE OR LESS. (GROSS)

ALL AS SHOWN ON THE PLAT ATTACHED HERETO AS "EXHIBIT B" AND BY THIS REFERENCE MADE A PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT.

PREPARED BY:
SOUTHWEST LAND SURVEYING, INC.

Tim W. Brewer 05/22/26

TIM BREWER, L.S. 7161 *DATE*

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

EXHIBIT "B"

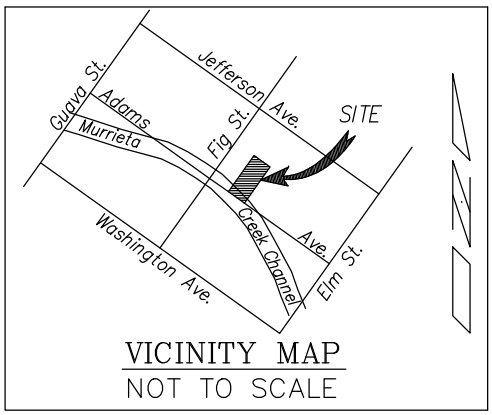
SHEET 1 OF 1

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION

PROFESSIONAL LAND SURVEYOR
TIM W. BREWER
Exp. 12/31/27
No. 7161
STATE OF CALIFORNIA

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT ON 1/29/25.

Tim W. Brewer 05/22/26
TIM BREWER L.S. 7161 DATE



VICINITY MAP
NOT TO SCALE

SCALE: 1"= 200'

REFERENCE & ABBREVIATIONS

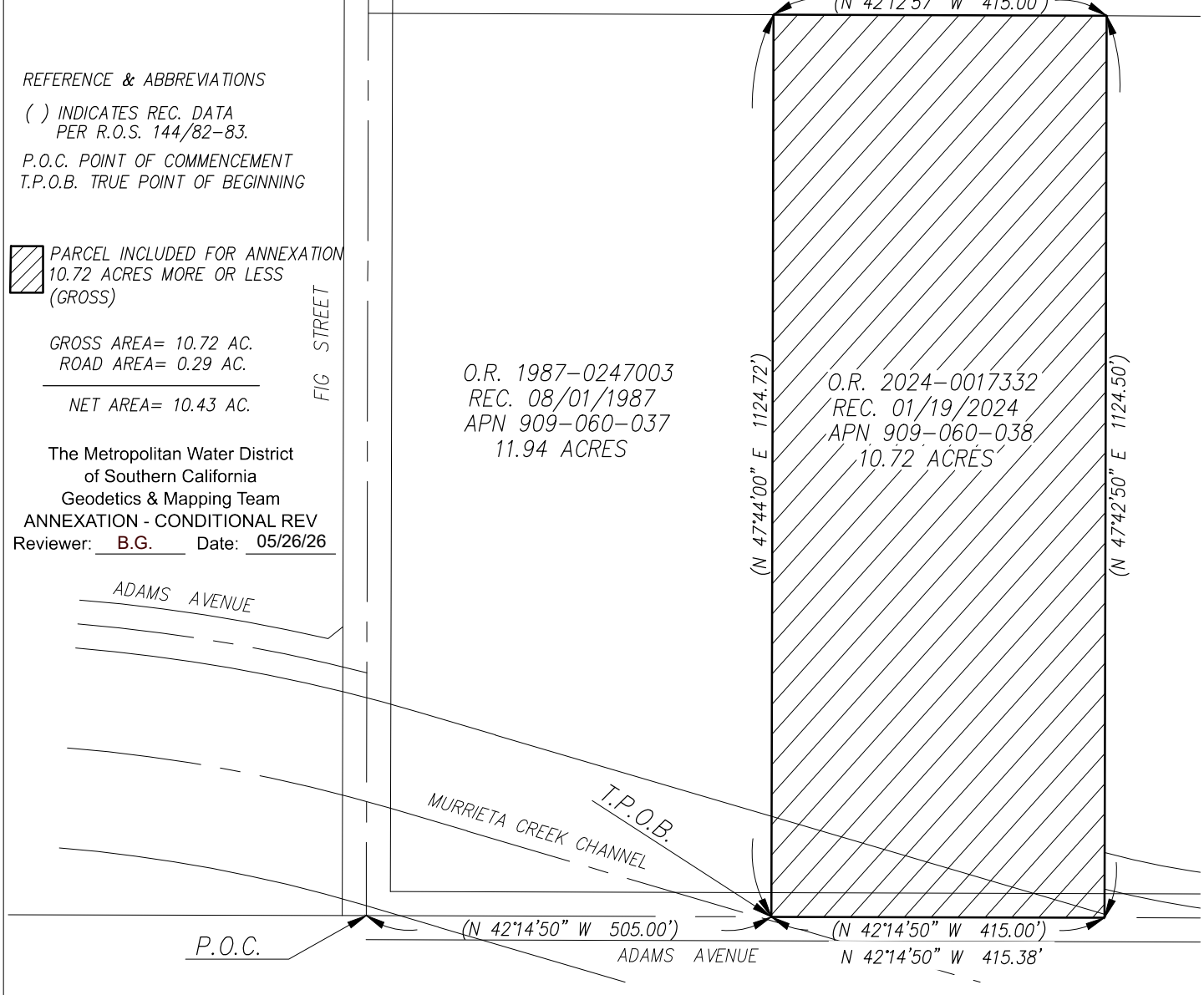
( ) INDICATES REC. DATA PER R.O.S. 144/82-83.

P.O.C. POINT OF COMMENCEMENT
T.P.O.B. TRUE POINT OF BEGINNING

PARCEL INCLUDED FOR ANNEXATION
10.72 ACRES MORE OR LESS (GROSS)

GROSS AREA= 10.72 AC.
ROAD AREA= 0.29 AC.
NET AREA= 10.43 AC.

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



SOUTHWEST LAND SURVEYING, INC. 3076 VIA HERMOSA ESCONDIDO, CA 92029 PH. 951.235.6204	EASTERN MUNICIPAL WATER DISTRICT 118TH FRINGE AREA ANNEXATION APN 909-060-038 PREPARED FOR: _____ DATE SUBMITTED: 05-17-2026	SHEET NUMBER 1 OF 1 SHEETS JOB NUMBER 24-005

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

Description of Annexing Area: The subject project is located The subject project is located along Adams Avenue and consists of 10.43 acres of undeveloped land. in Riverside County, within the City of Murrieta.	Member Agency: Eastern Municipal Water District Annexation Name: 118th Fringe Area (D. DeRoberts/SYS, LLC) Annexing Water Demand: 9.93 Acre-Feet/Yr Imported Water Demand: 9.93 Acre Feet/Yr Percent MWD Supplied: 100% Development Plans: Commercial Storage Zoning: General Industrial Address: Portion of Lot No. 76 of MB 008/359 APN: 909-060-038 Additional Water Agencies Involved in Annexation: 1. Rancho California Water District

B. Member Agency Water Use and Efficiency Plans

(1) Annual Water Use.

1. Does your agency minimize annual water demand and peak demands by incorporating water conservation measures throughout the service area? Please describe such conservation measures in the service area. **MWD Administrative Code § 3107 (a)(1)(i)**	Member Agency Response: Yes/No (circle one) Description: Eastern Municipal Water District (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 (CF) is a percentage of the reference evapotranspiration (ETo) calculated by the California Irrigation Management Information System (CIMIS) and uses spatial ETo algorithms to assign values specific to the customer's location. The CF used to calculate water budgets depends on the original water meter connection date. Accounts with meters installed prior to December 31, 2010 are assigned a CF of at most 0.8; accounts connected between January 1, 2011, and May 31, 2015, receive a CF of 0.7; accounts connected on or after June 1, 2015, receive a CF 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 2025, the daily allocation used to calculate the indoor budget has been reduced from 55 gallons per person per day to 47 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 to ensure that all individually metered landscape/irrigation projects comply with EMWD's landscape requirements. 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 the above, Title 5, Article 6 of EMWD's Administrative Code contains other 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: • Required to repair faucets, toilets, and other potential sources of water leaks within 48 hours of the occurrence • Limited to irrigate landscape only between 9 pm and 6 am • Prohibited from watering during rain or producing run-off from overwatering • Prohibited from allowing water to run while washing vehicles • Prohibited from using decorative fountains unless they are equipped with a recycling system • Limited to no more than 15 minutes of watering per day per station if using an unattended irrigation system or watering device 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 provide 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 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 Metropolitan. These programs are promoted via bill stuffers, EMWD's website, newspaper articles, and homeowners' association meetings and civic associations, etc. Supporting Documentation: (Attach supporting documents or web links) Administrative Code Article 6 - Water Conservation (pg 365) EMWD Rebate Information
2. Does your service area maximize use of groundwater, local surface water, and recycled waste water supplies to minimize annual water demand on MWD?	Member Agency Response: Yes/No (circle one) Description: EMWD operates storage facilities, groundwater facilities, and promotes conservation to minimize annual water demands on Metropolitan. Currently, EMWD's potable

Please describe such maximizing uses in the service area. **MWD Administrative Code § 3107 (a)(1)(ii)**	supply system includes 84 tanks with over 208 million gallons (MG) of storage capacity. Tank levels are adjusted based on demand forecasting, allowing this storage to serve as a buffer against peak demands on Metropolitan's system. The District has also developed significant local supplies to reduce EMWD's need for imported water. EMWD operates 18 potable wells and an additional 14 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 acre-feet (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. 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 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), Metropolitan, and CA Department of Water Resources (DWR) Prop 84, EMWD has removed 10.6 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 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 prior to December 31, 2010 are assigned an ET factor of at most 0.8; accounts connected between January 1, 2011,

	and May 31, 2015, receive a CF of 0.7; accounts connected on or after June 1, 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 2025, the daily allocation used to calculate the indoor budget has been reduced from 55 gallons per person per day to 47 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 365) Hemet-San Jacinto Watermaster | Eastern Municipal Water District - EMWD Sustainable Groundwater Management Act | Eastern Municipal Water District - EMWD SGMA Portal - Groundwater Sustainability Plan Annual Report, 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 18 wells producing potable groundwater, with an additional 14 wells that pump brackish groundwater as influent into two 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 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 2024, local sources accounted for approximately 53% of EMWD's retail water supply portfolio. This total includes over 11,316 AF of native, potable groundwater, 13,475 AF of desalinated groundwater, and approximately 42,622 AF of recycled water. Future local supply projects that are in various stages of planning and/or construction include: • Groundwater banking and stormwater capture programs (Santa Ana River Conservation and Conjunctive Use Program / Enhanced Recharge and Recovery Program), • An indirect potable reuse project (Purified Water Replenishment), and • A groundwater development project in the Moreno Valley/Perris North area (Perris North Contamination Prevention and Remediation Program). In addition, EMWD is completing an accelerated retrofit program geared towards expanding the availability of recycled water within its service area. Supporting Documentation: (Attach supporting documents or web links) Brochure - Groundwater Management

	Brochure - Sustainability Administrative Code Article 6 – Recycled Water Use (pg 373) Hemet-San Jacinto Watermaster | Eastern Municipal Water District - EMWD Sustainable Groundwater Management Act | Eastern Municipal Water District - EMWD SGMA Portal - Groundwater Sustainability Plan Annual Report, West San Jacinto EMWD Construction Projects
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: Yes/No (circle one) Description: EMWD minimizes annual water demand by incorporating water conservation measures into new development plans and service agreements. EMWD enforces local and state landscape ordinances through the use of budget based tiered rates. Since 2009, residential and landscape customers have participated in a budget-based tiered rate program that assigns individualized indoor and outdoor water budgets based on each account's persons per household, landscape area, conservation factor, and billing period. The conservation factor is an ET factor based on the development's connection date that determines what percentage of the reference evapotranspiration rate will be used to calculate the outdoor budget. Evapotranspiration rates are continuously monitored and recorded across EMWD's entire service region and are specific to the customer's location. Effective January 2018, all customer water budgets were lowered to more closely reflect current water efficiency trends and a mix of conventional turf and drought-tolerant landscaping, decreasing from 100 percent to 80 percent ET. Accounts with meters installed prior to December 31, 2010, are assigned an ET factor of at most 0.8; accounts connected between January 1, 2011, and May 31, 2015, receive an ET factor of 0.7; accounts connected on or after June 1, 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 2025, the daily allocation used to calculate the indoor budget has been reduced from 55 gallons per person per day to 47 gallons per person per day. All water use surpassing the total water budget is charged at a significantly higher rate.

(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: Yes/No (circle one) Description: 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 50 million gallons per day (MGD) of recycled water, more than 293 miles of pipeline, 20 MG of elevated service level storage, 7,449 AF of seasonal storage pond capacity, 9 pond pump stations and 5 inline

	booster stations. EMWD has over 850 recycled water service connections and regularly selling approximately 28,000 AF 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, and environmental. 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. Supporting Documentation: (Attach supporting documents or web links) EMWD's Recycled Water Service Administrative Code Article 6 – Recycled Water Use (pg 373)

(3) Local Resources.

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)? **MWD Administrative Code § 3107 (a)(3)**	Member Agency Response: Yes/No (circle one) Description: EMWD would be able to sustain a 7-day interruption in service as described in Metropolitan's Administrative Code Section 4503. 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 over 208 MG of elevated storage, 14 brackish and 18 potable active wells, two Microfiltration and three brackish water desalters. Domestic well production and desalter production capacity is around 40 MGD. Supporting Documentation: (Attach supporting documents or web links) Administrative Code Article 10 - Water Shortage Contingency Plan (pg 389) Emergency Preparedness Link Hazard Mitigation Plan

C. Reporting to the District

Member Agency: Eastern Municipal Water District **Annexation Name:** 118th Fringe Annexation

7. Has your agency incorporated conservation measures in the new territory?	Member Agency Response: Yes/No (circle one) Description:

Please describe such measures. **MWD Administrative Code § 3107(b)(1)**	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: • Required to repair faucets, toilets, and other potential sources of water leaks within 48 hours of the occurrence • Limited to irrigate landscape only between 9 pm and 6 am • Prohibited from watering during rain or producing run-off from overwatering • Prohibited from allowing water to run while washing vehicles • Prohibited from using decorative fountains unless they are equipped with a recycling system • Limited to no more than 15 minutes of watering per day per station if using an unattended irrigation system or watering device 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 provide 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 our customers, including new development and subagencies. 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 Metropolitan. These programs are promoted via bill stuffers, EMWD's website, newspaper articles, and homeowners' association meetings and civic associations, etc. Supporting Documentation: (Attach supporting documents or web links) Administrative Code Article 6 - Water Conservation (pg 365) EMWD Rebate Information
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: 67,413AF Description: During Calendar Year 2024, EMWD produced 67,413 AF of local water through its groundwater, desalter, and recycled water facilities. Form of Documentation: 2025 Urban Water Management Plan (UWMP)
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 Code §§ 3107(b)(3). **MWD Administrative Code § 3107(b)(3)**	Member Agency Response: Yes/No (circle one) Description: EMWD would be able to sustain a 7-day interruption in service as described in Metropolitan's Administrative Code Section 4503. 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 208 MG of elevated storage, 14 brackish and 18 potable active wells, two Microfiltration and three brackish water desalters. Domestic well production and desalter production capacity is around 40 MGD. Form of Documentation: 2025 Urban Water Management Plan (UWMP)
10. Has your agency submitted a current Urban Water Management Plan (UWMP) to the reporting agency? **MWD Administrative Code § 3107(b)(4)(i)**	Member Agency Response: **Yes**/No (circle one) Description: EMWD's 2025 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 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. Form of Documentation: 2025 Urban Water Management Plan (UWMP)
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)? **MWD Administrative Code § 3107(b)(4)(ii)**	Member Agency Response: **Yes**/No (circle one) Description: The 2025 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. Form of Documentation: 2025 Urban Water Management Plan (UWMP)
12. Does your agency's most current UWMP adequately address California Water Code requirements? **MWD Administrative Code § 3107(b)(4)(iii)**	Member Agency Response: **Yes**/No (circle one) Description: Chapter 1 of the 2025 Urban Water Management Plan addresses California Water Code (CWC) requirements. This 2025 UWMP was developed to incorporate all requirements, under the guidance of DWR's 2025 UWMPs Guidebook for Urban Water Suppliers. A checklist to document compliance of this 2025 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. Form of Documentation: Link to the UWMP 2025 Urban Water Management Plan (UWMP)
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.? **MWD Administrative Code § 3107(b)(5)**	Member Agency Response: __Active_____ Description: EMWD continues to advance the water supply projects and programs described in Chapter 6 of the 2025 UWMP. EMWD has invested significantly in the development of local water supplies. The District

currently operates 18 wells producing potable groundwater, with an additional 14 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 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 2024, local sources accounted for approximately 53% of EMWD's retail water supply portfolio. This total includes over 11,316 AF of native, potable groundwater, 13,475 AF of desalinated groundwater, and approximately 42,622 AF of recycled water.

Future local supply projects that are in various stages of planning and/or construction include:

- Groundwater banking and stormwater capture programs (Santa Ana River Conservation and Conjunctive Use Program / Enhanced Recharge and Recovery Program),
- An indirect potable reuse project (Purified Water Replenishment), and
- A groundwater development project in the Moreno Valley/Perris North area (Perris North Contamination Prevention and Remediation Program).

In addition, EMWD is completing an accelerated retrofit program geared towards expanding the availability of recycled water within its service area.

EMWD has initiated a long-term campaign to encourage all customers to use water wisely. A staff of conservation and education specialists provide 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 our customers, including new development and subagencies.

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 Metropolitan.

	These programs are promoted via bill stuffers, EMWD's website, newspaper articles, and homeowners' association meetings and civic associations, etc. Form of Documentation: 2025 Urban Water Management Plan (UWMP)

MWD

MWD Employee Name: Ethel Young File Date: 6/29/2026

MWD Employee Name: Review Date: 6/29/2026

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: 6/25/2026

Member Agency Representative Name: Joe Mouawad, P.E., General Manager

Notes:

RESOLUTION _____

RESOLUTION OF THE BOARD OF DIRECTORS OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA CONSENTING TO EASTERN MUNICIPAL WATER DISTRICT'S 118th 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. 2025-185, 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 118th Fringe Area Annexation, more particularly described in an application to the Riverside County Local Agency Formation Commission (LAFCO), concurrently with 118th 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 property owner of the proposed annexing parcel, which is located within the city of Murrieta in Riverside County, Assessor Parcel Number 909-060-038 (Property), has applied for annexation into the EMWD and Metropolitan service areas;

WHEREAS, completion of said 118th Fringe Area Annexation shall be contingent upon approval by the LAFCO;

WHEREAS, Metropolitan requests that LAFCO condition its approval of 118th 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 2026/27 described in Resolution 9397, adopted by Metropolitan's Board on August 18, 2026;

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 year 2026 are described in Resolution 9393, adopted by Metropolitan's Board on May 12, 2026;

WHEREAS, upon 118th Fringe Area Annexation, the parcel will be within Metropolitan's service area, Metropolitan water will be available to such parcel, and such parcel will receive the benefit of the projects provided in part with proceeds of Metropolitan's water standby charges; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA), Rancho, acting as Lead Agency and sub-member agency to Eastern Municipal Water District, approved the AX109 Project (also known as 118th Fringe Area Annexation) Negative Declaration on February 25, 2024, and Addendum to the Negative Declaration on March 26, 2026, and approved the Project for the development of the proposed annexation parcels. Metropolitan, as Responsible Agency under CEQA, reviewed and considered the information contained in the ND and Addendum prior to approval of the formal terms and conditions for the 118th Fringe Area Annexation; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Metropolitan, acting as Responsible Agency, reviewed and considered the information in the 2024 ND and 2026 Addendum prior to approval of the final terms and conditions for the 118th Fringe Area Annexation; and subject to the following terms and conditions, does hereby grant the application of the governing body of Eastern Municipal Water District for consent to annex 118th 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 118th Fringe Area Annexation shall be filed on or before December 31, 2028.

Section 2. Prior to filing a request for a Certificate of Completion of 118th Fringe Area Annexation proceeding with LAFCO, EMWD shall submit a certified copy of LAFCO's resolution approving 118th Fringe Area Annexation to EMWD and shall pay to Metropolitan $92,513.60 for its annexation fee if annexation is completed by December 31, 2026. If the annexation is completed during the 2027-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 118th 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 0.0085 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 2026/27 are described in Resolution 9397, adopted by Metropolitan's Board on August 18, 2026.

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 2026 are described in Resolution 9393, adopted by Metropolitan's Board on May 12, 2026.

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 under CEQA, reviewed and considered the information in the 2024 ND and 2026 Addendum prior to approval of the final terms and conditions for the 118th Fringe Area Annexation; and subject to the following terms and conditions, does hereby grant the application of the governing body of Eastern for consent to annex the 118th 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 September 15, 2026.

_____

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

INITIAL STUDY

NOTE: The following is a sample form that may be tailored by the Lead Agency to satisfy project circumstances. It may be used to meet the requirements for an initial study when the criteria set forth in the State and Local CEQA Guidelines have been met. Substantial evidence of potential impacts that are not listed on this form must also be considered. The sample questions in this form are intended to encourage thoughtful assessment of impacts, and do not necessarily represent thresholds of significance.

1. Project Title: Annexation No. 109 [Project No. AX109]

2. Lead Agency Name and Address:
   Rancho California Water District (Rancho Water/District)
   42135 Winchester Road, Temecula, CA 92590

3. Contact Person and Phone Number: Jeff Kirshberg (951) 296-6973

4. Project Location: Assessor's Parcel Number 909-060-038, Portion of Lot No. 76 of MB 008/359, 10.43 Acres, located off Adams Avenue between Fig Street and Elm Street

5. Project Sponsor's Name and Address:
   David DeRoberts, Member
   SYS, LLC, an Alaskan Limited Liability Company
   Post Office Box 91656
   Anchorage, AK 99509

6. General Plan Designation: Industrial

7. Zoning: General Industrial

8. Description of Project: (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)

   Concurrent annexation of 10.43 acres to Rancho Water, Eastern Municipal Water District (EMWD), and the Metropolitan Water District of Southern California (MWD)

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.)

   The property is adjacent to business parks, industrial properties, and youth baseball fields.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

    Local Agency Formation Commission (LAFCO)
    EMWD
    MWD

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

    AB52 consultation letters will be sent to all Native American tribes on February 20, 2024, prior to public notice.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture/Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation	☐ Utilities / Service Systems	☐ Mandatory Findings of Significance
☐ Tribal Cultural Resources	☐ Wildfire	☐ Energy

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

February 25, 2024
Date

Jeff Kirshberg, Ph.D., P.E., Director of Planning
Printed Name

Rancho California Water District
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

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4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

SAMPLE QUESTION

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in public resources code section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?)	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. in determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

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III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☒
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

IV. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

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V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☒
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒
VII. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:	☐	☐	☐	☒
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒

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e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

VIII. GREENHOUSE GAS EMISSIONS. Would the project:

a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	☐	☐	☐	☒

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

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X. HYDROLOGY AND WATER QUALITY. Would the project:

a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☐	☒
	i) result in substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
	ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	☒
	iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	☒
	iv) impede or redirect flood flows?	☐	☐	☐	☒
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

XI. LAND USE AND PLANNING. Would the project:

a)	Physically divide an established community?	☐	☐	☐	☒
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

XII. MINERAL RESOURCES. Would the project:

a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
XIV. POPULATION AND HOUSING. Would the project:	☐	☐	☐	☒
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?				
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
XV. PUBLIC SERVICES. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☐	☒
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

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XVI. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	☐	☐	☐	☒

XVII. TRANSPORTATION. Would the project:

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

XVIII. TRIBAL CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☐	☐	☒
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

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XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☒
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☒	☒	☐	☒

Summary Explanation of Impacts for Utilities and Service Systems

For issues a, c, d, e, : The concurrent annexation is an administrative action, and as such will have no significant impact.

References: None.

For issue b: The concurrent annexation is an administrative action, and as such will have no impact of water supplies. However, upon completion of the annexation process, the property will be eligible for water service by the Rancho California Water District (RCWD), which could have an incremental impact of existing systems in the immediate area. The project will not significantly impact existing water supplies, nor require expanded water entitlements. This property would be served by water imported via the Eastern Municipal Water District (EMWD) from the Metropolitan Water District of Southern California (MWD), which has indicated that sufficient capacity exists to meet current and future demands of RCWD, though additional supplies will be charged a commodity charge for water at the District's highest marginal water rate for imported water (currently referred to as the Tier 2 Imported Water Rate). The property is within RCWD's Sphere of Influence, and service to this area has been anticipated within RCWD's Urban Water Master Plan and Water System Master Plan, which identified sufficient connected capacity at MWD's water supply turnouts; therefore no significant impacts are anticipated as a result of this project.

References: *2015 Water Facilities Master Plan Update*, December 2015 and *2020 Urban Water Management Plan*, June 2021

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XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

XXI. MANDATORY FINDINGS OF SIGNIFICANCE. (State CEQA Guidelines section 15065(a).)

a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b)	Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☐	☒
c)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	☐	☐	☐	☒

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d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Note: Authority cited: Public Resources Code sections 21083, 21083.05, 21083.09.

Reference: Gov. Code section 65088.4; Public Resources Code sections 21073, 21074, 21080(c), 21080.1, 21080.3, 21080.3.1, 21080.3.2, 21082.3, 21083, 21083.3, 21083.5, 21084.2, 21084.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey County Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th 1099, 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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March 26, 2026

ADDENDUM TO NEGATIVE DECLARATION FOR ANNEXATION NO. 109 [PROJECT NO. AX109]

Rancho California Water District / Eastern Municipal Water District
109th Fringe Area Annexation

Prepared by Rancho California Water District
42135 Winchester Road
Temecula, CA 92590

Introduction:

An initial study and negative declaration (ND) were prepared by the Rancho California Water District (Rancho Water/District) in accordance with relevant provisions of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.
The Notice of Intent (NOI) to adopt a ND was published in April 2024, and an Initial Study was prepared as part of the NOI. On June 6, 2024, the Rancho Water Finance and Planning Committee recommended adoption of the ND. On June 13, 2024, the Rancho Water Board of Directors held a public hearing, and subsequently adopted the ND and Initial Study. On July 5, 2024, Rancho Water filed a Notice of Determination and paid the California Department of Fish and Game's filing fee.

Project Description:

The project is located within the boundaries of the City of Murrieta and the water service area of the Rancho California Water District (Rancho Water/District) and the County of Riverside. The site is located along Adams Avenue. The property is within the Spheres of Influence of the Metropolitan Water District of Southern California (MWD), Eastern Municipal Water District (EMWD), and Rancho California Water District (RCWD). The Project includes APN 909-060-038. The subject annexation consists of approximately 10.43 acres of currently undeveloped land.

Minor Technical Additions:

Rancho Water, acting as the lead agency, was requested to prepare an addendum to the Initial Study/Negative Declaration (IS/ND) to correct and clarify the following two items:

1. AB 52 Consultation Clarification

The AB 52 section required a clear conclusion confirming that Rancho Water fulfilled its consultation obligations. Specifically, the addendum needed to state that no consultation requests were received and include any relevant notification letters.
This has been addressed by expanding the response to Item 11 on the first page of the Initial Study and by attaching the applicable notification letters to this addendum. Item 11 asks:

"Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?"

The revised response is as follows:

AB 52 consultation letters were sent to all identified Native American tribes on February 20, 2024, prior to public notice. No requests for consultation were received within thirty (30) days of notification.

2. Utilities and Service Systems Clarification

Revisions were also required in Section XIX (Utilities and Service Systems) to ensure that only one checkbox is selected per subsection, as well as to incorporate additional explanatory language.

In the original Initial Study, multiple boxes were incorrectly selected. The corrected determinations are as follows: for Section XIX subsections (a), (c), (d), and (e), "No Impact" should be indicated; for subsection (b), "Less Than Significant Impact" should be indicated.

Additionally, the Summary Explanation of Impacts for Section XIX has been revised to include:

- A statement regarding water use acreages based on Rancho Water's Plan of Services; and
- A clarification that a separate CEQA analysis, as appropriate, will be conducted if the parcel is developed in the future.

The revised response to Section XIX Utilities and Service Systems is as follows:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Summary Explanation of Impacts for Utilities and Service Systems

For issues a, c, d, e, : The concurrent annexation is an administrative action, and as such will have no significant impact.

References: None.

For issue b: The concurrent annexation is an administrative action, and as such will have no impact of water supplies. However, upon completion of the annexation process, the property will be eligible for water service by the Rancho California Water District (RCWD), which could have an incremental impact of existing systems in the immediate area. The project will not significantly impact existing water supplies, nor require expanded water entitlements. This property would be served by water imported via the Eastern Municipal Water District (EMWD) from the Metropolitan Water District of Southern California (MWD), which has indicated that sufficient capacity exists to meet current and future demands of RCWD, though additional supplies will be charged a commodity charge for water at the District's highest marginal water rate for imported water (currently referred to as the Tier 2 Imported Water Rate). The property is within RCWD's Sphere of Influence, and service to this area has been anticipated within RCWD's Urban Water Master Plan and Water System Master Plan, which identified sufficient connected capacity at MWD's water supply turnouts; therefore no significant impacts are anticipated as a result of this project. A separate CEQA analysis, as appropriate, will be prepared should the parcel develop in the future. The Rancho Water service area is approximately 99,170 acres in Southern Riverside County, with an assessed valuation over $3,000,000,000 and an estimated population of 156,000.

References: *2015 Water Facilities Master Plan Update*, December 2015 and *2020 Urban Water Management Plan*, June 2021

Rancho Water has determined these clarifications to be only minor technical changes.

Basis for Preparation of Addendum:

Section 15164(b) of the State CEQA Guidelines states "An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred."

The proposed annexation is an administrative and fiscal action. Such administrative and fiscal action is deemed to be a reorganization and does not result in a tangible change in the physical environment. As a Responsible Agency for the proposed project, Rancho Water is issuing the Addendum in accordance with the State CEQA Guidelines (Section 15164). The minor textual additions provided herein are not considered to 1) constitute a substantial change in the project as originally proposed by the County, 2) lead to substantial changes in the circumstances under which the project is undertaken, or 3) constitute new information of substantial importance. As such an Addendum was prepared as opposed to a subsequent negative declaration.

Rancho Water, as "Responsible Agency" has prepared the Addendum:

Jeffrey Kirshberg Digitally signed by Jeffrey Kirshberg
DN: cn=Jeffrey Kirshberg, o=Rancho California Water District, ou=Engineering, email=Kirshbergj@ranchowater.com, c=US
Date: 2026.03.26 08:17:24 -07'00'

Signature — Date

Jeffrey Kirshberg (Rancho Water Representative) — Director of Planning

Printed Name — Title

SYS, LLC has reviewed and acknowledges the preparation of the Addendum:

Signature — Date 3/27/26

SYS, LLC Representative

Rancho Water

February 20, 2024

VIA E-MAIL: ACBCI-THPO@AGUACALIENTE.NET

Patricia Garcia
Director of Tribal Historic Preservation Office
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palms Springs, CA 92264

SUBJECT: **AB52 NATIVE AMERICAN CONSULTATION AND PROJECT NOTIFICATION PROPOSED CONCURRENT ANNEXATION OF 10.66 ACRES TO RANCHO CALIFORNIA WATER DISTRICT, EASTERN MUNICIPAL WATER DISTRICT, AND THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, MURRIETA, RIVERSIDE COUNTY, CALIFORNIA**

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Kelli E. Garcia
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James B. Gilpin
Best Best & Krieger LLP
General Counsel

Dear Ms. Garcia:

In accordance with Public Resources Code, section 21080.3.1(d), the Rancho California Water District (Rancho Water/District) hereby notifies you of the proposed concurrent annexation of 10.66 acres to Rancho Water, Eastern Municipal Water District, and the Metropolitan Water District of Southern California in the city of Murrieta in Riverside County, California.

The project/property is located at:

Off Adams Avenue, between Fig Street and Elm Street, Murrieta, CA 92562
APN 909-060-038 (10.43 acres)
and
APN 909-060-009 (0.23 acres)

The District is the lead agency for the proposed Project. The lead agency contact person is Director of Planning Jeff Kirshberg; contact information is as follows:

Jeff Kirshberg, Director of Planning
Rancho California Water District
42135 Winchester Road
Temecula, CA 92590
(951) 296-6988
kirshbergj@ranchowater.com

You and/or your tribe have previously requested to receive notice of qualifying projects under the Public Resources Code, section 21080.3.1. You were identified by the Agua Caliente Band of Cahuilla Indians as the Tribe's designated lead contact or tribal representative.

To that end, please take notice that you and your tribe have thirty (30) days from the date of this letter to request consultation on the proposed project pursuant to Public Resources Code, section 21080.3.1.

If you should have any questions or concerns regarding the Project, please contact Direct of Planning Jeff Kirshberg at the phone number or email address above.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

Jeff Kirshberg, Ph.D., P.E.
Director of Planning

cc: Juan Gonzalez, Water Resources Analyst
Dan Ruiz, Director of Engineering
Robert S. Grantham, General Manager

24\JK:JG:hab004\F475\AB52\AX109

Rancho Water

February 20, 2024

VIA E-MAIL: RHUAUTE@MORONGO-NSN.GOV

Robert Martin, Tribal Chairman
Raymond Huaute, Cultural Resource Specialist
Morongo Band of Mission Indians
Cultural Resources Department
12700 Pumarra Road
Banning, CA 92220

SUBJECT: **AB52 NATIVE AMERICAN CONSULTATION AND PROJECT NOTIFICATION PROPOSED CONCURRENT ANNEXATION OF 10.66 ACRES TO RANCHO CALIFORNIA WATER DISTRICT, EASTERN MUNICIPAL WATER DISTRICT, AND THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, MURRIETA, RIVERSIDE COUNTY, CALIFORNIA**

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Chief Financial Officer

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

Dear Mr. Martin and Mr. Huaute:

In accordance with Public Resources Code, section 21080.3.1(d), the Rancho California Water District (Rancho Water/District) hereby notifies you of the proposed concurrent annexation of 10.66 acres to Rancho Water, Eastern Municipal Water District, and the Metropolitan Water District of Southern California in the city of Murrieta in Riverside County, California.

The project/property is located at:

Off Adams Avenue, between Fig Street and Elm Street, Murrieta, CA 92562
APN 909-060-038 (10.43 acres)
and
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The District is the lead agency for the proposed Project. The lead agency contact person is Director of Planning Jeff Kirshberg; contact information is as follows:

Jeff Kirshberg, Director of Planning
Rancho California Water District
42135 Winchester Road
Temecula, CA 92590
(951) 296-6988
kirshbergj@ranchowater.com

You and/or your tribe have previously requested to receive notice of qualifying projects under the Public Resources Code, section 21080.3.1. You were identified by the Morongo Band of Mission Indians as the Tribe's designated lead contact or tribal representative.

To that end, please take notice that you and your tribe have thirty (30) days from the date of this letter to request consultation on the proposed project pursuant to Public Resources Code, section 21080.3.1.

If you should have any questions or concerns regarding the Project, please contact Direct of Planning Jeff Kirshberg at the phone number or email address above.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

Jeff Kirshberg, Ph.D., P.E.
Director of Planning

cc: Juan Gonzalez, Water Resources Analyst
Dan Ruiz, Director of Engineering
Robert S. Grantham, General Manager

24\JK:JG:hab003\F475\AB52\AX109

Rancho Water

February 20, 2024

VIA E-MAIL: EOZDIL@PECHANGA-NSN.GOV

Ebru T. Ozdil, Cultural Analyst
Juan Ochoa, Assistant Tribal Historic Preservation Officer (jochoa@pechanga-nsn.gov)
Pechanga Band of Luiseño Mission Indians
Cultural Resources Center
Post Office Box 2183
Temecula, CA 92593

SUBJECT: **AB52 NATIVE AMERICAN CONSULTATION AND PROJECT NOTIFICATION PROPOSED CONCURRENT ANNEXATION OF 10.66 ACRES TO RANCHO CALIFORNIA WATER DISTRICT, EASTERN MUNICIPAL WATER DISTRICT, AND THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, MURRIETA, RIVERSIDE COUNTY, CALIFORNIA**

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District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

Dear Ms. Ozdil and Mr. Ochoa:

In accordance with Public Resources Code, section 21080.3.1(d), the Rancho California Water District (Rancho Water/District) hereby notifies you of the proposed concurrent annexation of 10.66 acres to Rancho Water, Eastern Municipal Water District, and the Metropolitan Water District of Southern California in the city of Murrieta in Riverside County, California.

The project/property is located at:

Off Adams Avenue, between Fig Street and Elm Street, Murrieta, CA 92562
APN 909-060-038 (10.43 acres)
and
APN 909-060-009 (0.23 acres)

The District is the lead agency for the proposed Project. The lead agency contact person is Director of Planning Jeff Kirshberg; contact information is as follows:

Jeff Kirshberg, Director of Planning
Rancho California Water District
42135 Winchester Road
Temecula, CA 92590
(951) 296-6988
kirshbergj@ranchowater.com

You and/or your tribe have previously requested to receive notice of qualifying projects under the Public Resources Code, section 21080.3.1. You were identified by the Pechanga Band of Luiseño Mission Indians as the Tribe's designated lead contact or tribal representative.

To that end, please take notice that you and your tribe have thirty (30) days from the date of this letter to request consultation on the proposed project pursuant to Public Resources Code, section 21080.3.1.

If you should have any questions or concerns regarding the Project, please contact Direct of Planning Jeff Kirshberg at the phone number or email address above.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

Jeff Kirshberg, Ph.D., P.E.
Director of Planning

cc: Juan Gonzalez, Water Resources Analyst
Dan Ruiz, Director of Engineering
Robert S. Grantham, General Manager

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Rancho Water

February 20, 2024

VIA E-MAIL: DCOLOCHO@RINCONTRIBE.ORG

Destiny Colocho, Manager
Rincon Band of Luiseño Mission Indians
Cultural Resources Department
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: **AB52 NATIVE AMERICAN CONSULTATION AND PROJECT NOTIFICATION PROPOSED CONCURRENT ANNEXATION OF 10.66 ACRES TO RANCHO CALIFORNIA WATER DISTRICT, EASTERN MUNICIPAL WATER DISTRICT, AND THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, MURRIETA, RIVERSIDE COUNTY, CALIFORNIA**

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Best Best & Krieger LLP
General Counsel

Dear Ms. Colocho:

In accordance with Public Resources Code, section 21080.3.1(d), the Rancho California Water District (Rancho Water/District) hereby notifies you of the proposed concurrent annexation of 10.66 acres to Rancho Water, Eastern Municipal Water District, and the Metropolitan Water District of Southern California in the city of Murrieta in Riverside County, California.

The project/property is located at:

Off Adams Avenue, between Fig Street and Elm Street, Murrieta, CA 92562
APN 909-060-038 (10.43 acres)
and
APN 909-060-009 (0.23 acres)

The District is the lead agency for the proposed Project. The lead agency contact person is Director of Planning Jeff Kirshberg; contact information is as follows:

Jeff Kirshberg, Director of Planning
Rancho California Water District
42135 Winchester Road
Temecula, CA 92590
(951) 296-6988
kirshbergj@ranchowater.com

You and/or your tribe have previously requested to receive notice of qualifying projects under the Public Resources Code, section 21080.3.1. You were identified by the Rincon Band of Luiseño Mission Indians as the Tribe's designated lead contact or tribal representative.

To that end, please take notice that you and your tribe have thirty (30) days from the date of this letter to request consultation on the proposed project pursuant to Public Resources Code, section 21080.3.1.

If you should have any questions or concerns regarding the Project, please contact Direct of Planning Jeff Kirshberg at the phone number or email address above.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

Jeff Kirshberg, Ph.D., P.E.
Director of Planning

cc: Juan Gonzalez, Water Resources Analyst
Dan Ruiz, Director of Engineering
Robert S. Grantham, General Manager

24\JK:JG:hab001\F475\AB52\AX109

Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 24-191794

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	$2,966.75
	# Pages	4
	Document #	E-202400729
	Filing Type	2
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Negative Declaration		$2,916.75
F&G Clerk Handling Fee		$50.00
Total		$2,966.75
Tender (On Account)		$2,966.75

Account#	CEQARCWD
Account Name	CEQARCWD - Rancho California Water District-CEQA Filings
Balance	$3,166.75
Comment	SST3323S651

7/5/24 10:14 AM
Gateway Clerk

State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 24-191794
STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEADAGENCY EMAIL	DATE
RANCHO CALIFORNIA WATER DISTRICT	BUEROH@RANCHOWATER.COM	07/05/2024

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
RIVERSIDE	E-202400729

PROJECT TITLE
ANNEXATION NO. 109

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
RANCHO CALIFORNIA WATER DISTRICT	BUEROH@RANCHOWATER.COM	(951) 296-6900

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
42135 WINCHESTER ROAD,	TEMECULA	CA	92590

PROJECT APPLICANT *(Check appropriate box)*
☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,051.25	$
☒ Mitigated/Negative Declaration (MND)(ND)	$2,916.75	$ 2,916.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,377.25	$
☐ 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** $ 2,966.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X I Tejeda	Deputy Isabel Tejeda

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ County Clerk Address: County Clerk County of Riverside Post Office Box 751 Riverside, CA 92502-0751	FROM:	Public Agency/Lead Agency: Rancho California Water District (Rancho Water/District) Address: 42135 Winchester Road Temecula, CA 92590 Contact: Jeff Kirshberg, Ph.D., P.E. Director of Planning Phone: (951) 296-6900
TO:	☒ Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 ☐ 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above) Address: Contact: Phone:	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number
(If submitted to SCH):

Project Title: Annexation No. 109 [Project No. AX109]

F I L E D / P O S T E D
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder
E-202400729
07/05/2024 10:14 AM Fee: $ 2966.75
Page 1 of 4
Removed: By: Deputy

Project Applicant (include address and telephone number):

David DeRoberts, Member
SYS, LLC, an Alaskan Limited Liability Company
Post Office Box 91656
Anchorage, AK 99509

Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name):

Assessor's Parcel Number 909-060-038, Portion of Lot No. 76 of MB 008/359

10.43 Acres, located off Fig Street and Adams Avenue

General Project Location (City and/or County): Murrieta, Riverside County

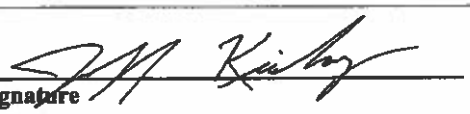
Project Description: Concurrent annexation of 10.43 acres to Rancho Water, Eastern Municipal Water District (EMWD), and the Metropolitan Water District of Southern California (MWD)

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

Rancho California Water District
42135 Winchester Road • Post Office Box 9017 • Temecula, California 92589-9017 • (951) 296-6900 • FAX (951) 296-6860 • www.ranchowater.com

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on June 13, 2024, and has made the following determinations regarding the above-described project:

1.	The project [☐ will ☒ will not] have a significant effect on the environment.	
2. ☐	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☒	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
3. ☐	Mitigation measures [☐were ☒ were not] made a condition of the approval of the project.	
4. ☐	A Mitigation Monitoring or Reporting Plan [☐ was ☒ was not] adopted for this project.	
5. ☐	A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.	
6. ☐	Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA.	
	This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:	
	Custodian: Rancho California Water District (951) 296-6900	Location: 42135 Winchester Road Temecula, CA 92590

Date: July 5, 2024	**Signature**  **Name: Jeff Kirshberg, Ph.D., P.E.** **Title: Director of Planning**

Clerk's File Stamp:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Rancho California Water District
42135 Winchester Road • Post Office Box 9017 • Temecula, California 92589-9017 • (951) 296-6900 • FAX (951) 296-6860 • www.ranchowater.com

NEGATIVE DECLARATION

1.	Name or description of project:	Annexation No. 109 [Project No. AX109]
2.	Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	Assessor's Parcel Number 909-060-038, Portion of Lot No. 76 of MB 008/359, 10.43 Acres, located off Fig Street and Adams Avenue
3.	Entity or Person undertaking project:	
A.	Entity	SYS, LLC, an Alaskan Limited Liability Company
(1)	Name:	David DeRoberts, Member
(2)	Address:	Post Office Box 91656 Anchorage, AK 99509
B.	Other (Private)	
(1) .	Name:	
(2)	Address:	

The Lead Agency, having reviewed the Initial Study of this proposed project, having reviewed the written comments received prior to the public meeting of the Lead Agency, and having reviewed the recommendation of the Lead Agency's Staff, does hereby find and declare that the proposed project will not have a significant effect on the environment. A brief statement of the reasons supporting the Lead Agency's findings are as follows:

No significant impacts are anticipated as a result of this project, as the project is a concurrent annexation only. However, upon completion of the annexation process, the property will be eligible for water service by the Rancho California Water District (Rancho Water/District), which could have an incremental impact of existing systems in the immediate area. The project will not significantly impact existing water supplies, nor require expanded water entitlements. The property is within Rancho Water's Sphere of Influence and service to this area has been anticipated within the District's Water System Master Plan and Urban Water Master Plan.

The Lead Agency hereby finds that the Negative Declaration reflects its independent judgment. A copy of the Initial Study is attached.

The location and custodian of the documents and any other material which constitute the record of proceedings upon which the Lead Agency based its decision to adopt this Negative Declaration are as follows:

Rancho California Water District

42135 Winchester Road

Temecula, CA 92590

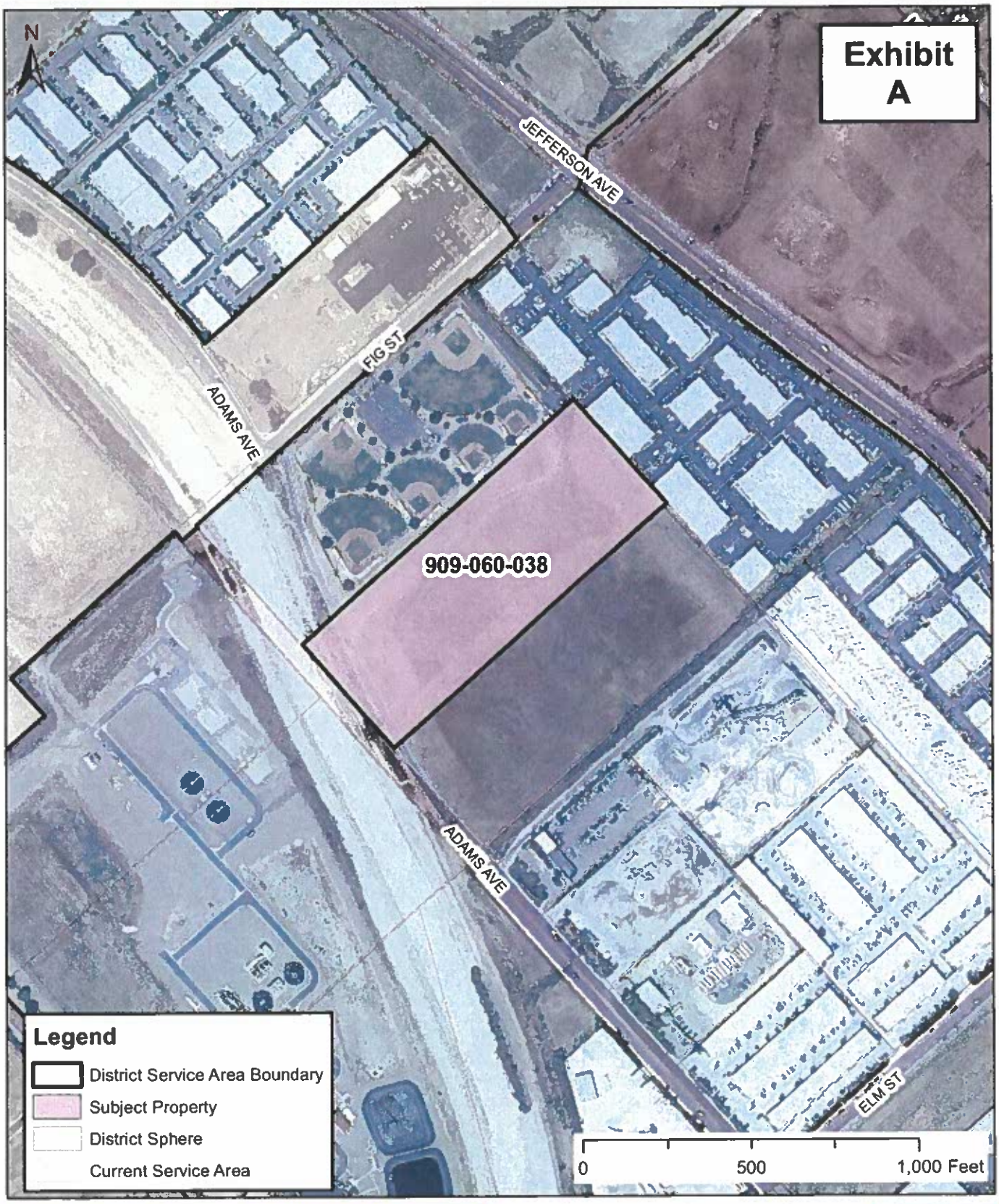
Phone No.:	(951) 296-6900

Date Received
for Filing:

Jeff Kirshberg, Ph.D., P.E.
Director of Planning

Rancho California Water District
42135 Winchester Road Temecula, California 92590-4800 • (951) 296-6900 • FAX (951) 296-6860 • www.ranchowater.com

Location Map for Annexation No. 109 (Project No. AX109)



Rancho California Water District
42135 Winchester Road
Temecula, Ca. 92590
(951) 296-6900

The information shown on this map was compiled from the Riverside County GIS and the Rancho California GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independant verification as to its accuracy. Riverside County and Rancho California Water District will not be held responsible for any claims, losses or damages resulting from the use of this map.