

May 14, 1999

To: Board of Directors (Budget and Finance Committee—Action)

From: General Manager _____

Submitted by: Gary M. Snyder
Chief Engineer _____

Subject: Formal Terms and Conditions for Annexation of Thirty-Eighth Fringe Area
Concurrently to The Metropolitan Water District and Western Municipal Water
District of Riverside County and Approval of the Resolution to Impose Standby
Charges

RECOMMENDATION(S)

It is recommended that the Board:

1. Certify that it has reviewed and considered the information contained in the Notice of Exemption attached as **Exhibit A** prior to reaching a decision in the project;
2. Adopt resolution granting Western Municipal Water District of Riverside County's (Western) request for consent to the annexation of Thirty-Eighth Fringe Area concurrently to The Metropolitan Water District of Southern California (Metropolitan) and Western by establishing Metropolitan's terms and conditions for the annexation, in the form of **Exhibit B** to this letter; and
3. Adopt resolution to impose standby charges at a rate of \$9.23 per acre or per parcel of less than one acre within the proposed annexation, in the form of **Exhibit C** to this letter.

EXECUTIVE SUMMARY

A Notice of Exemption was prepared by Western acting as Lead Agency. Metropolitan, as a Responsible Agency, is required to review and consider the information contained in these documents prior to reaching a decision on the proposed action. No further environmental documentation is necessary for the Board to act on this request.

In accordance with Metropolitan's Administrative Code (Code) Section 3100 (c), Western has requested formal terms and conditions for annexation of Thirty-Eighth Fringe Area concurrently to Metropolitan and Western. On July 14, 1998, the Board granted informal approval and adopted a resolution of intent to impose water standby charges upon the annexing territory. The Local Agency Formation Commission of Riverside County (LAFCO) approved this annexation request July 30, 1998.

Pursuant to Resolution 8592, the Board held a public protest hearing at its regular session on September 15, 1998, and assessment ballots were mailed to record owners to allow the owners to indicate approval or disapproval of the water standby charges. At the conclusion of the public hearing and upon tabulation of the ballots, it was found that ballots submitted in opposition to the charges did not exceed ballots submitted in favor of the charges, and that no majority protest exists. Therefore, it is requested that the Board consider and act upon the recommendation to adopt the resolution in the form of **Exhibit C** to this letter, imposing Metropolitan water standby charges in the amount of \$9.23 per acre, or per parcel of less than one acre, for fiscal year 1998/99, within the territory of Thirty-Eighth Fringe Annexation. Imposition of the charges will be contingent upon completion of annexation.

DETAILED REPORT

Western's Board of Directors has requested formal terms and conditions for annexation of Thirty-Eighth Fringe Area concurrently to Metropolitan and Western by Resolution No. 2049, adopted August 5, 1998, and attached as **Exhibit D**. On July 14, 1998, Metropolitan's Board granted informal approval and adopted a resolution of intent to impose water standby charges upon the annexing territory, which consists of a gross area of approximately 97.43 acres. As a result of the dedication of 19.97 acres of streets as public areas within the annexation territory, the total net area is approximately 77.46 acres. The total water demand on Metropolitan of the annexing area is approximately 83 acre-feet per year.

The 97.43 acre annexation area is located in the City of Murrieta on Washington Avenue northwest of Nutmeg Street as outlined on the map attached as Exhibit F. Although the property is currently vacant, the owner, Fiesta Development, Inc., intends to develop 213 single-family residential lots pursuant to its approved Tract Map 28333. On July 30, 1998, LAFCO approved this annexation by its Resolution 27-98, a copy of which is attached as **Exhibit E**.

The annexation charge has been calculated pursuant to Code Section 3300, utilizing the current rate of \$3,049 per acre, plus the \$5,000 processing charge. The annexation charge is \$241,175.54, if completed by December 31, 1999. The \$5,000 processing charge has already been paid. If the annexation is completed during the 2000 calendar year, the annexation charge will be calculated based on the then current rate.

Pursuant to the provisions of the California Environmental Quality Act, Western acting as Lead Agency, has prepared a Notice of Exemption (NOE) for the project. Metropolitan, as a Responsible Agency, is required to review and consider the information contained in the attached NOE prior to reaching a decision on the proposed action. No further environmental documentation is necessary for the Board to act on this request.

Transmitted herewith is a resolution in the form of Exhibit B to this letter, fixing the terms and conditions for the annexation. The resolution includes Metropolitan's standard provisions.

The Board adopted a resolution of intention to impose water standby charges within the area of proposed Thirty-Eighth Fringe annexation at its meeting on July 14, 1998. Pursuant to Resolution 8592, the Board held a public protest hearing at its regular session on September 15, 1998, in which interested parties could present their views regarding the proposed water standby charges and the Engineer's Report. Also pursuant to the terms of Resolution 8592, the Executive Secretary provided written notice of such hearing in accordance with the requirements of Article XIII D,

Section 4, of the California Constitution of the proposed water standby charge, by mail, to the record owner of each property identified in the Engineer's Report, and each notice included an assessment ballot whereby the owner could indicate support or opposition to the proposed water standby charge. At the conclusion of the public hearing and after tabulation of the assessment ballots submitted at or before the hearing, it was found that ballots submitted in opposition to the charges (weighted according to the proportional financial obligation of each affected property) did not exceed the ballots submitted in favor of the charges, and that no majority protest (as defined in Article XIII D, Section 4, of the California Constitution) exists. Therefore, it is requested that the Board consider and act upon the recommendation to adopt the resolution in the form of Exhibit C to this letter, imposing Metropolitan water standby charges in the amount of \$9.23 per acre, or per parcel of less than once acre, for fiscal year 1998/99, within the territory of Thirty-Eighth Fringe annexation.

Approval of Metropolitan's water standby charges in the amount noted above, which is equal to the amount of Metropolitan's water standby charges imposed elsewhere within Western's territory, is a condition to completion of annexation. If said annexation is not completed by July 1, 1999, no such charges will be valid pursuant to the attached Resolution. The member public agency may choose to delay the annexation until a revised resolution is adopted by Metropolitan's Board.

PCA/bm

Attachment 8-6A

Exhibit F (Map) --  [\(SEE HARD COPY\)](#) 

Attachment 8-6A (Exhibit A)

**The following 2 pages are attachments to
Board Letter Item 8-6**

NOTICE OF EXEMPTION

TO: X County Clerk, County of _____ FROM: Western Municipal Water District
Riverside _____
3470 12th Street _____
Riverside, CA 92501 _____

____ Office of Planning
1400 Tenth Street
Sacramento, CA 95814

1. Project Title: 38th Fringe Annexation to Western's General District
2. Project Location-Specific: Within the City of Murrieta and is located on Washington northwest of Nutmeg St. to City of Murrieta.
3. (a) Project Location - City: _____
(b) Project Location - County: _____
4. Description of nature, purpose, and beneficiaries of Project: Annexation of approximately 95.41 acres for the purpose of receiving domestic water and sanitary service.
5. Name of Public Agency approving project: Western Municipal Water District of Riverside County
6. Name of Person or Agency carrying out Project: Western Municipal Water District of Riverside Cnty
7. Exempt Status: (Check one)
(a) ____ Ministerial project.
(b) ____ Not a project.
(c) ____ Emergency project.
(d) ____ Categorical Exemption. State type and class number: _____

(e) ____ Declared Emergency
(f) ____ Statutory Exemption. State Code section number: _____
(g) X Other. Explanation: No possibility of significant effect.
8. Reasons why project was exempt: Local Guidelines, Sec. 3.07.
9. Contact Person: Jeffrey D. Sims, Civil Engineer
Telephone: (909) 780-9764 ext. 21
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date Received or Filing:

(Clerk Stamp Here)

Signature (Lead Agency Representative)

Title:

JEFFREY D. SIMS, P.E. Civil Engineer

WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY
PRELIMINARY EXEMPTION ASSESSMENT

(Certificate of Determination

When Attached to Notice of Exemption)

1. Name or Description of Project: 38th Fringe Annexation to Western Municipal Water District's
General District Boundary.

2. Location: Within the City of Murrieta and is located on Washington St., northwest of Nutmeg St., to
the City of Murrieta.

3. Entity or Person Undertaking the Project:

X A. Western Municipal Water District of Riverside County

_____ B. Other (Private)

(1) Name: _____

(2) Address: _____

4. Staff Determination:

The District's Staff, having undertaken and completed a preliminary review of this project in accordance with the District's Resolution entitled "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

a. _____ The proposed action does not constitute a project under CEQA.

b. _____ The project is a Ministerial Project.

c. _____ The project is an Emergency Project.

d. _____ The project constitutes a feasibility or planning study.

e. _____ The project is categorically exempt.

Applicable Exemption Class: _____

f. _____ This project is statutorily exempt.

Applicable Exemption: _____

g. X The project is otherwise exempt on the following basis: No possibility of Significant _____
Effect. Local Guidelines, Sec. 3.07. _____

h. _____ The project involves another public agency which constitutes the Lead Agency.

Name of Lead Agency: _____

Date: _____

(FILE NAME)

JEFFREY D. SIMS, P.E. Civil Engineer
Forms:NOTICES:NOE.2

Exhibit B

**The following 2 pages are attachments to
Board Letter Item 8-6**

RESOLUTION

RESOLUTION OF THE BOARD OF DIRECTORS OF
THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA CONSENTING TO
WESTERNS' THIRTY-EIGHTH FRINGE ANNEXATION
UPON CONCURRENT ANNEXATION
TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY
AND FIXING THE TERMS AND CONDITIONS OF SAID
ANNEXATION TO THE METROPOLITAN WATER DISTRICT OF
SOUTHERN CALIFORNIA

A. WHEREAS, the Board of Directors of Western Municipal Water District of Riverside County (Western), a municipal water district, situated in the County of Riverside, State of California, pursuant to Resolution No. 2049 adopted August 5, 1998, in accordance with the provisions of the Metropolitan Water District 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, particularly described in an attachment to the Local Agency Formation Commission of Riverside County Resolution adopted July 30, 1998, concurrently with the annexation thereof to Western, such annexation to Metropolitan to be upon such terms and conditions as may be fixed by the Board of Directors of Metropolitan; and

B. WHEREAS, on July 30, 1998, the Local Agency Formation Commission of Riverside County approved the proposed annexation, by Resolution No. 27-98;

C. WHEREAS, the Board of Directors of Metropolitan has reviewed and considered the information contained in the Notice of Exemption; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Metropolitan, acting as a Responsible Agency, has reviewed and considered the information in the Notice of Exemption and adopted the Lead Agency's findings. No further environmental documentation is necessary for the Board to act on this request; subject to the following terms and conditions, the Board does hereby grant the application of the governing body of Western for consent to annex Thirty-Eighth Fringe Area to Metropolitan and does hereby fix the terms and conditions of such annexation:

Section 1.

The annexation of said area to Western shall be made concurrently with the annexation thereof to Metropolitan, and all necessary certificates, statements, maps, and other documents required to be filed by or on behalf of Western to effectuate the annexation shall be filed on or before December 31, 2000.

Section 2.

(b) Prior to filing a request for a Certificate of Completion of the annexation proceedings with the Local Agency Formation Commission of Riverside County or concurrently therewith, Western shall pay to Metropolitan, in cash, the sum of \$241,175.54, if the annexation is completed by December 31, 1999. If the annexation is completed during the 2000 calendar year, the annexation charge will be calculated based on the then current rate.

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 or operated by Metropolitan.

b. Western shall not be entitled to demand that Metropolitan deliver water to Western 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 regulations 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.

E. BE IT FURTHER RESOLVED that the Executive Secretary be, and she hereby is, directed to transmit forthwith to the governing body of Western 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 June 8, 1999.

Executive Secretary
The Metropolitan Water District
of Southern California

Exhibit C

**The following 4 pages are attachments to
Board Letter Item 8-6**

THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

RESOLUTION _____

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE METROPOLITAN WATER DISTRICT OF
SOUTHERN CALIFORNIA
FIXING AND ADOPTING WATER STANDBY CHARGE
CONTINGENT UPON ANNEXATION**

WHEREAS, by Resolution 8592, adopted at its meeting held July 14, 1998, the Board of Directors (Board) of The Metropolitan Water District of Southern California (Metropolitan) gave notice to the public and to each member public agency of The Metropolitan Water District of Southern California of the intention of Metropolitan's Board to consider and take action at its regular meeting to be held June 8, 1999, on the General Manager's recommendation to impose a water standby charge for fiscal year 1998-99 on the properties described in the Engineer's Report dated July 1998, which was prepared by a registered professional engineer certified by the State of California and was attached as Attachment A to Resolution 8592;

WHEREAS, the owners of the parcels identified in the Engineer's Report dated July 1998 have applied for annexation into Western Municipal Water District of Riverside County (Western) and Metropolitan;

WHEREAS, upon annexation, Metropolitan water will be available to such properties and such parcels will receive the benefit of the projects provided in part with proceeds of Metropolitan water standby charges, as described in the Engineer's Report;

WHEREAS, Western has requested that Metropolitan impose water standby charges on such properties at the rate specified in the Engineer's Report and provided herein, following annexation of such properties into Metropolitan;

WHEREAS, Resolution 8592 provides that the Board would meet in regular session at its meeting on September 15, 1998, to hold a public protest hearing at which interested parties could present their views regarding the proposed water standby charges and the Engineer's Report;

WHEREAS, pursuant to the terms of Resolution 8592 the Executive Secretary provided written notice in accordance with the requirements of Article XIII D, Section 4, of the California Constitution of the proposed water standby charge by mail to the record owner of each property identified in the Engineer's Report of such public hearing, and each notice included an assessment ballot whereby the owner could indicate his or her name, reasonable identification of his or her parcel, and his or her support for or opposition to the proposed water standby charge;

WHEREAS, the Board conducted a public hearing at its regular meeting on September 15, 1998, at which interested parties were given the opportunity to present their views regarding the proposed water standby charge and the Engineer's Report and to protest the charges, if they so desired, and the Board duly considered all such protests and other views presented to it at the public hearing; and

WHEREAS, prior to the conclusion of the public hearing the Executive Secretary tabulated the assessment ballots submitted at or before the hearing, and found that ballots submitted in opposition to the charges (weighted according to the proportional financial obligation of each affected property) did not exceed the ballots submitted in favor of the charges, and that no majority protest (as defined in Article XIII D, Section 4 of the California Constitution) exists;

NOW THEREFORE, the Board of Directors of The Metropolitan Water District of Southern California does hereby resolve, determine and order as follows:

Section 1. That the Board of Directors of Metropolitan, pursuant to the Engineer's Report dated July 1998 and attached to Resolution 8592, finds that the lands described in said Engineer's Report upon annexation to Metropolitan will be benefited as described in such report and on that basis, hereby fixes and adopts a water standby charge for fiscal year 1998-99 on such lands to which Metropolitan water is made available for any purpose, whether water is actually used or not.

Section 2. That the water standby charge per acre of land, or per parcel of land less than an acre, as shown in the Engineer's Report, shall be \$9.23, which is equal to the amount of Metropolitan's existing water standby charge on other properties located within the territory of Western.

Section 3. That no water standby charge on any parcel exceeds the reasonable cost of the proportional special benefit conferred on that parcel, as shown in the Engineer's Report. The Engineer's Report separates the special benefits from the general benefits and identifies each of the parcels on which a special benefit is conferred.

Section 4. That the water standby charge shall be collected on the tax rolls, together with the ad valorem property taxes which are levied by Metropolitan for the payment of pre-1978 voter-approved indebtedness. Any amounts so collected shall be applied as a credit against Western's obligation to pay its readiness-to-serve charge for fiscal year 1998-99. After such member agency's readiness-to-serve charge allocation is fully satisfied, any

additional collections shall be credited to other outstanding obligations of such member agency to Metropolitan or future readiness-to-serve obligations of such agency.

Section 5. That the water standby charge is fixed and adopted contingent upon completion of annexation of the lands described in the Engineer's Report, or any portion thereof, into Metropolitan on or before July 1, 1999. In the event that only a portion of such lands are annexed into Metropolitan on or before July 1, 1999, only such portion as is actually annexed shall be subject to Metropolitan standby charges. Following completion of annexation, such water standby charges shall be imposed on the annexed portion of the lands described in the Engineer's Report without any further action of this Board. In the event that no portion of the lands identified in the Engineer's Report is annexed prior to July 1, 1999, the authorization contained in this Resolution shall expire and this Resolution shall have no further force or effect.

Section 6. That in the event that the water standby charge, or any portion thereof, is determined to be an unauthorized or invalid fee, charge or assessment by a final judgment in any proceeding at law or in equity, which judgment is not subject to appeal, or if the collection of the water standby charge shall be permanently enjoined and appeals of such injunction have been declined or exhausted, or if Metropolitan shall determine to rescind or revoke the water standby charge, then no further water standby charge shall be collected within the territory described in the Engineer's Report and Western shall pay its readiness-to-serve charge obligation to Metropolitan in full, as if imposition of such water standby charges had never been sought.

Section 7. That this Board finds that the water standby charges provided in this Resolution are exempt from the provisions of the California Environmental Quality Act (CEQA) under State CEQA Guidelines 15378(b)(5) since they constitute the creation of government funding mechanisms which do not involve commitment to any specific project which may result in a potentially significant physical impact on the environment or which will be used to fund projects which have CEQA documentation in place prior to construction of any facility or facilities.

Section 8. That the General Manager is hereby authorized and directed to take all necessary action to secure the collection of the water standby charges by the appropriate county officials, including payment of the reasonable cost of collection.

Section 9. 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 or defense of litigation.

Section 10. 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.

Engineering Division

May 14, 1999

8-6

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of a Resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California, at its meeting held on June 8, 1999.

Executive Secretary
The Metropolitan Water District
of Southern California

Exhibit D

**The following 7 pages are attachments to
Board Letter Item 8-6**

RESOLUTION 2049

RESOLUTION OF THE BOARD OF DIRECTORS
OF WESTERN MUNICIPAL WATER DISTRICT
OF RIVERSIDE COUNTY MAKING
APPLICATION TO THE BOARD OF
DIRECTORS OF THE METROPOLITAN WATER
DISTRICT OF SOUTHERN CALIFORNIA FOR
IMPOSITION OF FORMAL TERMS AND
CONDITIONS FOR THE ANNEXATION OF
CERTAIN TERRITORY TO WESTERN
MUNICIPAL WATER DISTRICT OF
RIVERSIDE COUNTY AND TO THE
METROPOLITAN WATER DISTRICT OF
SOUTHERN CALIFORNIA

WHEREAS, Western Municipal Water District of
Riverside County (sometimes referred to herein as "Western")
is duly organized and exists under and pursuant to the
provisions of the Municipal Water District Law of 1911; and

WHEREAS, this Board of Directors by its Resolution
2044 enacted July 15, 1998, pursuant to Section 57000 of the
Government Code of the State of California, initiated
application for the annexation of certain territory to
Western, said area being hereinafter designated as "38th
Fringe Area"; and

WHEREAS, said territory, consisting of approximately
96 acres, is now generally uninhabited having less than 12
registered voters herein, consists of incorporated territory
only, and is within the corporate area of the City of
Murrieta; and

WHEREAS, said territory lies contiguous to the
boundaries of Western, Metropolitan Water District of Southern
California and Murrieta County Water District; and

WHEREAS, after consideration by the Local Agency
Formation Commission of the County of Riverside of said
application initiated by Western, said Commission on July 30,

1998 adopted its resolution approving said annexation without notice and hearing by Western, and transmitted to this District a certified copy of said resolution, a copy of which is on file with the Secretary of Western Municipal Water District, and incorporated herein by reference; and

WHEREAS, it is the desire of the Board of Directors of this District, in keeping with the Proceedings referred to above, to accomplish the annexation to Western of that territory designated as the 38th Fringe Area;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors in the name of and on behalf of Western Municipal Water District of Riverside County apply, and it does hereby apply, to the Board of Directors of Metropolitan for consent to concurrently annex to Western and Metropolitan the said 38th Fringe Area, pursuant to Section 372 of the Metropolitan Water District Act of 1969.

BE IT FURTHER RESOLVED, that this Board request, and it does hereby request, the Board of Directors of Metropolitan to fix the terms and conditions upon which said annexation may be accomplished.

The territory herein referred to as the 38th Fringe Area is situated entirely within the City of Murrieta, County of Riverside, State of California; is uninhabited; and its exterior boundaries are described in Exhibit "A".

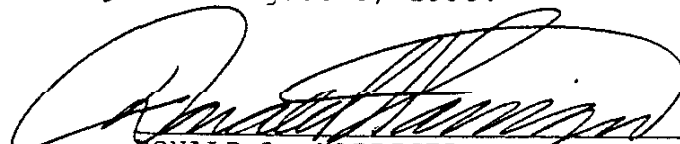
BE IT FURTHER RESOLVED, that the Deputy Secretary of this District be hereby authorized and directed to transmit to the Board of Directors of Metropolitan a duly certified copy of this resolution.

ADOPTED this 5th day of August, 1998.


DALE D. DUNN
Secretary-Treasurer

August 5, 1998

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of Resolution 2049 adopted by the Board of Directors of Western Municipal Water District of Riverside County at its regular meeting held August 5, 1998.


DONALD L. HARRIGER
Deputy Secretary-Treasurer



Canty Engineering Group, Inc.
CIVIL ENGINEERING PLANNING SURVEYING

June 25, 1998

W.O. 1054-002

EXHIBIT "A"

**REORGANIZATION TO INCLUDE CONCURRENT
ANNEXATION OF THE 38th FRINGE TO WESTERN MUNICIPAL WATER DISTRICT
AND
ANNEXATION TO METROPOLITAN WATER DISTRICT**

LAFCO NO. 98-11-1

Tract 28333 - Murrieta Water District

That portion of Lot 209 of the Temecula Land and Water Company as shown by map on file Book 8 of Maps at Page 359 thereof, Records of San Diego County, California, and all of Parcel 1 of Parcel Map 5730 as shown by map on file in Book 12 of Parcel Maps at Page 31 thereof, Records of Riverside County, California, being more particularly described as follows:

Beginning at the intersection of the centerline of Washington Avenue with the Northwestern line of the Temecula Rancho as shown by Record of Survey on file in Book 42 at Page 82 thereof, Records of Riverside County, California;

Thence N.48°50'40"E. along the Northwestern line of said Temecula Rancho, a distance of 196.95 feet to the Rancho La Laguna Ranch line, also being the Westerly line of Fractional Section 7, Township 7 South, Range 3 West, S.B.M.;

Thence N.49°40'00"E. continuing along the Northwestern line of said Temecula Rancho, a distance of 1937.64 feet to the most Northerly corner of Parcel 1 of said Record of Survey, also being the most Westerly corner of Amended Parcel Map 11081 as shown by map on file in Book 75 of Parcel Maps at Page 13 thereof, Records of Riverside County, California;

Thence S.42°53'40"E. along the Northeasterly line of Parcel 1 of said Record of Survey, a distance of 1626.36 feet to the most Easterly corner thereof, also being the most Northerly corner of Parcel Map 7597 as shown by map on file in Book 30 of Parcel Maps at Page 33 thereof, Records of Riverside County, California;

Thence S.46°54'10"W. along the Northwestern line of said Parcel Map 7597, a distance of 784.65 feet to the most Westerly corner thereof;

Thence S.43°02'24"E. along the Southwesterly line of said Parcel Map 7597, also being the centerline of Adams Avenue, a distance of 658.99 feet to the most Southerly corner of said Parcel Map 7597;

Thence S.46°54'10"W., a distance of 664.17 feet to the Northeasterly line of said Parcel Map 5730;

Thence N.43°01'30"W. along said Northeasterly line, a distance of 328.99 feet to the most Eastory corner of Parcel 1 of said Parcel Map 5730;

Thence S.46°54'10"W. along the Southeasterly line of said Parcel 1 and its Southwesterly prolongation thereof, a distance of 700.00 feet to the centerline of said Washington Avenue;

Thence N.43°01'30"W. along the centerline of said Washington Avenue, a distance of 2056.45 feet to the Point of Beginning.

The above described parcel of land contains 97.41 acres, more or less.

CANTY ENGINEERING GROUP, INC.
Prepared under the supervision of:

John W. Canty 6/29/98
John W. Canty R.C.E. 17550 Date



Eng. Division
May 14, 1999

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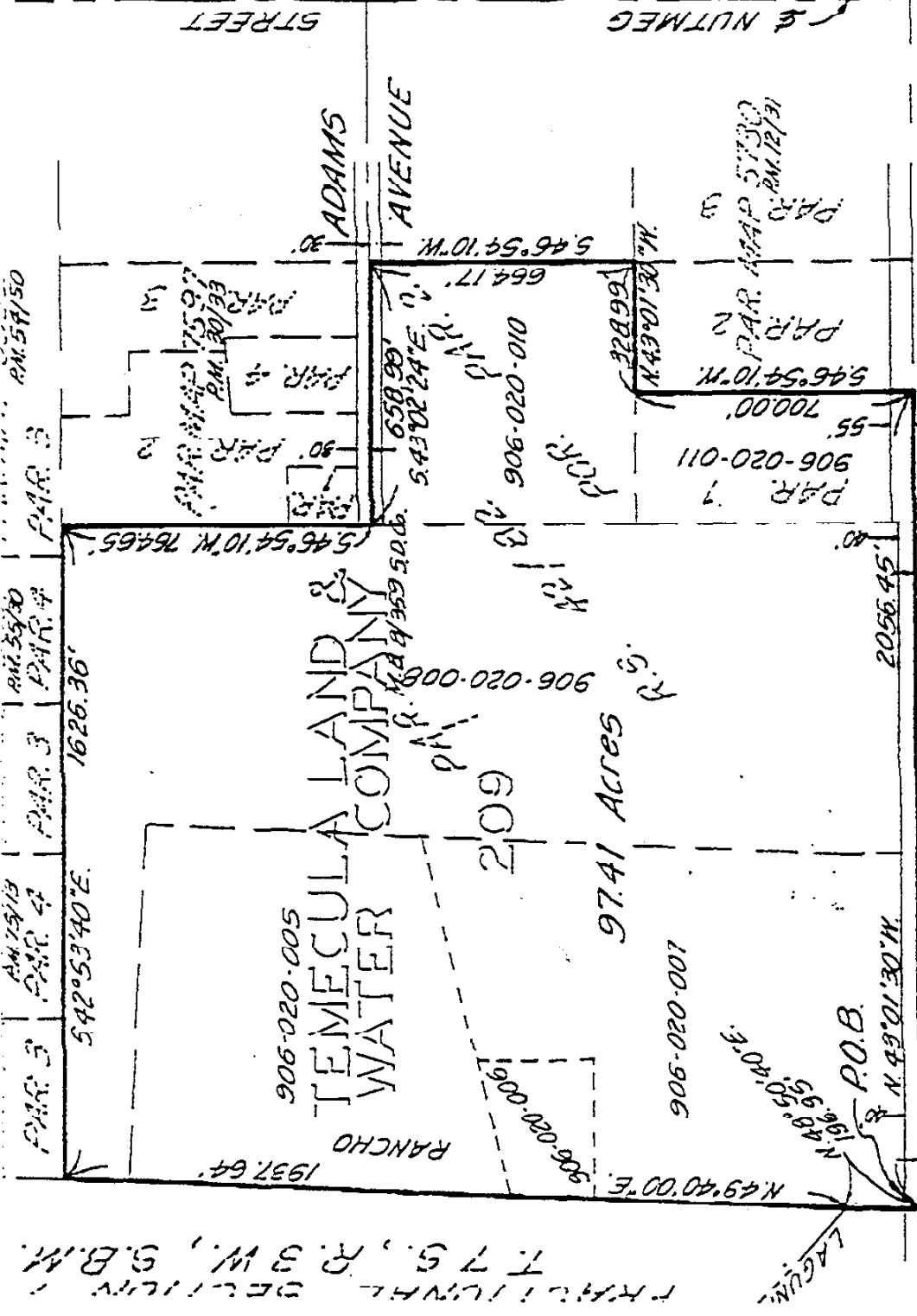
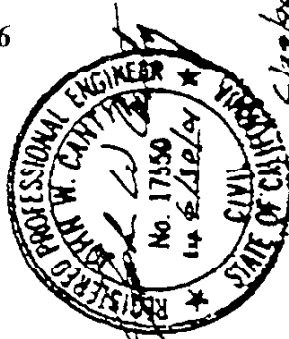
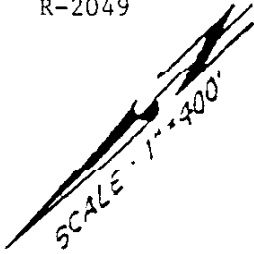
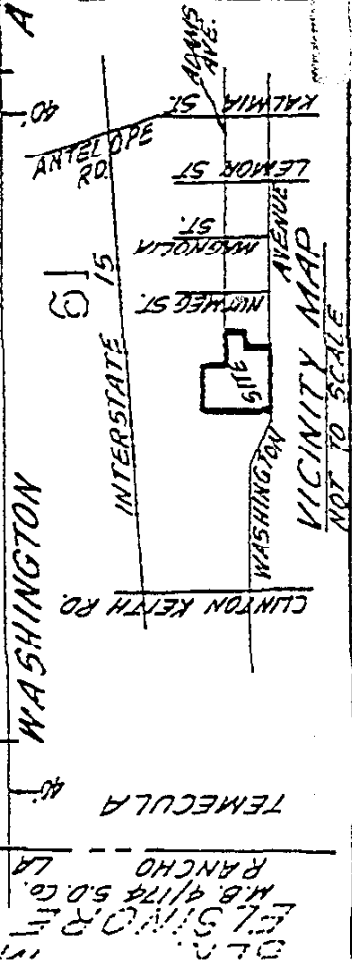


EXHIBIT "A"

REORGANIZATION TO INCLUDE CONCURRENT ANNEXATION OF THE 38th FRINGE TO W.M.W.D. AND ANNEXATION TO M.W.D. LAFCO NO. 98-11-1 BEING A PORTION OF LOT 209 OF TEMECULA LAND AND WATER COMPANY PER M.B. 8/355 RECORDS OF SAN DIEGO CO., CA.; AND ALL OF PARCEL 1 OF PARCEL MAP 5730 PER P.M. 12/31 RECORDS OF RIVERSIDE CO., CA.



FRATILUNAL DELIVERY T 7 S, R 3 W, S.B.M.

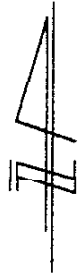
CLINTON KETH RD
WASHINGTON AVENUE
MAGNOLIA ST
LEMOOR ST
KALMIA ST
ADAMS AVE
INTERSTATE 15
TEMECULA RANCHO
M.B. 8/178 50 CO.

SPHERE OF INFLUENCE
EXHIBIT "D"

Eng. Division
May 14, 1999

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PROPOSED 38TH FRINGE
ANNEXATION SITE



SCALE: N.T.S.

WESTERN MWD
SPHERE OF INFLUENCE

EASTERN MWD
SPHERE OF INFLUENCE

MURRIETA
COUNTY
WATER
DISTRICT

WESTERN MWD
SPHERE OF INFLUENCE

38TH FRINGE AREA TO
WESTERN MUNICIPAL WATER DISTRICT

DATE: 6/23/98

PREPARED BY: K.DOUGLASS

DRAWN BY: P.DIAZ



Exhibit E

**The following 6 pages are attachments to
Board Letter Item 8-6**

Local Agency Formation Commission

County of Riverside

RESOLUTION NO. 27-98

APPROVING THE PROPOSED REORGANIZATION
TO INCLUDE CONCURRENT ANNEXATIONS
TO WESTERN MUNICIPAL WATER DISTRICT
OF THE 38TH FRINGE AND THE METROPOLITAN
WATER DISTRICT OF SOUTHERN CALIFORNIA

LAFCO NO. 98-11-1

BE IT RESOLVED AND DETERMINED by the Local Agency Formation Commission in regular session assembled on July 30, 1998, that the Reorganization to Include Concurrent Annexations to Western Municipal Water District of the 38th Fringe and the Metropolitan Water District of Southern California, consisting of approximately 97.41 acres, generally located southwest of Jefferson Avenue, northeast of Washington Avenue and northwest of Nutmeg Street as more particularly described in Exhibit "A", attached hereto and made a part hereof, is approved.

BE IT FURTHER RESOLVED, DETERMINED AND FOUND that:

1. Commission proceedings were commenced by application of Fiesta Development Inc., sole landowners.

2. The proposal has the consent of 100 percent of the affected landowners.

3. The annexation is proposed to provide imported water services by the Western Municipal Water District and the Metropolitan Water District.

4. The distinctive short form designation of the

1 proposed annexation is LAFCO No. 98-11-1-Reorganization to
2 Include Concurrent Annexations to Western Municipal Water
3 District of the 38th Fringe and the Metropolitan Water District
4 of Southern California.

5 5. The annexation is exempt from the California
6 Environmental Quality Act Guidelines pursuant to CEQA
7 Guidelines Section 15061(b)(3), as it can be seen with
8 certainty that the proposal in question will not have a
9 significant effect on the environment.

10 6. The boundaries of the territory as set forth in
11 Exhibit "A", attached hereto and incorporated herein by this
12 reference have been approved.

13 7. The territory to be annexed is uninhabited,
14 there being fewer than 12 registered voters residing therein.

15 8. The proposed annexation is consistent with the
16 sphere of influence of Western Municipal Water District and the
17 spheres of influence of all other local agencies.


18 10. western municipal water District is designated
19 conducting authority and is authorized to proceed without
20 notice, hearing or election.

21 11. The Executive Officer is directed to transmit a
22 certified copy of this resolution to the above-designated

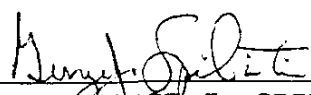
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conducting authority, to the chief petitioners, if different from the conducting authority, and to each subject agency.



MARION V. ASHLEY, Chair

I certify the above resolution was passed and adopted by the Local Agency Formation Commission of Riverside County on July 30, 1998.


GEORGE J. SPILIOTIS
Executive Officer

FORM APPROVED
COUNTY COUNSEL

AUG 04 1998

BY 
RIVERSIDE COUNTY COUNSEL



Canty Engineering Group, Inc.
CIVIL ENGINEERING PLANNING SURVEYING

June 25, 1998

W.O. 1054-002

EXHIBIT "A"

**REORGANIZATION TO INCLUDE CONCURRENT
ANNEXATION OF THE 38TH FRINGE TO WESTERN MUNICIPAL WATER DISTRICT
AND
ANNEXATION TO METROPOLITAN WATER DISTRICT**

LAFCO NO. 98-11-1

Tract 28333 -- Murrieta Water District

That portion of Lot 209 of the Temecula Land and Water Company as shown by map on file Book 8 of Maps at Page 359 thereof, Records of San Diego County, California, and all of Parcel 1 of Parcel Map 5730 as shown by map on file in Book 12 of Parcel Maps at Page 31 thereof, Records of Riverside County, California, being more particularly described as follows:

Beginning at the intersection of the centerline of Washington Avenue with the Northwesterly line of the Temecula Rancho as shown by Record of Survey on file in Book 42 at Page 82 thereof, Records of Riverside County, California;

Thence N.48°50'40"E. along the Northwesterly line of said Temecula Rancho, a distance of 196.95 feet to the Rancho La Laguna Ranch line, also being the Westerly line of Fractional Section 7, Township 7 South, Range 3 West, S.B.M.;

Thence N.49°40'00"E. continuing along the Northwesterly line of said Temecula Rancho, a distance of 1937.64 feet to the most Northerly corner of Parcel 1 of said Record of Survey, also being the most Westerly corner of Amended Parcel Map 11081 as shown by map on file in Book 75 of Parcel Maps at Page 13 thereof, Records of Riverside County, California;

Thence S.42°53'40"E. along the Northeasterly line of Parcel 1 of said Record of Survey, a distance of 1626.36 feet to the most Easterly corner thereof, also being the most Northerly corner of Parcel Map 7597 as shown by map on file in Book 30 of Parcel Maps at Page 33 thereof, Records of Riverside County, California;

Thence S.46°54'10"W. along the Northwesterly line of said Parcel Map 7597, a distance of 764.65 feet to the most Westerly corner thereof;

Thence S.43°02'24"E. along the Southwesterly line of said Parcel Map 7597, also being the centerline of Adams Avenue, a distance of 658.99 feet to the most Southerly corner of said Parcel Map 7597;

Thence S.46°54'10"W., a distance of 664.17 feet to the Northeasterly line of said Parcel Map 5730;

Page 2
LAFCO NO. 98-11-1

Thence N.43°01'30"W. along said Northeasterly line, a distance of 328.99 feet to the most Easterly corner of Parcel 1 of said Parcel Map 5730;

Thence S.46°54'10"W. along the Southeasterly line of said Parcel 1 and its Southwesterly prolongation thereof, a distance of 700.00 feet to the centerline of said Washington Avenue,

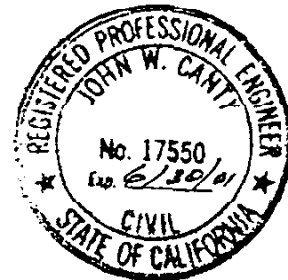
Thence N.43°01'30"W. along the centerline of said Washington Avenue, a distance of 2056.45 feet to the Point of Beginning.

The above described parcel of land contains 97.41 acres, more or less.

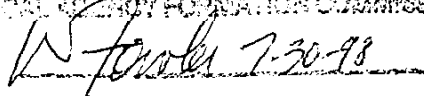
CANTY ENGINEERING GROUP, INC.

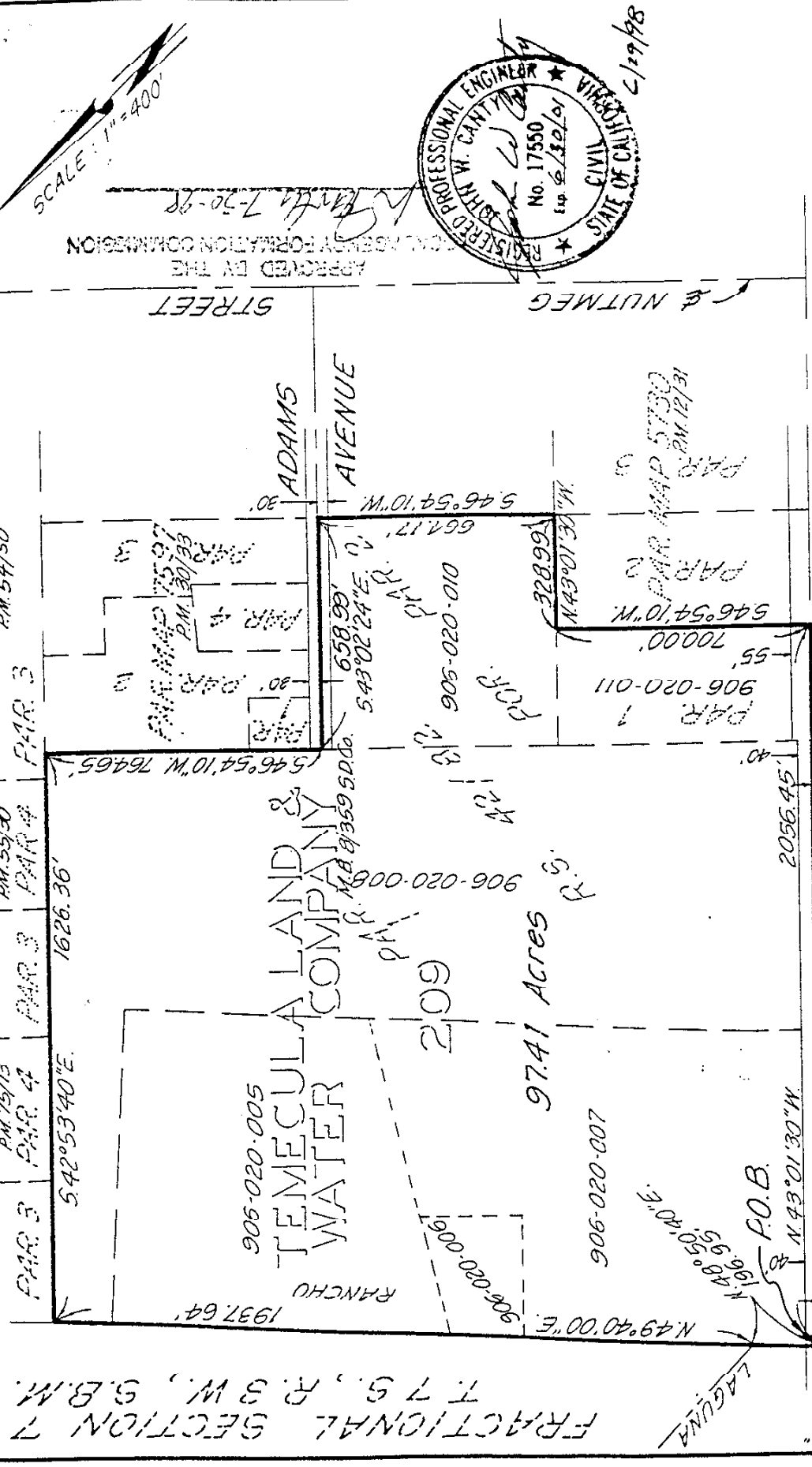
Prepared under the supervision of:


John W. Canty R.C.E. 17550 Date 6/29/98



APPROVED BY THE
LOCAL GOVERNMENT FORMATION COMMISSION

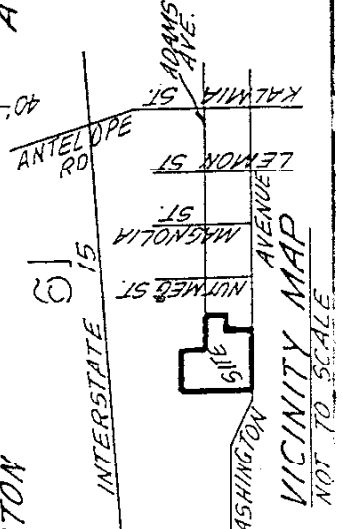

W. Fowler 7-30-98



APPROVED BY THE
 PROFESSIONAL ENGINEERING BOARD
 CIVIL ENGINEERING
 No. 17550
 Exp. 6/30/01
 STATE OF CALIFORNIA
 C/1998

EXHIBIT "A"

REORGANIZATION TO INCLUDE CONCURRENT ANNEXATION OF THE 38th FRINGE TO W.M.W.D. AND ANNEXATION TO M.W.D. LAFCO NO. 98-11-1 BEING A PORTION OF LOT 209 OF TEMECULA LAND AND WATER COMPANY PER M.B. 8/359 RECORDS OF SAN DIEGO CO., CA.; AND ALL OF PARCEL 1 OF PARCEL MAP 5730 PER P.M. 12/31 RECORDS OF RIVERSIDE CO., CA.



FRACTIONAL SECTION 7
 T 7 S, R 3 W, S 8 M.

BLK. ELSINORE
 LA RANCHO
 M.B. 4174 50 C.A.

Exhibit F

**The following page is an attachment to
Board Letter Item 8-6**

