

- **Board of Directors**  
**Executive Committee**

May 22, 2001 Committee Meeting

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**Subject**

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Grant conditional approval for annexation of 71<sup>st</sup> Fringe Area to Eastern Municipal Water District and Metropolitan, and adopt resolution of intention to impose water standby charges

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**Description**

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The Eastern Municipal Water District (Eastern) requests conditional approval for annexation of the 71<sup>st</sup> Fringe Area, concurrently to Eastern and The Metropolitan Water District of Southern California (Metropolitan). The development plan for the uninhabited 34.1-acre territory in the city of Murrieta is for industrial uses. Prior to completion of the annexation, Eastern will pay in full a fee of \$117,104, if completed prior to December 31, 2001. The projected annual water demand on Metropolitan is approximately 24.6 acre-feet per year. Eastern also requests that Metropolitan impose water standby charges within the proposed annexing territory.

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**Policy**

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Territory may be annexed to Metropolitan upon terms and conditions fixed by the Board and in accordance with Chapter 1, Article 1, Sections 350 through 356 of Metropolitan's Act and Division III of its Administrative Code.

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**CEQA**

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This proposed action for conditional approval is not subject to the provisions of the California Environmental Quality Act (CEQA). Prior to formal approval and establishing Metropolitan's terms and conditions for Annexation No. 71 from the Board, CEQA documentation will be prepared and processed in accordance with CEQA and the State CEQA Guidelines. As a responsible agency, the Board will then review and consider the CEQA documentation before taking action.

Option #1: CEQA determination

Determine that the proposed action for conditional approval is not defined as a project under CEQA because it involves the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment (Section 15378 (b)(4) of the State CEQA Guidelines). In addition, where it can be seen with certainty that there are no proposed actions where the activity in question may have a significant effect on the environment, the proposed action is not subject to CEQA (Section 15061 (b)(3) of the State CEQA Guidelines).

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**Board Options/Fiscal Impacts**

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**Option #1:** Adopt the CEQA determination and

- Grant conditional approval, as defined in the Metropolitan Water District Administrative Code Section 3100(b), for annexation of the 71<sup>st</sup> Fringe Area, concurrently to Eastern and Metropolitan; conditioned upon receipt in full of annexation fee of \$117,104 to Metropolitan if subject annexation is completed by December 31, 2001, or if completed after said date, at the then current annexation charge rate ([Attachment 1](#));
- Approve Eastern's proposed 71<sup>st</sup> Fringe Area annexation Plan for Implementing Water Use Efficiency Guidelines ([Attachment 2](#)); and
- Adopt the resolution of intention to impose water standby charges within the proposed annexation territory, substantially in the form of [Attachment 3](#).

**Fiscal Impact:** Receipt of annexation fee (\$117,104) and water sales revenue from newly annexed territory.

**Option #2**

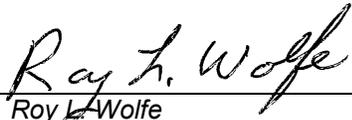
Decline 71<sup>st</sup> Fringe Area annexation.

**Fiscal Impact:** Unrealized annexation fees and water sales revenue from non-annexed territory.

**Staff Recommendation**

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Option #1

 Roy L. Wolfe Manager, Corporate Resources	<u>5/4/2001</u> Date
 Ronald R. Jester General Manager	<u>5/7/2001</u> Date

**Attachment 1 -- Detailed Report**

**Attachment 2 -- Plan for Implementing Water Use Efficiency Guidelines**

**Attachment 3 -- Resolution of Intention to Impose Water Standby Charge**

BLA #1063

## Detailed Report –71<sup>st</sup> Fringe Area Annexation

The Eastern Municipal Water District (Eastern) requested conditional (informal) approval for the 71<sup>st</sup> Fringe Area annexation concurrently to The Metropolitan Water District of Southern California (Metropolitan) and Eastern. The subject uninhabited annexation territory consists of a 34.1-acre parcel of land. Of the 34.1 gross acres, 1.66 acres are public right-of-way, leaving a net of 32.4 acres. The parcel, which is better shown on the attached map Exhibit A, is located on the northwest corner of Adams Avenue and Elm Street in the city of Murrieta. The annexation territory is currently owned by John F. Firestone and is zoned for general industrial. The owner plans to develop the land for industrial use, which is consistent with the City's Specific Plan. Development plans have not yet been submitted to the city of Murrieta for the project. The total estimated water demand for this project is 24.6 acre-feet per year, of which all will come from Metropolitan via a Rancho California Water District/Eastern/Metropolitan connection.

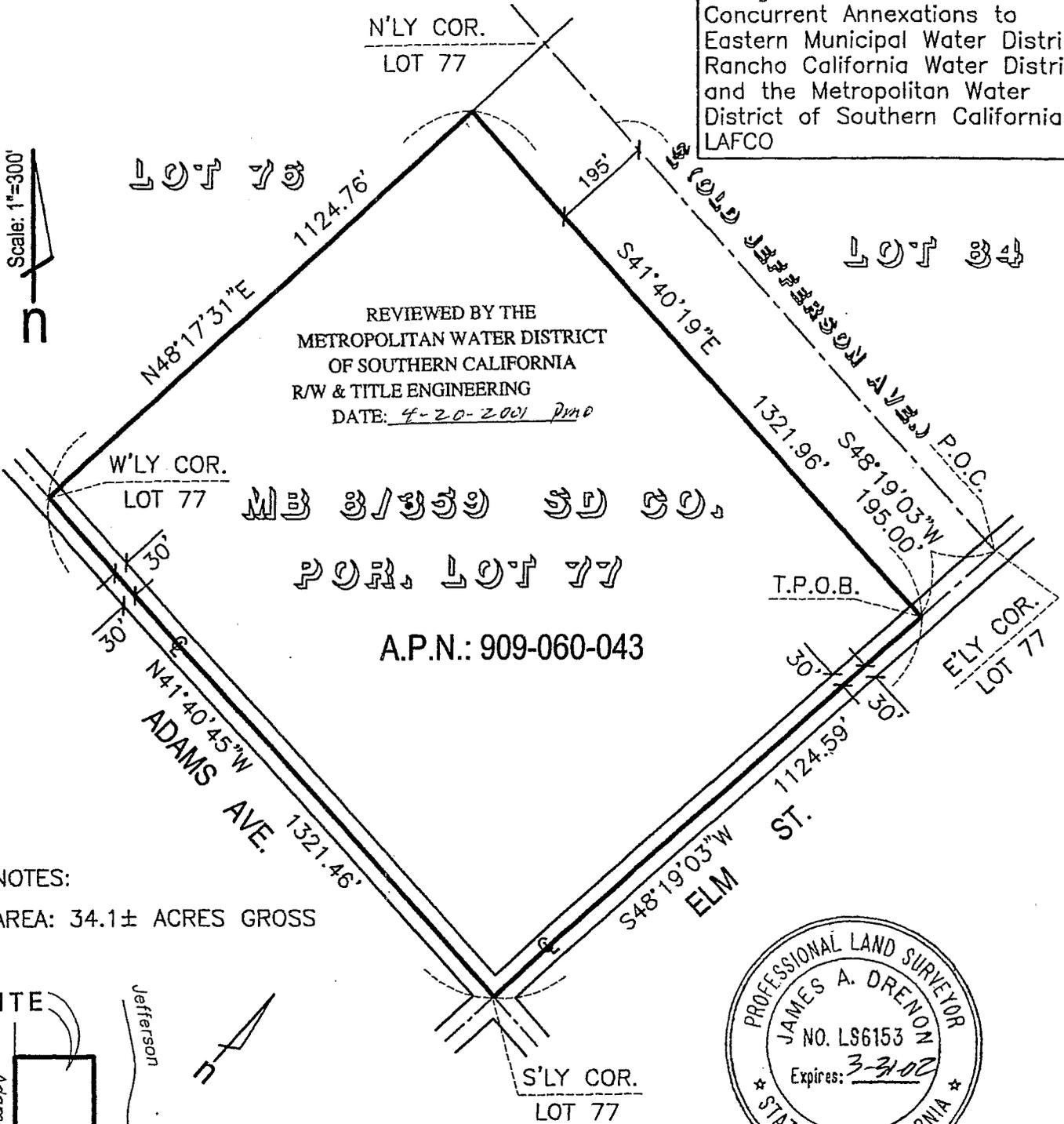
Pursuant to Section 3107 of Metropolitan's Administrative Code, Eastern has submitted an acceptable Plan for Implementing Water Use Efficiency Guidelines for this project (**Attachment 2**).

The annexation charge has been calculated pursuant to Section 3300 of Metropolitan's Administrative Code. Utilizing the current rate of \$3,460 per acre and the sum of \$5,000 for processing costs, the annexation charge is \$117,104, if completed by December 31, 2001. The \$5,000 processing charge has already been paid. If the annexation is completed after December 31, 2001, the annexation will be calculated based on the then current rate.

Completion of this annexation will be subject to such terms and conditions as may be fixed by the Board in granting formal consent to such annexation. Eastern has requested that Metropolitan impose water standby charges within the annexation territory at the rate of \$6.94 per acre or per parcel of less than one acre (the rate at which water standby charges are presently levied in other portions of Eastern). Under the requirements of Article XIII D of the California Constitution (Proposition 218), such charges must be treated as new assessments, subject to approval by the property owners in the area to be annexed through mailed ballot proceedings. **Attachment 3** is the form of resolution of intention to impose water standby charges, which if adopted by the Board, will authorize the Executive Secretary to mail notices to the property owners. The notices to property owners will include ballots which the property owners will be asked to mark and return. Ballots will be tabulated at a public hearing on the assessments scheduled to commence on August 21, 2001, and unless a majority of those ballots received from property owners (weighted according to the proportionate obligation of each property) protest the charges, imposition of the water standby charges in the annexed area may be considered by the Board concurrently with formal approval of annexation.

Reorganization to include Concurrent Annexations to Eastern Municipal Water District, Rancho California Water District and the Metropolitan Water District of Southern California. LAFCO

Scale: 1"=300'



REVIEWED BY THE  
METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA  
R/W & TITLE ENGINEERING  
DATE: 4-20-2001 P.M.D

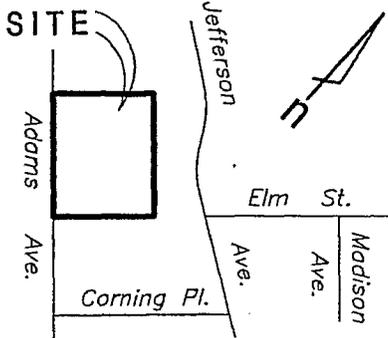
MB 8/359 SD CO.

POR. LOT 77

A.P.N.: 909-060-043

NOTES:

AREA: 34.1± ACRES GROSS



VICINITY MAP

Not To Scale



Date: 3/12/01

Note: This exhibit was prepared from a search of available records and not from a field survey.

**AVALON CONSULTANTS**

P.O. BOX 2497  
TEMECULA, CA 92593 909-719-3115

**EXHIBIT "A"**

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 2 OF 2

SCALE: 1"=300'

DRAWN BY: BJS DATE: 2/20/01

SUBJECT: PORTION OF LOT 77, MB 8, PAGE 359 SD CO.

## EXHIBIT "A"

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

A PORTION OF LOT 77 OF THE MURRIETA PORTION OF THE TEMECULA RANCHO,  
AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 359 OF MAPS, SAN DIEGO  
COUNTY RECORDS, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF (OLD JEFFERSON AVENUE)  
AND ELM STREET ALSO BEING THE MOST EASTERLY CORNER OF SAID LOT 77,  
THENCE S48°19'03"W 195.00 FEET ALONG THE CENTERLINE OF ELM STREET TO  
THE TRUE POINT OF BEGINNING;

THENCE, CONTINUING S48°19'03"W 1124.59 FEET ALONG SAID CENTERLINE OF  
ELM STREET TO THE MOST SOUTHERLY CORNER OF SAID LOT 77 ALSO BEING  
THE CENTERLINE INTERSECTION OF ELM STREET AND ADAMS AVENUE;

THENCE, N41°40'45"W 1321.46 FEET ALONG THE CENTERLINE OF ADAMS AVENUE  
TO THE MOST WESTERLY CORNER OF SAID LOT 77;

THENCE, N48°17'31"E 1124.76 FEET ALONG THE NORTHWESTERLY LINE OF SAID  
LOT 77 TO THE INTERSECTION WITH A LINE 195.00 FEET SOUTHWESTERLY OF  
AND PARALLEL WITH THE CENTERLINE OF (OLD JEFFERSON AVENUE);

THENCE, S41°40'19"E 1321.96 FEET ON SAID PARALLEL LINE TO THE  
TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS 34.1 ACRES, MORE OR LESS.

SEE PLAT ATTACHED HERETO AND MADE A PART HEREOF.

REVIEWED BY THE  
METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA  
R/W & TITLE ENGINEERING  
DATE: 4-20-2001 Dmo

