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## State Water Resources Control Board

### Division of Drinking Water

Sent via email: [ddibble@calruralwater.org](mailto:ddibble@calruralwater.org)

June 19, 2024

Dylan Dibble  
Associate Engineer  
Resource Development Unit  
California Rural Water Association  
1234 North Market Blvd.  
Sacramento, CA 95834

Dear Mr. Dibble:

**APPLICANT: PRIME SPACE SELF STORAGE**  
**SENATE BILL 1263 PRELIMINARY TECHNICAL REPORT REVIEW - COMPLETE**

The State Water Resources Control Board, Division of Drinking Water (Division) received a copy of the Preliminary Technical Report (Report), dated May 2024, prepared by Specialized Utilities Services Program (SUSP) for the proposed construction of the Prime Space Self Storage at the corner of Keller Road and Winchester Road (Highway 79) in French Valley, California. The Division reviewed the Report and finds it to be complete.

This indicates that the proponent of the proposed water system may move forward with submittal of full permit application materials, including but not limited to: (1) plans, specifications, and the engineering report required in Section 64552 of Title 22 of the California Code of Regulations; (2) bacteriological and chemical monitoring results; and (3) the complete technical, managerial, and financial (TMF) capacity assessment for new public water systems found on the following webpage: [https://www.waterboards.ca.gov/drinking\\_water/certlic/drinkingwater/TMF.html](https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/TMF.html). Other submittals may also be required depending on the details of the proposed water system. Please note that this letter does not imply approval of the water system. All application materials must first be submitted, reviewed, and approved by the Riverside County Department of Environmental Health prior to receiving a domestic water supply permit to operate a public water system.

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E. JOAQUIN ESQUIVEL, CHAIR | ERIC OPPENHEIMER, EXECUTIVE DIRECTOR

If you have any questions regarding this letter, please contact Manuel Delgado at (619) 525-4408 or [manuel.delgado@waterboards.ca.gov](mailto:manuel.delgado@waterboards.ca.gov).

Sincerely,

Chun Y. Huang, P.E.  
District Engineer

cc: County of Riverside, Department of Environmental Health (via email)

# TEMECULA VALLEY SELF STORAGE PROJECT

## Preliminary Technical Report

May 2024

Prepared by:  
Specialized Utilities Services Program



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## 1.0 APPLICANT GENERAL INFORMATION

Chakrabarty LLC is planning to construct a new privately owned public water system to provide water for their new storage and Recreational Vehicle (RV) facility located in Riverside County (Figure 1). The water system will be owned and operated by Chakrabarty LLC.

Specialized Utilities Services Program (SUSP) has been contracted by Chakrabarty LLC to prepare the Preliminary Technical Report (PTR) using data provided by Chakrabarty LLC, Lindley Fire, The Prizm Group, and DeTray Drilling. The completed Preliminary Technical Report Guidance form is attached in Appendix B. Proof of ownership is attached in Appendix C. Table 1 shows the applicant general information. This PTR is part of the new water system permit application to Division of Drinking Water (DDW).

*Table 1: Applicant General Information*

<b>Name of Applicant</b>	Chakrabarty, LLC – Dr. Milan Chakrabarty
<b>Phone number of applicant</b>	(951) 652-2252
<b>Email address of applicant</b>	<a href="mailto:mschakmd@hotmail.com">mschakmd@hotmail.com</a>
<b>Mailing address of applicant</b>	1003 E. Florida Avenue, Suite 101 Hemet, CA 92543
<b>Name of engineering consultant responsible for the project:</b>	SUSP Engineering
<b>Phone number of consultant</b>	(951) 652-2252
<b>Email of consultant</b>	nthomas@calruralwater.org
<b>Have you applied to be a public water system previously for this property?</b>	No
<b>Who is the legal owner of the property?</b>	Milan S. Chakrabarty

## 2.0 WATER SYSTEM INFORMATION

The proposed storage facility will have 894 storage units, 32 recreational vehicle parking spaces, and one office building. The proposed potable water system will be constructed on parcel number 476-010-060, (Figure 2). The parcel currently does not have an existing domestic water distribution system. The system will be classified Transient Non-Community (TNC) as confirmed by Riverside County and California's Division of Drinking

Water by email on October 4, 2023, attached in Appendix D. The system will operate under the jurisdiction of the County of Riverside Environmental Health Division (County), and DDW of the State Water Resources Control Board (SWRCB). The site is situated in a flat rural area south of Winchester, CA. The new facilities are to be constructed entirely on the parcel which is at the corner of Keller Road and State Highway 79.

## 2.1 Proposed Potable Water System

The proposed water system will have one connection, serving the office with up to four staff members. The new potable water system infrastructure will include a new community well, storage tank, booster pump, two hydropneumatic tanks, chlorine system, and distribution pipelines (Figure 3). No existing facilities nor structures will be included in the potable water system. The well will additionally supply the irrigation and fire protection systems. General information on the proposed water system is presented in Table 2. A conceptual level design and cost estimate for the proposed water system is provided in the following sections.

*Table 2: General Information on the Proposed Water System*

<b>County</b>	Riverside
<b>Assessor's Parcel Number</b>	476-010-060
<b>Number of connections</b>	1
<b>Number of people served</b>	4 office staff
<b>Days per year of operation</b>	365
<b>Source(s)</b>	Groundwater well
<b>Type of facilities served</b>	General Commercial
<b>Source water rights for surface water</b>	N/A
<b>Treatment requirements for the source water</b>	None

### 2.1.2 Water demand

Peak instantaneous demand is a conservative system value that theoretically may occur only for a few minutes at most, under rare circumstances. SUSP estimated the proposed new water system peak instantaneous demand at 21 gallons per minute (gpm). SUSP calculated the demand based on American Water Works Association (AWWA) and California Plumbing Code (CPC) standards. In the absence of any demand data, both standards use the fixture method, which calculates peak instantaneous demand based on the total fixture values. The number of fixtures were taken from the office plans provided by Chakrabarty LLC, attached in Appendix E. The office space is equipped with one kitchen faucet, two lavatory faucets, and two flush tank toilets. Although the two methods

yield similar results, SUSP used the more conservative estimate, 21 gpm from the CPC method, as the peak instantaneous demand for the proposed system. Demand calculations based on both methods are presented in the following subsections.

#### **2.1.2.a AWWA Fixture Demand**

Fixture demands were calculated by methods from AWWA Manual 22 for estimating the peak instantaneous demand for domestic use from total plumbing fixtures and appliances. These estimates are used to size plumbing on individual sites and within buildings and the pressure tank size. Based on the low demand quantities of the five fixtures served, the bottom curve of Figure 4.2 in AWWA M22 was used to estimate the water flow demand, resulting in 16 gpm. Per Table 4-1 of AWWA M22, and an assumed maximum working pressure of 80 psi (pounds per square inch) of the new pressure tank, an adjustment factor of 1.17 was included, resulting in an estimated peak instantaneous demand of 19 gpm.

#### **2.1.2.b CPC Fixture Demand**

Fixture demands were also calculated based on the CPC method for estimating the peak instantaneous demand for domestic use by plumbing fixtures. The total fixture value was compared with the demand graphs on Chart A 103.1(1) of the CPC. The second curve of the graph was used for flush tank toilet. Peak instantaneous demand was estimated to be 21 gpm.

#### **2.1.2.c Maximum Day and Peak Hour Demand**

The Maximum Day Demand (MDD) was estimated at 2.9 gpm. The water use of each fixture obtained from the California Green Building Standards Code (CGBSC) indoor water use guidelines, was multiplied by a calculated idealized maximum hour, which assumes all the facilities are being used at the same time and continually. That idealized hour was then added with an estimated 23 hour water usage for all staff members and all storage facility customers to obtain a conservative and realistic MDD. The maximum population was calculated as 1 person per self-storage unit, as indicated by the County on October 3, 2023 by email, attached in Attachment D. Peak Hour Demand (PHD) was conservatively estimated at 4.4 gpm, by multiplying the previously calculated MDD by a peaking factor of 1.5, per Title 22 of the California Code of Regulations (CCR). These are typical design considerations for a water system at this scale and are expected to meet demand under all conditions and ensure a reliable, safe water supply for the facility.

#### **2.1.3 Well**

The sole source for the new system will be a new public water supply (community) well, with a minimum sanitary seal depth of 50 feet, a minimum 50 foot setback from property lines, and a minimum 100 feet clearance from any sewer leach lines per Riverside County ordinance. The proposed new well will satisfy Title 22, 4 hour PHD and MDD source

capacity requirements. Per Section 64554 of Title 22, the new system is not required to have two sources as the proposed new storage tank will satisfy the MDD storage capacity requirement. The well will be drilled to an approximate depth of 260 feet, with a minimum 9 inch borehole, and 4.5 inch PVC casing. The sanitary seal will be constructed with cement grout or bentonite to a depth of 50 feet. The final depth of the well will be based upon geologic logging and testing during the drilling.

The well pump will fill the new proposed water system storage tank and fire storage tank and be designed to supply 10 gpm at 210 feet of Total Dynamic Head (TDH). The well pump will be controlled by a level sensor in the potable storage tank. The pump power will need to be confirmed based on pumping level as determined during drilling and well development. The cost estimate for the new well, pump, and appurtenances is included in Table 4.

The site currently has an existing domestic water supply well which will not be connected to the new water system. The existing well will not be used as an additional source to the system as it does not comply with the County required 50 foot boundary setback and lacks the State required 50 foot sanitary seal. The existing well has a boring depth of 210 feet and a capacity of 70 gpm.

#### **2.1.4 Water Treatment**

The water from the existing domestic well was tested for quality in May 2020 by Babcock Laboratories. The results show no contaminant levels above any of the Maximum Contaminant Limits (MCLs). The results did show a presence of Total Coliform but an absence of E. Coli. Based on the water quality results from the existing well on the parcel, the new well is expected to have acceptable water quality and therefore would not require treatment. However, chlorine disinfection will be included in the new system. Appropriate treatment will be provided if any contaminants are found in the new well and the permit application will be modified accordingly.

#### **2.1.5 Water Storage**

A new 5,000 gallon storage tank will provide MDD storage for the potable water system and supply the irrigation system. A bypass system will supply the proposed potable and irrigation water systems when the new storage tank is taken offline for maintenance or repair. The proposed well pump and booster pumps will supply the potable and irrigation systems during times when the main tank is offline. Isolation valves will separate the tank from the rest of the distribution system.

#### **2.1.6 Distribution System**

Downstream of the wellhead, a flow meter will be installed per Title 22. A check valve will be installed downstream of the flow meter and upstream of the chlorine injection point.

The chlorine pump will inject chlorine into the pipe to the storage tank at a steady rate calibrated to the well pumping rate. Chlorine addition will be for the water flowing to the potable storage tank only (Figure 4). An enclosure will store the liquid chlorine tank (approximately two gallons) and a dosing pump. The chlorine pump will run whenever the well pump runs and can be shut off when filling the fire storage tank to save chlorine.

The storage tank will supply the booster pump which will fill the hydropneumatic tanks and supply the system. The booster pump will be sized to supply 15 gpm at 150 feet TDH, enough for MDD and irrigation demands concurrently, and cover a range of 104 to 150 feet of TDH. The hydropneumatic tanks will buffer the distribution system with a pressure range of 45 to 65 psi. Two 120 gallon hydropneumatic tanks will provide 58 gallons of operational storage and prevent the booster pump from short cycling. The hydropneumatic tanks will supply up to 2.5 minutes of peak instantaneous demand and cover 20 minutes of MDD. The booster pump will run off of a pressure switch located on the discharge side of the pumps. The hydropneumatics tank low pressure range setpoint will ensure a minimum of 40 psi is supplied at the entrance of the office building.

The distribution line is approximated to be 500 feet in length, constructed of 1 1/2 inch, Schedule 80, PVC, from the hydropneumatic tanks to the point of connection at buildings and other demand locations (Figure 3). This line will supply water to the potable system and irrigation system, isolation valves will be located at building entrances and approximately every 500 feet along the distribution lines. All above ground piping will be steel or galvanized steel. The irrigation system will need to branch off through a backflow preventer wherever it is connected to permit connection to other sources like the existing well on the property. Local hose bibbs for domestic use may be installed around the property and connected directly to the distribution system.

Two backflow preventers are expected to be installed, one on a tee at the wellhead leading to the fire storage tank, and the other on a tee downstream of booster pump leading to the irrigation line(s) (Figure 3 and 4). The backflow preventers ensure no contamination will enter the potable water system.

## **2.2 Irrigation Water System**

The potable water system is designed to supply 10 gpm for the irrigation of 36,000 square feet of onsite landscaped area. The irrigation line approximately following the street perimeter on Winchester and Keller Road is about 1,500 feet in length. The irrigation line will have water pressurize in a range of 35 to 55 psi, measured downstream of the backflow preventer. The existing well could serve as a backup source for the irrigation system, connecting to the irrigation line downstream of the backflow preventer. Where the irrigation will only be supplied by the potable system a backflow preventer is not required unless a pressure boosting pump will be used for the irrigation system.

## **2.3 Wastewater Treatment System**

The wastewater treatment design has been provided by Chakrabarty LLC. An onsite septic tank, treatment unit, and drip leach field will be used to treat the new facilities waste. A wastewater treatment system study was conducted by Earth Strata Geotechnical Services Inc. for the proposed site.

## **2.4 Fire Protection System**

The fire protection system was designed by Lindley Fire. The fire protection system will be supplied by the new community well and require a separate 68,178 gallon storage tank per NFPA 1142. A fire booster pump station will deliver 650 gpm to the fire hydrants and sprinkler systems through separate, dedicated fire distribution lines at the site, attached in Appendix F. The fire protection system is to be dedicated solely for firefighting purposes.

## **3.0 CONSOLIDATION FEASIBILITY STUDY**

The System Area Boundary Layer (SABL) Look-up Tool from the SWRCB was used to look up existing community water systems near the new storage facilities proposed water system site. The proposed storage facility is within Eastern Municipal Water District's (EMWD) service area (Figure 5). No other existing water systems are within a three mile radius of the proposed system. The proposed water system is not in the County Local Area Formation Commission's (LAFCO) service area boundary and not within the jurisdiction of the Santa Margarita Watermaster, confirmed by email by the County on October 17, 2023, attached in Appendix D.

### **3.1 Connection to Eastern Municipal Water District**

EMWD is registered with SWRCB as system number CA3310009 and provides potable water to a large portion of western Riverside County, close to 900,000 people. The closest connection points were considered and the most feasible were analyzed (Figure 6). The eastern connection point is the closest and most feasible, located at the corner of Koon Street and McColery Road, approximately 2,340 feet to an 8 inch main. An 8 inch pipe will go along Koon Street, up McColery Road and down Keller Road through highway 79.

EMWD was contacted to explore the feasibility of supplying water for the new storage facility. SUSP contacted Mirella Lopez, EMWD's Development Services Department, by phone on February 5, 2024, to discuss possible consolidation options. Chakrabarty LLC will need to pay for the connecting pipeline as this would be a commercial meter connection. EMWD provided the necessary data for SUSP engineers to conduct a technical analysis of the connection, attached in Appendix G. Water pressure at both these locations is assumed to be between 40 to 80 psi. EMWD would have to confirm with a static pressure test, which is not an option at this time. The elevation difference at

these locations is about 20 feet so there would be no need for a booster pump station for this connection.

### **3.2 Managerial Consolidation**

The PTR Guidance requires that where physically connecting to another water system appears unfeasible, the applicant must submit a discussion of all actions taken to pursue a contract for managerial consolidation. Physical consolidation is feasible for this project and was presented in the previous section precluding the need to consider managerial consolidation.

## **4.0 COST ESTIMATE**

Project costs were estimated for both the consolidation and independent water system alternatives. The budgetary estimates are based on conceptual level designs and include primary aspects of the project including design, materials, and construction. SUSP Engineering, regularly provides cost estimates for water works projects in California from conceptual level through engineer's estimates for public capital project bidding documents on all types of water and wastewater facilities. The budgetary construction cost opinions presented here were prepared with the standard duty of care typical to similar capital projects at this stage of design and reviewed by a CA licensed professional engineer.

A cost comparison between the initial construction costs plus 20 years of operation and maintenance (O&M) costs for each alternative is presented below. Both alternatives include the potable distribution pipelines, but do not include the dedicated fire protection pipelines, hydrants, and sprinklers.

### **4.1 EMWD Consolidated System Project Cost**

The cost to construct the consolidated system project is estimated to be \$1,692,000. A breakdown of the cost is presented in Table 3 below. The cost includes a 8 inch pipeline from EMWD connection point and a 4 inch commercial meter. The fire and potable storage tanks, fire and potable booster pumps, and hydropneumatics tanks were not included as the EMWD distribution system will provide the necessary fire suppression and potable pressure as well as source capacity. The irrigation system was not included in the calculations below, as this is not part of the potable supply system. The estimate below includes the horizontal directional drilling necessary to cross State Highway 79. The estimate includes a 50 percent contingency to cover unknowns typical at a conceptual level of design. The connection fee would be negotiated based on the current EMWD connection fee rate and the proportionate number of connections represented by the new storage facility. Current rate information is attached in Appendix G. The cost of the new pipeline easements are omitted for simplicity in this analysis.



*Table 3: Estimated Cost for Consolidation with EMWD System*

Item	Quantity	Unit	Unit Cost	Cost
Mobilization / Demobilization	10%	LS	-	\$96,000
Valves, Flow Meter, and Appurtenances	1	LS	\$17,000	\$17,000
Highway Jack and Bore	160	LF	\$940	\$150,000
8 inch Connecting Pipeline	2,400 <sup>1</sup>	LF	\$115	\$276,000
1 ½ inch Distribution Pipeline	500 <sup>1</sup>	LF	\$40	\$20,000
Testing and Startup	1	LS	\$5,000	\$5,000
Design, Documentation, and Fees	1	LS	\$101,000	\$102,000
EMWD connection fees	1	LS	\$386,000	\$386,000
Engineering Services During Construction	1	LS	\$63,000	\$76,000
<b>Subtotal Estimated Cost</b>				\$1,128,000
<b>50% Contingency</b>				\$564,000
<b>Total Estimated Cost</b>				<b>\$1,692,000</b>

1 – Approximate length, may change based on field conditions

## 4.2 New Independent System Project Cost

The cost to construct the independent water system project is estimated to be \$749,000. A breakdown of the cost is presented in Table 4. The new community well, fire and potable water storage tanks, fire and potable booster pumps, two backflow preventers, and two hydropneumatic tanks were included in the cost estimate below. The irrigation system was not included in the calculations below, as this is not part of the potable supply system. The estimate includes a 50 percent contingency to cover unknowns typical at a conceptual level of design.

*Table 4: Estimated Cost of Proposed New Public Water System*

Item	Quantity	Unit	Unit Cost	Cost
Mobilization / Demobilization	10%	LS	-	\$43,000
New Community Well	1	LS	\$76,000	\$76,000
68,000 Gallon Fire Storage Tank	1	LS	\$119,000	\$119,000
Fire Booster Pump Station	1	LS	\$77,000	\$77,000
5,000 Gallon Potable Storage Tank	1	LS	\$17,000	\$17,000
Potable Booster Pump Station	1	LS	\$14,000	\$14,000

120 Gallon Pressure Tanks	2	EA	\$4,500	\$9,000
1 ½ inch Distribution Pipeline	500 <sup>1</sup>	LF	\$40	\$20,000
Valves, Flow Meter, and Appurtenances	1	LS	\$19,000	\$19,000
Electrical and Controls	1	LS	\$14,000	\$14,000
Testing and Start Up	1	LS	\$7,000	\$7,000
Design, Documentation, and Fees	1	LS	\$58,000	\$58,000
Engineering Services During Construction	1	LS	\$26,000	\$26,000
<b>Subtotal Estimated Cost</b>				<b>\$499,000</b>
<b>50% Contingency</b>				<b>\$250,000</b>
<b>Total Estimated Cost</b>				<b>\$749,000</b>

1 – Approximate length, may change based on field conditions

### 4.3 Net Present Value Estimates

A net present value (NPV) for 20 years was calculated for each project alternative. An NPV is used to evaluate and compare options by estimating capital costs plus operation and maintenance costs of a project over the time period. NPVs take estimated costs to build the project plus discounted future operating expenses based on an assumed inflation rate. This estimate was calculated using a 4 percent per year discount rate to account for inflation. The purpose is to estimate a project's cost for construction and operation over time to compare total costs for more informed decision making. A conceptual level NPV for each alternative is included in Appendix H and summarized in Table 5 below.

*Table 5: Cost Comparison*

Alternative	Initial Cost	20 Year O&M	20 Year NPV
<b>New Independent System</b>	\$749,000	\$874,000	\$1,623,000
<b>Consolidation</b>	\$1,692,000	\$531,000	\$1,932,000

The independent system will require a Distribution Grade I operator. Due to the size of the system, it is expected the operator will need to be on site one day a week. The system will have to comply with annual maintenance labor, monitoring, sampling, testing, electrical systems maintenance, replacement costs of mechanical components, and compliance reporting.

Consolidation with EMWD system will require fewer personnel hours to operate and maintain than the new system. In addition to considering the proportional amounts for operation and maintenance, the water EMWD service fee and unit charges are added to net present value cost to the consolidation alternative. As of January 2024, EMWD water rate is \$3.90 per CCF (one hundred cubic feet) plus a monthly service charge of \$278, attached in Appendix G. Water rate analysis for the new system option is not necessary because the system will not be selling water to any customers and will only supply water to the office building. The annual operation and maintenance cost is estimated to be close to \$60,000 per year for the new system and over \$36,000 per year for consolidation with EMWD system.

#### **4.4 Recommended Project**

The recommended project is for Chakrabarty LLC to construct a new independent water system. The initial cost is estimated to be \$749,000 for the new system and \$1,692,000 for consolidation with EMWD system. The construction of the new well, storage tank, booster stations, and other infrastructure is less costly compared to connecting to an existing public water system both initially and over the 20 year analysis period. Taking into account the 20 year NPV, the cost for building a new system is more feasible. This concurs with the County's email sent on October 3, 2023, attached in Appendix D.

#### **5.0 WATER SYSTEM SUPPLY CAPACITY EVALUATION**

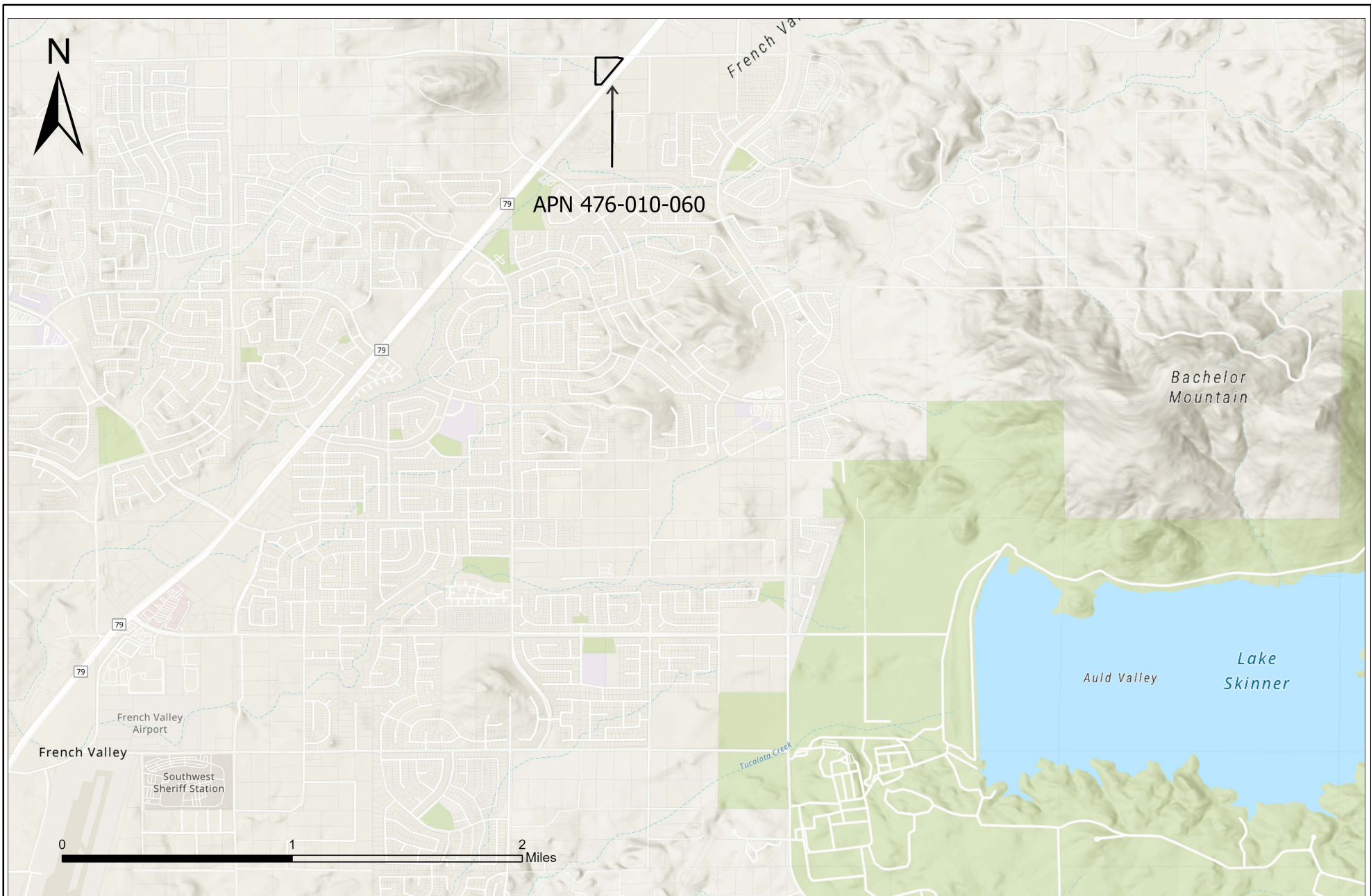
The proposed new potable system is a non-transit non-community water system and does not expect population growth in the next 20 years. Water system demand is likely to stay the same with slight variations due to storage facility customer demand. The water system is constructing a new community well which will have a design life of more than 50 years.

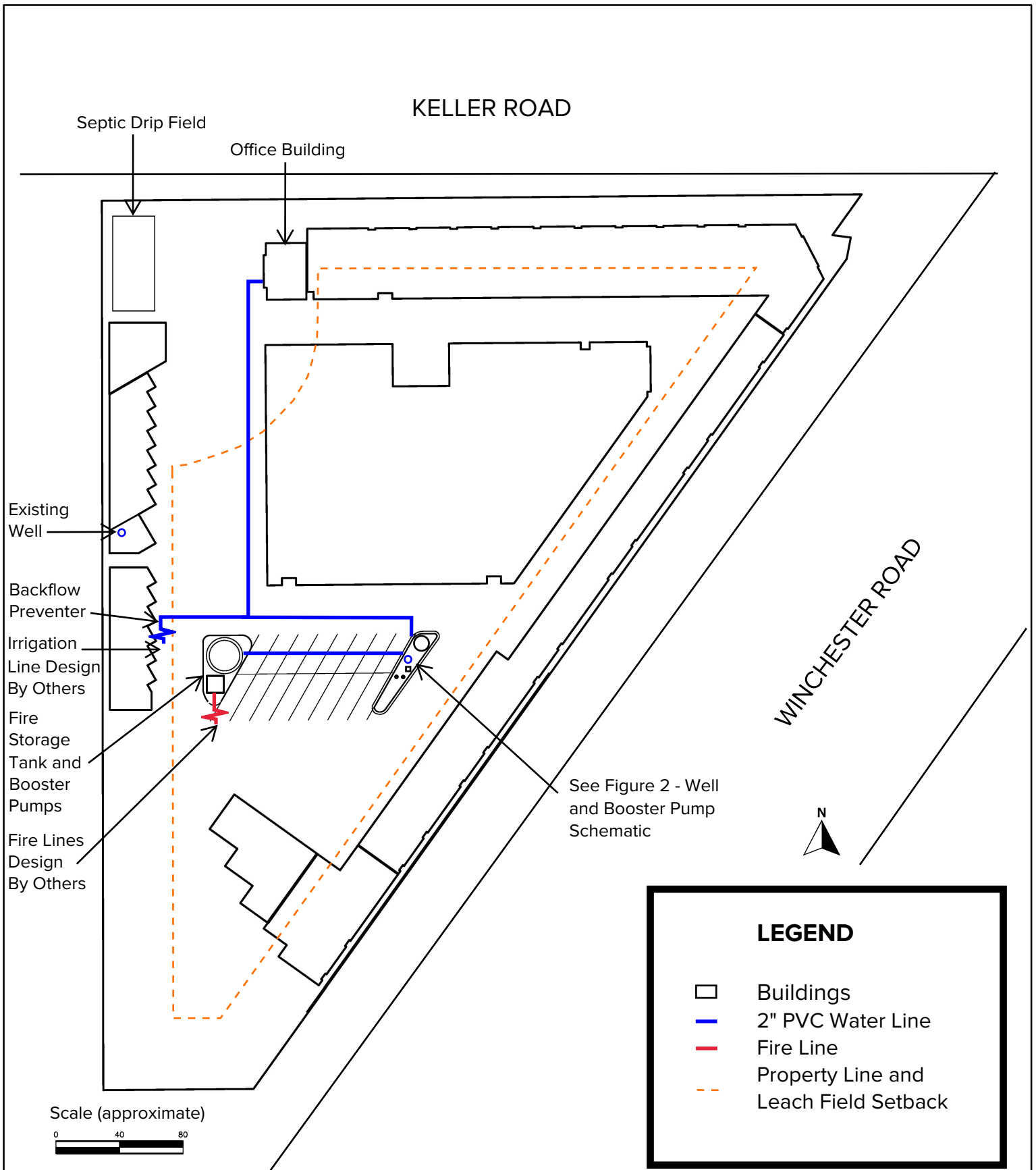
## Appendix A

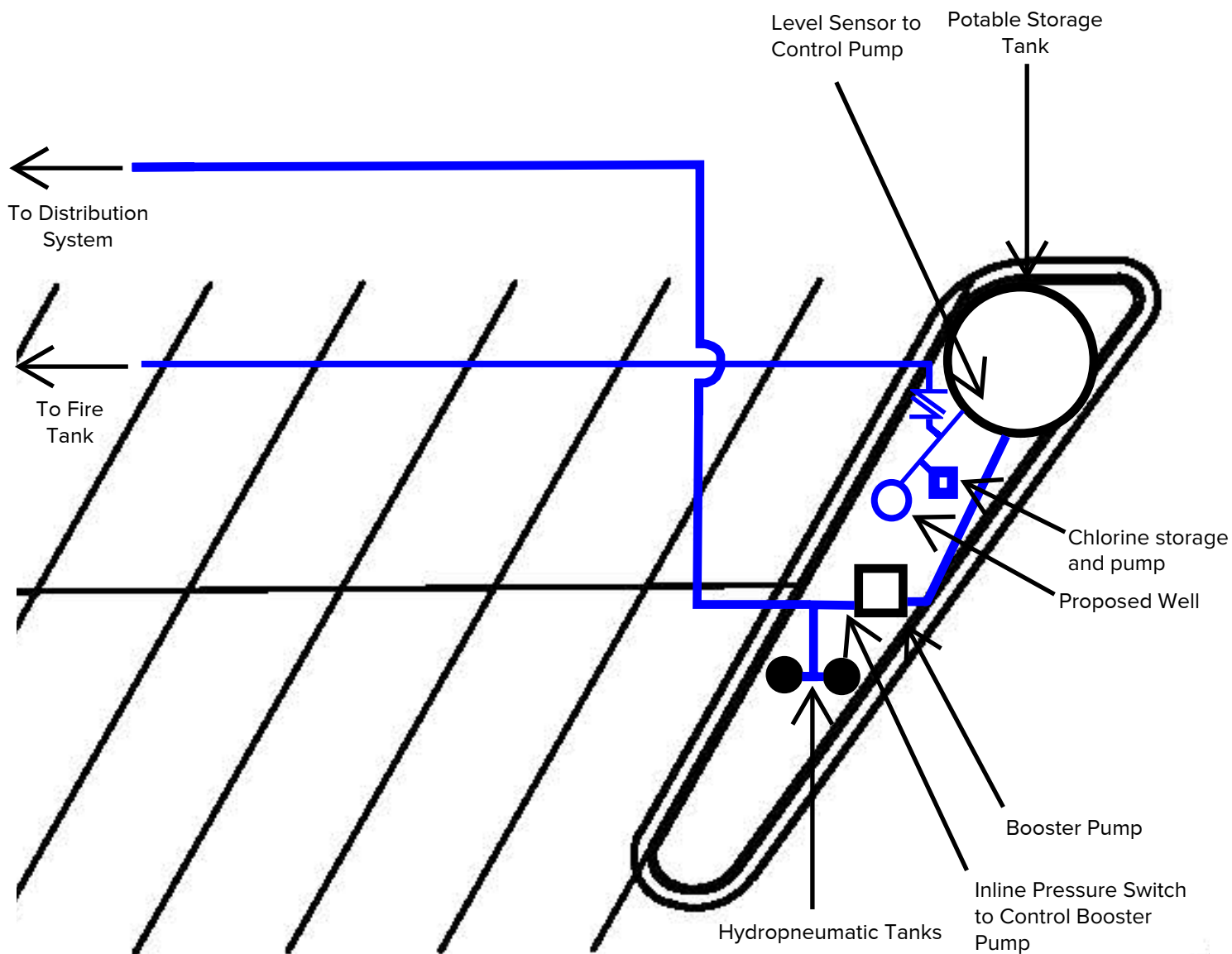
### Figures











### LEGEND

- 2" Water Line
- ≡ Backflow Preventer



Scale (approximate)



**SUSP**



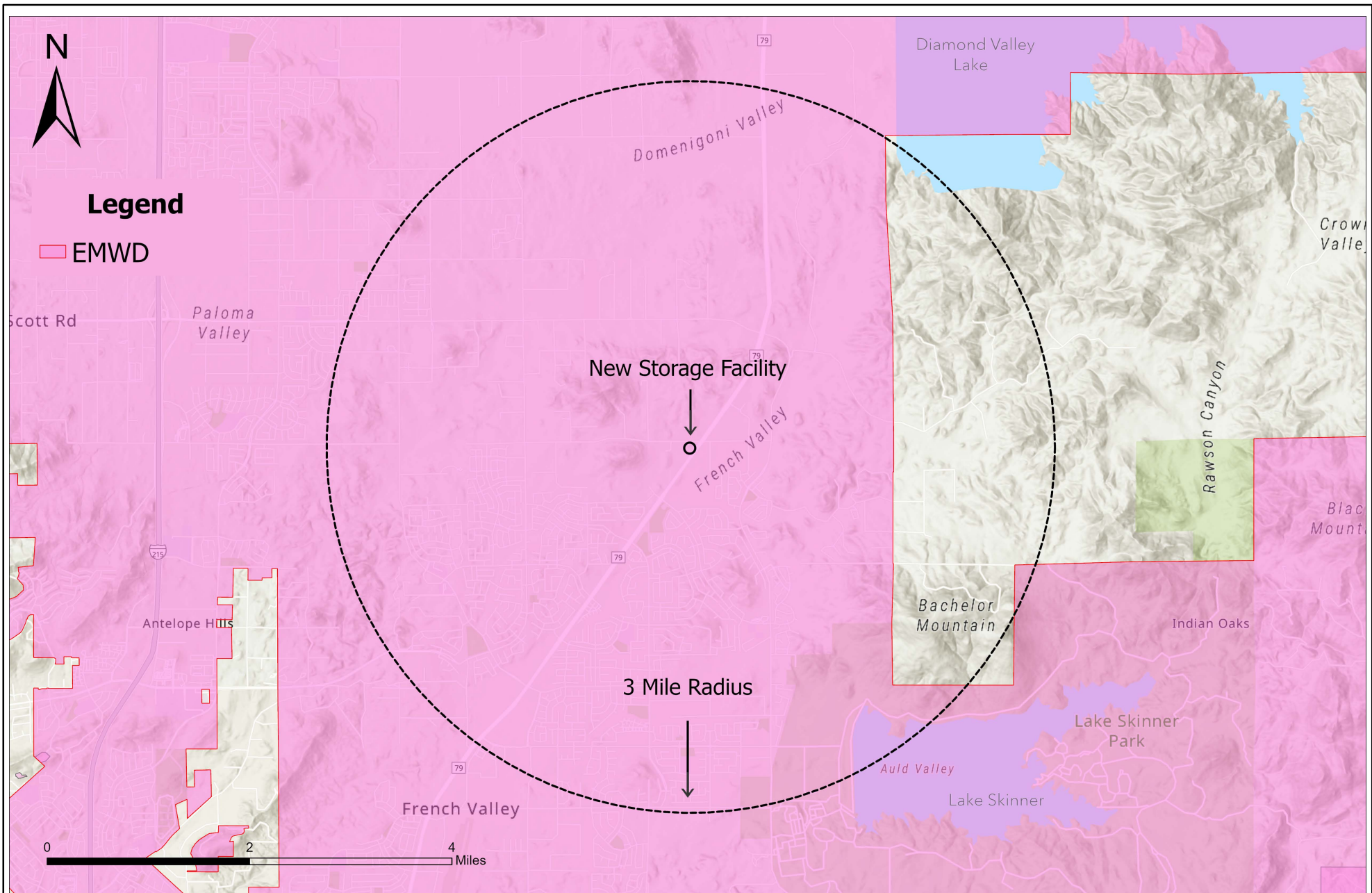
SPECIALIZED UTILITY SERVICES PROGRAM

Well and Booster Pump Schematic

FIGURE

4







## Appendix B

### Preliminary Technical Report Guidance

# Preliminary Technical Report Guidance

Updated Aug 2021

## Purpose

This guidance is intended to assist applicants in completing the preliminary technical report required for all new public water systems (California Health and Safety Code (CHSC), Section 116527) that are not subject to the exemptions specified in Section 116527(h). In accordance with Section 116527(b), this report is ***required to be completed 6 months before any water-related construction for a new public water system.***

This guidance is a summary of the elements to consider in completing a preliminary technical report. However, not all elements included in this guidance will apply to all proposed public water systems, and some proposed systems will require more elements, details, and documentation. Throughout this guidance sections of the California Health and Safety Code and the California Code of Regulations (CCR) are provided as a reference for the requirements included. New public water systems must demonstrate adequate financial, managerial, and technical capacity prior to the State Board issuing a domestic water supply permit.

## Exemptions

Section 116527(h) provides exemptions under the following conditions: (1) domestic water supply applications deemed complete prior to January 1, 2017, (2) extension of, or annexation to, an existing public water system, or (3) building construction applicants that certify they will not rely on the establishment of a new public water system.

## Section I. Applicant General Information

Name of applicant: **Chakrabarty, LLC – Dr. Milan Chakrabarty**

Phone number of applicant: **(951) 652-2252**

Email address of applicant: **mschakmd@hotmail.com**

Name of engineering consultant responsible for the project: **SUSP Engineering**

Phone number of engineering consultant: **(951) 652-2252**

Email of engineering consultant: **nthomas@calruralwater.org**

Have you previously applied to be a public water system for this property?

☐ Yes

☒ No

Who is the legal owner of the property? **Milan S. Chakrabarty - Appendix B**

*(Proof of ownership of any water treatment facilities and well sites must be documented.)*

## Section II. General Information on the Proposed Water System

County of proposed new public water system: **Riverside**

Assessor's Parcel Number(s) or address of proposed new public water system: **476-010-060**

Number of proposed connections (e.g. buildings, homes, etc.) the new public water system would serve: **1**

Number of people the new public water system would serve: **4 office staff**

Number of days per year the new public water system will serve water (e.g. 365): **365**

What are the sources of water for the proposed public water system (mark all that apply, note: more detailed source information is required in Section VI):

- ☐ Lake or Pond
- ☐ River/Stream
- ☐ Spring
- ☐ Creek
- ☒ Multiple Wells - **One Ground Water Well**
- ☐ Well within 100 feet of a lake, river, or creek
- ☐ Unknown/source does not exist yet

What type of properties will be served, indicate all that are applicable, or provide a copy of the use permit:

- ☐ Residential Community
- ☒ Businesses
- ☐ Industrial Park
- ☐ Schools/Daycares
- ☐ Winery
- ☐ Restaurant
- ☐ Park/Recreation
- ☐ Mobile Home Park
- ☐ Other:

If the proposed water source is surface water (e.g. lake, river, creek, well near river, etc.) do you currently possess water rights to the source? (*Surface water rights must be documented.*)

- ☐ Yes
- ☒ No

Is any treatment known to be required for the source water? If yes, explain.

**Refer to Section 2.1.4 of the PTR.**

Provide a summary description of the proposed water system (physical facilities, type of legal entity it will be, who it will serve, who will manage it, existing facilities that will be incorporated, any contamination in the local area that could impact the water quality, other pertinent factors).

Refer to Section 2.1.4 of the PTR.

A map of the proposed boundaries of the new public water system will be required.

Refer to Figure 2 of the PTR.



### Section III. Discussion of the Potential for the Proposed Water System to be served by an Existing Water System:

List the names of all community water systems with boundaries within a 3-mile distance from the proposed public water system's service below. CHSC (116527(c)(1). Ways to find nearby public water systems include:

- The [Drinking Water Watch website](#) has a list of all community water systems by county. Please do not consider those water systems with a status of "I", which means they are inactive.
- The [California Water System Area Boundary map](#) has locations of some, but not all, public water systems. We are in the process of collecting and verifying data for this map layer.
- If you are still unable to find a nearby community water systems using these tools, please [contact our District Offices](#) and verify that none exist in the 3-mile radius. A map of the contact numbers for our District Offices can be found on the following website.

#### Community Water Systems in 3-mile Radius

1. **Eastern Municipal Water District**
- 2.
- 3.
- 4.
- 5.

(include additional systems if present in the 3-mile radius)

Is the proposed water system in the County Local Area Formation Commission's (LAFCo) sphere of influence boundary for any city or municipal water service? CHSC 116527(c)(9)

- ☐ Yes  
☒ No

Attach a feasibility report evaluating the possibility of obtaining water supply from each public water system listed above and the estimated costs. The report should include:

- dates of contact with the public water systems;
- names and titles of all parties involved as well as phone numbers and email addresses of all parties;
- a summary of their responses;
- all actions taken to obtain service for the proposed new public water system's service area; CHSC 116527(c)(2)
- all information provided by each identified public water system regarding the feasibility of annexing, connecting or otherwise supplying domestic water to the proposed service area.

The feasibility report should also include dates of contact with the County Local Area Formation

Commission's (LAFCo) executive officer and/or staff regarding identified public water systems.

**Please note:** If as a result of this process you decide to be served by another public water system and not become a new public water system, write a letter to the State Water Resource Control Board, Division of Drinking Water and the County building/planning department indicating that it is your intent. Provide the name and contact of the water system that will be supplying water service to your development and begin the process of obtaining water service.

Refer to Section 3 of the PTR.

## **Section IV. Managerial Consolidation**

Refer to Section 3.2 of the PTR.

If physically connecting to another water system appears unfeasible, submit a discussion of all actions taken by the applicant to pursue a contract for managerial or operational oversight from the identified community water systems in Section III. This should include a summary of names, dates and contact information of those individuals you have interacted with as well as their responses. CHSC 116527(c)(7)

## **Section V. Cost of Proposed New Public Water System**

Refer to Section 4.2.

We recommend that you review the [Drinking Water Related Regulations](#) related to operating a public water system. Please attach a report on the proposed cost to construct, operate, and maintain the proposed new public water system for 20 years. We recommend this report be prepared by an engineer who is knowledgeable regarding the legal requirements for public water systems, typically an engineer that has experience in working on public water systems. The new water system should consider the following costs listed below, as they would apply to the proposed water system. The report must also include a discussion of the proposed rates based on the costs. CHSC 116527(c)(5) Other costs may also be applicable, particularly those with other regulatory agencies, such as Division of Water Rights, LAFCo, Public Utilities Commission, business licenses, etc. To facilitate review of each cost, the section from the CCR Title 22, Division 5 discussing the specific requirements is included in parentheses. If the requirement comes from another regulatory section, the location is noted:

- System engineering and design costs for construction and permitting (§64552), including pump tests (§64554), two water supply well sources for communities (§64554c and §64561), a 50-foot source protection zone around wells (§64560), and initial monitoring costs
- Construction costs, backup electricity for pumps to maintain 40 pounds per square inch (psi) minimum pressure at all times (§64602), proper construction of distribution systems (§64570- 64580), installation of meters (§64561), adequate storage capacity (§64554 and 64585) and fire capacity (contact local fire official)
- Monthly electricity costs for pumps, other utilities, interest on any debt service
- Cost of as-built maps (§64604)
- Annual water-treatment quality chemical costs (§64590), and equipment for distribution monitoring of any added chemical treatment (dependent on the type of needed treatment)



- Ongoing raw water chemical monitoring sampling and analysis costs (§64431-64445.2)
- Ongoing bacteriological monitoring sampling and analysis costs for untreated water (§64430)
- Ongoing bacteriological monitoring sampling and analysis costs for treated water (§64421-64430, Table 64423-A)
- Maintenance of bacteriological plans (§64422) and emergency notification plans for notification of water quality emergencies (§64463-64466)
- Required lead and copper monitoring sampling and analysis costs and maintenance of lead and copper plan (§64670-64690.80, Table 64675-A)
- Required disinfection byproducts monitoring costs and maintenance of associated plan (§64530-64537.6, Table 64534.2-A)
- Customer water quality complaint program (§64470)
- Flushing (§64575), valve and meter maintenance (§64600), and maintaining maps (§64604)
- Cross connection program and annual backflow device testing and maintenance (from Title 17, §7583-7605)
- Salary for licensed operator staff costs, including time for reports and inspections required by Division of Drinking Water staff (§64413.1-64413.7)
- The cost to maintain written procedures for system maintenance, for example main line breaks procedures, etc. (§64580, 64582, and 64583)
- Source capacity planning studies and permit amendments for any additional growth (§64558 and §64556)
- Annual Consumer Confidence Report preparation and distribution costs (§64480-64483)
- Annual electronic Report to State Water Resource Control Board-Division of Drinking Water (Health and Safety Code §116530)
- Records of the estimated life of all pumps, treatment, storage, and distribution system and an annual capital improvement plan to fund replacement
- Metering and billing staff costs
- Emergency reserve costs for drought, regulatory changes, public notice of bacteriological or chemical failures, etc.
- Maintaining of business licenses and paying annual permit fees (Ca Health and Safety Code §116565) and any State enforcement fees for actions resulting from water system non-compliance (Ca Health and Safety Code §116577)
- Appropriate workspace to house staff, records (§64470, §64423.1), and appropriate containment of chemicals
- Insurance and liability for staff, for duties including climbing tanks, handling hazardous chemicals, if appropriate.
- Knowledgeable management staff costs to coordinate the above and maintain financial controls (per Corporation Code and Government Code requirements and Health and

Safety Code §116540) and office supplies

- If the source is surface water (lake, stream, pond, etc.), additional costs should be considered for the following:
  - A water treatment plant meeting all the requirements of the Surface Water Treatment Rule (§64650 through §64666)
    - Continuous operator supervision of the water treatment plant when operating (§64660) chemical monitoring equipment, at minimum turbidity and chlorine (§64655-64656.5, §64659)
    - Operations Plan (§64661)
    - Alarms (§64659)
    - Monthly monitoring reports to the Division of Drinking Water (§64662- 64664.2)
    - Additional raw water sampling requirements (§64654.8)
    - Watershed Sanitary Survey, every five years (§64665), and
    - Engineering Report after one year of operation for system optimization for alternative technologies (§64653 (i)).

#### *Resources to help with cost analyses*

Rural community assistance corporation (RCAC) provides FREE live and online classes on water system financial management, budgeting, rate setting, board training, as well as a host of other water system related classes. Training schedules can be found on their website at [www.rcac.org](http://www.rcac.org).

### **Section VI. 20 Year Evaluation of Proposed New Public Water System's Supply Capacity CHSC 116527(c)(8)**

**Refer to Section 5 of the PTR.**

Submit an analysis of the proposed new public water systems' total projected water supplies available during normal, single dry, or multiple dry water years to meet current demand, and any anticipated growth, for the next 20 years. If a source has not yet been constructed (e.g. a well) an engineer shall evaluate demands required under these scenarios. Please be aware that for a community water system using wells, it will be required to have at least two well sources and must be capable of meeting the maximum day demand with the highest-capacity source off-line, prior to being granted an initial domestic water supply permit, per Section 64554(c).

### **Section VII. Cost-Comparison CHSC 116527(c)(6)**

**Refer to Section 4.4 of the PTR.**

Submit an analysis comparing the 20-year estimated costs associated with the construction, operation, and maintenance of the proposed new public water system to the 20-year costs associated with providing water through connecting to an existing public water system. Also, compare the long-term sustainability of each water system, including but not limited to local groundwater contamination migration, global climate change, and potential treatment needs.

Some water systems will require proposed water system to annex or enter into an out-of-area service agreement to obtain water. These identified water systems may not be excluded from cost comparison evaluation due to the need for annexation or out-of-area agreements.

## **Submit the COMPLETED Preliminary Technical Report to:**

State Water Resource Control Board, Division of Drinking Water's District Office

The report should be addressed to the [District Engineer for the County](#) where the proposed water system will be located.

For projects that are within the counties listed below, an [additional copy must be submitted to the County's Local Primacy Agency-Small Water System Program](#), typically found in the Environmental Health Department.

[Alpine](#)

[Butte](#)

[Calaveras](#)

[Contra Costa](#)

[El Dorado](#)

[Imperial](#)

[Kings](#)

[Los Angeles](#)

[Madera](#)

[Mono](#)

[Monterey](#)

[Napa](#)

[Nevada](#)

[Placer](#)

[Plumas](#)

[Riverside](#)

[Sacramento](#)

[San Bernadino](#)

[San Diego](#)

[San Joaquin](#)

[San Luis Obispo](#)

[Santa Barbara](#)

[Santa Cruz](#)

[Shasta](#)

[Stanislaus](#)

[Tehama](#)

[Yolo](#)

[Yuba](#)

Once the PTR has been submitted it will be reviewed by appropriate Division staff. If deemed Complete, a letter will be sent to the applicant allowing them to move forward with the permitting process through the Division and/or County Environmental Health. If rejected, a letter will be sent to the applicant notifying them as to why the PTR is rejected. If appropriate, the applicant may resubmit a revised PTR for approval.

## Technical, Managerial, and Financial (TMF) Capacity -

If the applicant has received a letter deeming the PTR submittal as completed, the applicant may move forward with the permitting process with the appropriate Division and/or County Environmental Health. One of the initial requirements for all new public water systems (CHSC 116540(a)(1)) is to submit additional information regarding the technical, managerial, and financial (TMF) capacity of the proposed water system. If the Division and/or County Environmental Health deem that the required TMF components are adequate, the applicant may submit a permit application. A permit application will include items such as initial water monitoring, and a permit engineering report containing detailed plans and specifications, etc. The details of the permit application will be provided separately.

**For a proposed water system with existing infrastructure, TMF Instructions and forms can be found [on our website](#).**

**For a proposed community water system with no existing infrastructure please provide the following:**

1. A copy of the deed of trust for the location where water treatment facilities, including any wells, are proposed to be located.
2. An organizational chart and description of what organization will own and operate the water system.
3. List the median household income(s) of the zip code(s) in the area to be served by the public water system based on the most recent year available [from the U.S. census](#).
4. Calculate the average annual rate per customer needed to support the water costs previously calculated in Section V, including depreciation and replacement of all infrastructure based on its usable life over a 20-year period.
5. Is the annual rate per customer greater than 1.5% of the surrounding median household income?

### *Resources*

[Average usable life of typical water treatment equipment](#)

[Sample Excel spreadsheet for budgeting](#)

## Appendix C

### Proof of Ownership



Recording Requested by

KEVIN R. BROWN  
Attorney at Law

And When Recorded Mail Tax  
Statements and Grant Deed to  
MILANKUMAR S. CHAKRABARTY, Trustee  
MANJUSHREE CHAKRABARTY, Trustee  
1003 E. FLORIDA AVENUE #101  
HEMET, CA 92543

2019-0227809

06/24/2019 11:42 AM Fee: \$ 99.00

Page 1 of 1

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



508

APN: 476-010-060-2

## GRANT DEED

The Undersigned Grantor declares:  
Documentary Transfer Tax is \$ -0-  
☒ unincorporated area ☐ City of \_\_\_\_\_

This conveyance transfers an interest  
into or out of a living trust. R & T 11911

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MILANKUMAR S. CHAKRABARTY and MANJUSHREE CHAKRABARTY, Trustees of the MILANKUMAR S. CHAKRABARTY and MANJUSHREE CHAKRABARTY REVOCABLE TRUST, created by instrument dated May 21, 2013.

hereby GRANT(S) to MILANKUMAR S. CHAKRABARTY and MANJUSHREE CHAKRABARTY, Trustees of the CHAKRA TRUST, created by instrument dated May 21, 2013, as amended

the following described real property in the unincorporated area of the County of Riverside, State of California:

Parcel 4 of Parcel Map 13130, in the unincorporated area of the County of Riverside, State of California, as shown by Map on file in Book 70, Page 53 of Maps, Riverside County Records, State of California.

Dated: June 19, 2019

  
MILANKUMAR S. CHAKRABARTY

  
MANJUSHREE CHAKRABARTY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

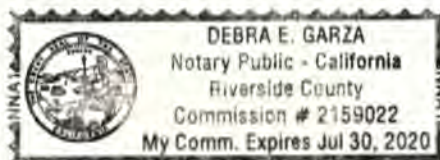
STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )

On June 19, 2019, before me, DEBRA E. GARZA, Notary Public, personally appeared MILANKUMAR S. CHAKRABARTY and MANJUSHREE CHAKRABARTY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
NOTARY PUBLIC



## Appendix D

### Correspondence with County Documentation

## Dylan Dibble

---

**From:** Bacon, Shantel <SBacon@RIVCO.ORG>  
**Sent:** Tuesday, October 17, 2023 12:09 PM  
**To:** angie.douvres@verizon.net  
**Cc:** Mitchell, Kathleen; 'Matthew Fagan'; Kim, Kristine  
**Subject:** RE: CUP190012 - Resubmittal to Address Health Comments

Hello Angie,

I received confirmation that this project for CUP190012 is NOT within the jurisdiction of the Santa Margarita Watermaster. Please proceed with submitting a PTR as outlined below.

---

**From:** angie.douvres@verizon.net <angie.douvres@verizon.net>  
**Sent:** Wednesday, October 4, 2023 8:57 AM  
**To:** Bacon, Shantel <SBacon@RIVCO.ORG>  
**Cc:** Mitchell, Kathleen <KMitchell@Rivco.org>; 'Matthew Fagan' <matthewfagan@roadrunner.com>; Kim, Kristine <KAKim@RIVCO.ORG>  
**Subject:** RE: CUP190012 - Resubmittal to Address Health Comments

Hi Shantel,

Thank you for this information. We will review.

I have reached out again to the Wastemaster and will let you know their response.

If the parcel is under their jurisdiction, is there something additional that needs to be done beyond what you have outlined below?

Thank you.

Angie Douvres  
Matthew Fagan Consulting Services, Inc.  
42011 Avenida Vista Ladera  
Temecula, CA 92591  
951-415-6044 – Direct

**I WILL BE OUT OF THE OFFICE BETWEEN OCTOBER 23<sup>RD</sup> AND NOVEMBER 7<sup>TH</sup> – I WILL HAVE ACCESS TO EMAILS BETWEEN OCTOBER 31<sup>ST</sup> AND NOVEMBER 2<sup>ND</sup>. THANK YOU IN ADVANCE FOR YOUR PATIENCE UNTIL I AM BACK IN THE OFFICE ON NOVEMBER 8<sup>TH</sup>.**

---

**From:** Bacon, Shantel <[SBacon@RIVCO.ORG](mailto:SBacon@RIVCO.ORG)>  
**Sent:** Tuesday, October 3, 2023 6:11 PM  
**To:** [angie.douvres@verizon.net](mailto:angie.douvres@verizon.net)  
**Cc:** Mitchell, Kathleen <[KMitchell@Rivco.org](mailto:KMitchell@Rivco.org)>; 'Matthew Fagan' <[matthewfagan@roadrunner.com](mailto:matthewfagan@roadrunner.com)>; Kim, Kristine <[KAKim@RIVCO.ORG](mailto:KAKim@RIVCO.ORG)>  
**Subject:** RE: CUP190012 - Resubmittal to Address Health Comments

Hello Angie,



## Dylan Dibble

---

**From:** Huang, Chun@Waterboards <Chun.Huang@waterboards.ca.gov>  
**Sent:** Wednesday, October 4, 2023 12:47 PM  
**To:** angie.douvres@verizon.net  
**Subject:** RE: Space X Storage Facility - Riverside County

Ms. Douvres,

Considering there are restrooms that are open to the public, if there are more than 25 people daily that have access to the restrooms, the facility would have to be classified as a public water system, specifically, a transient non-community (TNC) water system. I concur with the County's assessment.

Thanks,  
Chun

---

**From:** angie.douvres@verizon.net <angie.douvres@verizon.net>  
**Sent:** Wednesday, October 4, 2023 9:02 AM  
**To:** Huang, Chun@Waterboards <Chun.Huang@waterboards.ca.gov>  
**Subject:** FW: Space X Storage Facility - Riverside County

**EXTERNAL:**

Good morning.

Hope all is well with you.

Following up on this project as we have received additional information from the Riverside County Health Department. Please see below.

Water Well:

- 1) Public restroom and the office restroom (also open to the public) classifies the water well as a Transient Non Community Water System with a maximum population calculated as 1 per self-storage unit.

Can you please confirm that we would fall under a Transient Non Community Water System?

Thank you.

Angie Douvres  
Matthew Fagan Consulting Services, Inc.  
42011 Avenida Vista Ladera  
Temecula, CA 92591  
951-415-6044 – Direct

**I WILL BE OUT OF THE OFFICE BETWEEN OCTOBER 23<sup>RD</sup> AND NOVEMBER 7<sup>TH</sup> – I WILL HAVE ACCESS TO EMAILS BETWEEN OCTOBER 31<sup>ST</sup> AND NOVEMBER 2<sup>ND</sup>. THANK YOU IN ADVANCE FOR YOUR PATIENCE UNTIL I AM BACK IN THE OFFICE ON NOVEMBER 8<sup>TH</sup>.**

## Dylan Dibble

---

**From:** Bacon, Shantel <SBacon@RIVCO.ORG>  
**Sent:** Tuesday, October 3, 2023 6:11 PM  
**To:** angie.douvres@verizon.net  
**Cc:** Mitchell, Kathleen; 'Matthew Fagan'; Kim, Kristine  
**Subject:** RE: CUP190012 - Resubmittal to Address Health Comments

Hello Angie,

DEH understands sewer or municipal water is not feasible for your project at this time. DEH has discussed the project and this is where we are.

Water Well:

- 1) Public restroom and the office restroom (also open to the public) classifies the water well as a Transient Non Community Water System with a maximum population calculated as 1 per self-storage unit.
  - A) Submit a [Preliminary Technical Report \(PTR\)](#) to [DWPDIST20@waterboards.ca.gov](mailto:DWPDIST20@waterboards.ca.gov) and DEH. **You can start on this now.**
  - B) Upon acceptance of the PTR, submit a [Technical, Managerial and Financial \(TMF\) capacity assessment report](#), with engineered plans of the proposed water system to DEH [waterdata@rivco.org](mailto:waterdata@rivco.org)
- 2) I have not received confirmation that the parcel is under the jurisdiction of the Santa Margarita Watermaster. If you receive confirmation before I do, please let me know.

OWTS report:

- 1) Groundwater deep bore according to the LAMP could not be determined and the report does not mention that a deep bore to check for ground water was conducted past 5ft. Please have the soils tester verify and include in the report.
- 2) The waste flows was calculated for the employees and determined to be 80gpd and fixture units was determined, however we also need the waste flows to be calculated for the "occupational customers" for the public restroom. Please include in the OWTS report.

### Shantel Bacon

Supervising Environmental Health Specialist  
Environmental Resources Management Branch

#### NEW OFFICE LOCATION:

4080 Lemon St. 10th Floor, Riverside, CA 92501

(951) 955-8980 (office)

(951) 358-5396 (TDD)

My Work Hours: Tuesday-Friday 7am-5:30pm

[www.rivcoeh.org](http://www.rivcoeh.org)



### Confidentiality Disclaimer

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[County of Riverside California](#)

## Appendix E

### Plumbing Quantities

1. INSTALL WARNING SIGNS AT ALL BUILDING ENTRANCES STATING: "NO STORAGE OF FLAMMABLE, EXPLOSIVE AND HAZARDOUS MATERIALS WITHIN THE PREMISES 2. ON UPPER FLOORS, SIGNS SHALL BE INSTALLED STATING "THAT MAX. ALLOWABLE FLOOR LOAD IS TO BE 100# PER SQ.FT. PER CBC TABLE 1607.1 3. NOT USED 4. NOT USED 5. EXITS MUST HAVE LIGHTING WITH AT LEAST ONE-FOOT CANDLE AT FLOOR LEVEL, CBC SEC. 1006 6. THE MEANS OF EGRESS SYSTEM SHALL HAVE A CLEAR HGT. OF NOT LESS THAN 7'-6" MEASURED VERTICALLY FROM THE WALKING SURFACE TO THE LOWEST PROJECTION FROM THE CEILING OR OVERHEAD STRUCTURE. 7. THE FLAME-SPREAD CLASS OF FINISH MATERIALS USED ON THE INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED THAT SET FORTH IN CBC 803.1 & TABLE 803.9 8. CONTRACTOR TO INSTALL 3/4" T. MDF BOARD WAINSCOT, 4'-0" H. PAINTED O/GYP. BD. WALLS @ BACK OF STAIR LANDING. SEE STAIR SECTIONS. 9. OCCUPANT LOAD PER CBC MAXIMUM FLOOR AREA ALLOWS PER OCCUPANT TABLE 1004.1.2 10. THRESHOLD OF DOORS SHALL NOT BE MORE THAN 1/2" HIGHER THAN FLOOR OR LANDING ON EACH SIDE OF DOORS. 11. WHEN A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE (1 LUX) AT THE WALKING SURFACE LEVEL. 12. NOT USED 13. FIRE DAMPERS & RATED OPENINGS REQUIRED. PENETRATIONS OF METALLIC PIPE, CONDUIT OR TUBING TO BE FIRE-STOPPED W/JOHNS MANVILLE FIRE TEMP. C1, F-RATING, UL SYSTEM #W-L-1154 & UL UL SYSTEM # R18887 FOR METALLIC ELECTRICAL BOXES. 14. NOT USED 15. AREA OF REFUGE SIGNAGE, SEE DETAIL 19/A602 16A SIGN WITH DIRECTIONAL ARROW 16B SIGN 17 STAIR LEVEL SIGNAGE, SEE DETAIL 24/A602 17A SECOND FLOOR 17B FIRST FLOOR 18 TACTILE SIGNAGE WITH WORDS, SEE 6/A602 188 "EXIT STAIR DOWN" 18C "EXIT" 18D "EXIT ROUTE" 18E "TO EXIT"	19 TWO WAY COMMUNICATION SYSTEM WITH BOTH VISUAL & AUDIBLE SIGNALS TO CENTRAL CONTROL POINT W/ SIGNAGE TO BE PROVIDED BY COMMUNICATION SYSTEM CONTRACTOR. FOR AREA OF REFUGE NOTES, SEE NO 9, SHEET A602
--	--

FLOOR PLAN KEY NOTES

GLASS LEGEND

INDICATES CLEAR GLASS. THICKNESS PER SPECIFICATION

INDICATES TEMPERED GLASS. THICKNESS PER SPECIFICATION

INDICATES NON-VISION GLASS OR SPANDREL THICKNESS PER SPECIFICATION

ELEVATION

ELEVATION

ELEVATION

ELEVATION

- CMU WALL
- TYPICAL COLUMN FROM FIRST FLOOR UP TO ROOF. SEE STRUCTURAL DRAWINGS
- TYPICAL SLAB ON GROUND: 4" THICK W/ 6W6 AND 1.4W x 1.4W W/MF WITH AT MID DEPTH OVER 2" THICK SAND AND SOIL. SEE STRUCTURAL FOR ADDITIONAL INFORMATION
- DOUBLE SLABS
- TRASH ENCLOSURE AREA
- NOT USED
- STOREFRONT SYSTEM AND DOORS. SEE DOOR SCHEDULES
- NOT USED
- STAIRS
- ROOF ACCESS LADDER TO BE RELOCATED
- SWINGING DOORS TO BE REVERSED FOR ACCESSIBILITY
- WALL MOUNTED SIGN WITH SYMBOL AND LARGE TEXT: "NO SMOKING" AND SMALLER TEXTS BELOW: "NO SMOKING WITHIN 25 FEET OF ENTRIES, OUTDOOR AIR INTAKE AND OPERABLE WINDOWS."
- WALL MOUNTED SIGN WITH LARGE TEXT: "NO HAZARDOUS MATERIAL ALLOWED IN THIS FACILITY."
- INTERIOR DOWNSPOUT
- RETAINING WALL. SEE SITE PLAN
- 7'-0" H. W/L FENCE WITH 3'-0" W. x 7'-0" SWINGING GATE. SEE SITE PLAN AND SHEET A501
- CMU STRUCTURAL BEARING AND SHEAR WALL. SEE STRUCTURAL DRAWING
- FOUNDATION DRAIN AT BASEMENT LEVEL TO SLOPE TO A SUMP PUMP
- 1-HR SEPARATION IS REQUIRED BETWEEN S-1 AND S-2 USE GROUP AND BETWEEN S-1 AND B (OFFICE) PER CBC TABLE 508.4

FLOOR PLAN NOTES

REFLECTED CEILING PLAN AND FLOOR PLAN ELECTRICAL AND DATA LEGEND

EMERGENCY LIGHT- ILLUMINATING EXIT LIGHT

2'X4' LIGHT FIXTURE WITH EMERGENCY BACKUP POWER

2'X4' LIGHT FIXTURE , SURFACE MOUNTED WITH PARABOLIC LEN FOR FIRST FLOOR

1'X4' LIGHT FIXTURE , SURFACE MOUNTED WITH WRAPPED PRISMATIC LEN FOR FIRST AND SECOND FLOOR

6" RECESSED DOWNLIGHT

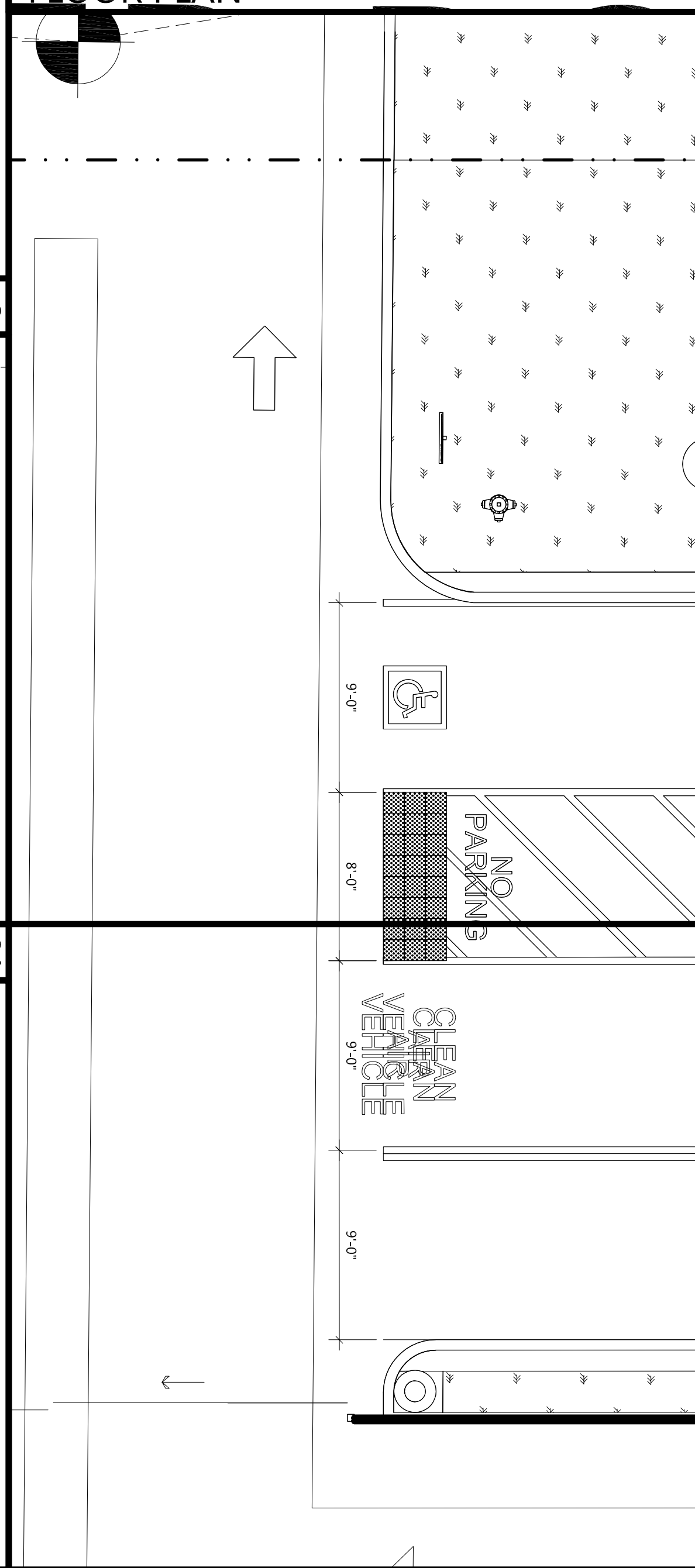
CEILING MOUNTED OCCUPANCY SENSOR SWITCH

2'X2' MECHANICAL SUPPLY. SEE MECHANICAL DWG.

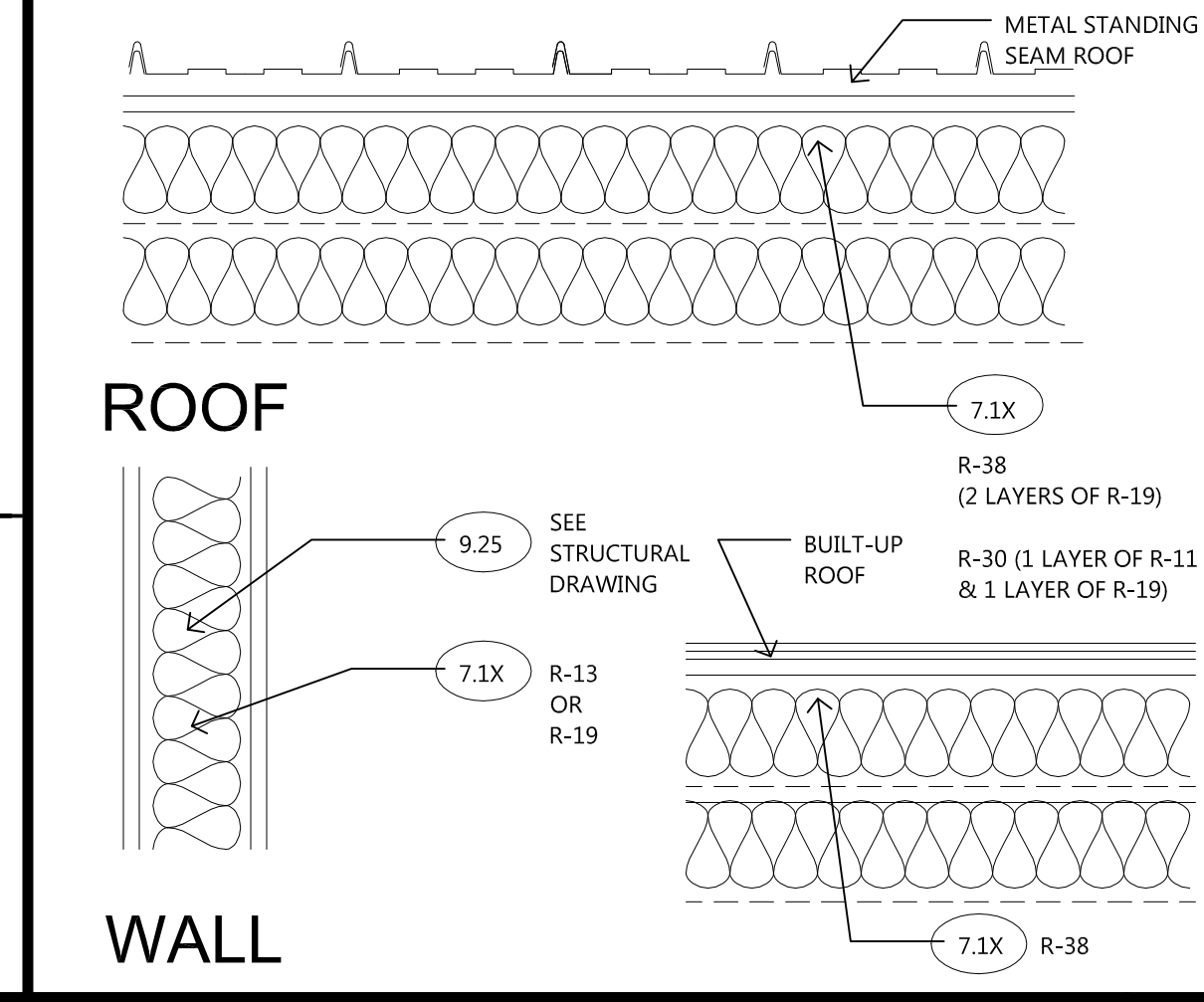
2'X2' MECHANICAL RETURN. SEE MECHANICAL DWG.

ILLUMINATING EXIT SIGN

FLOOR PLAN



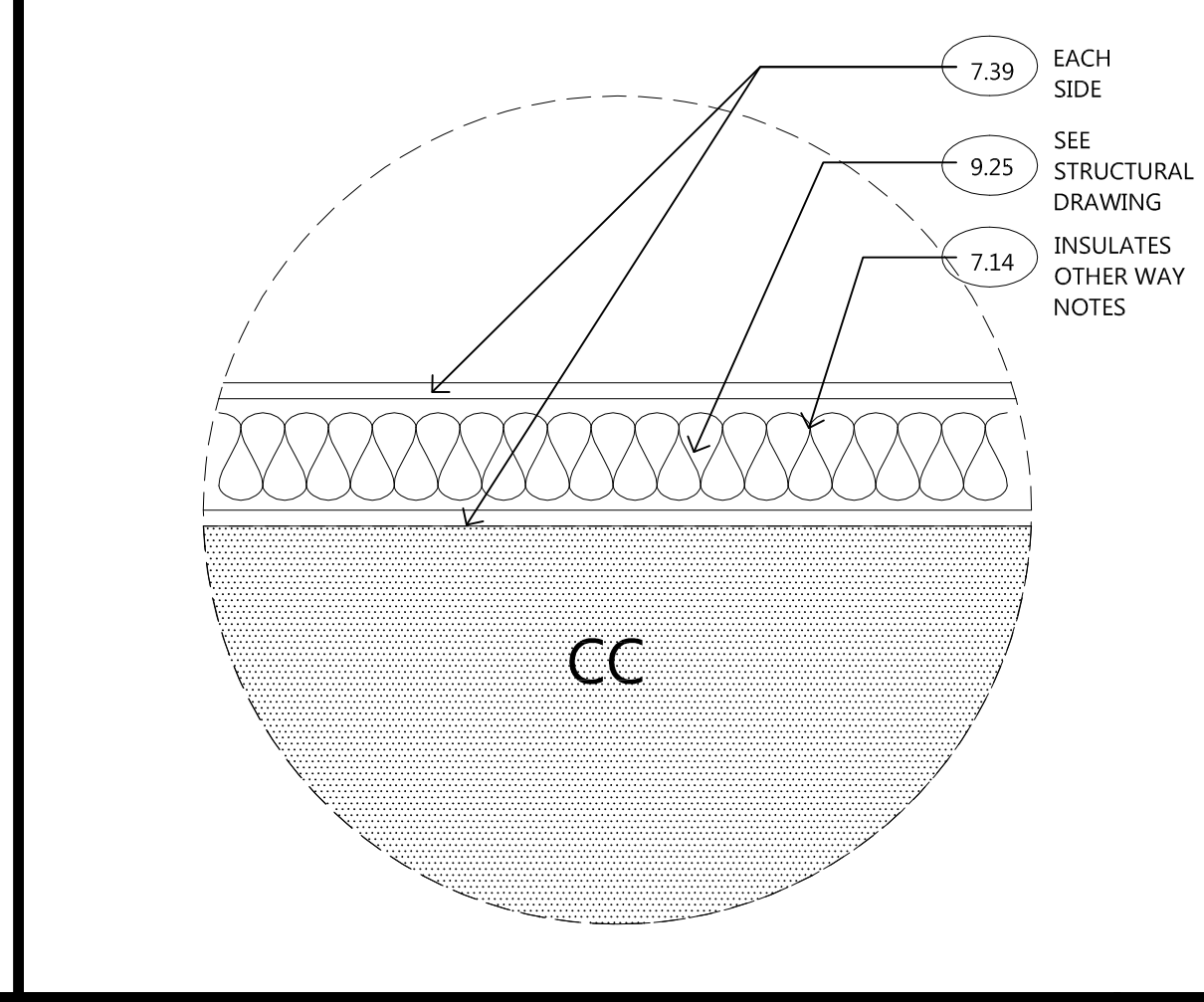
FLOOR PLAN



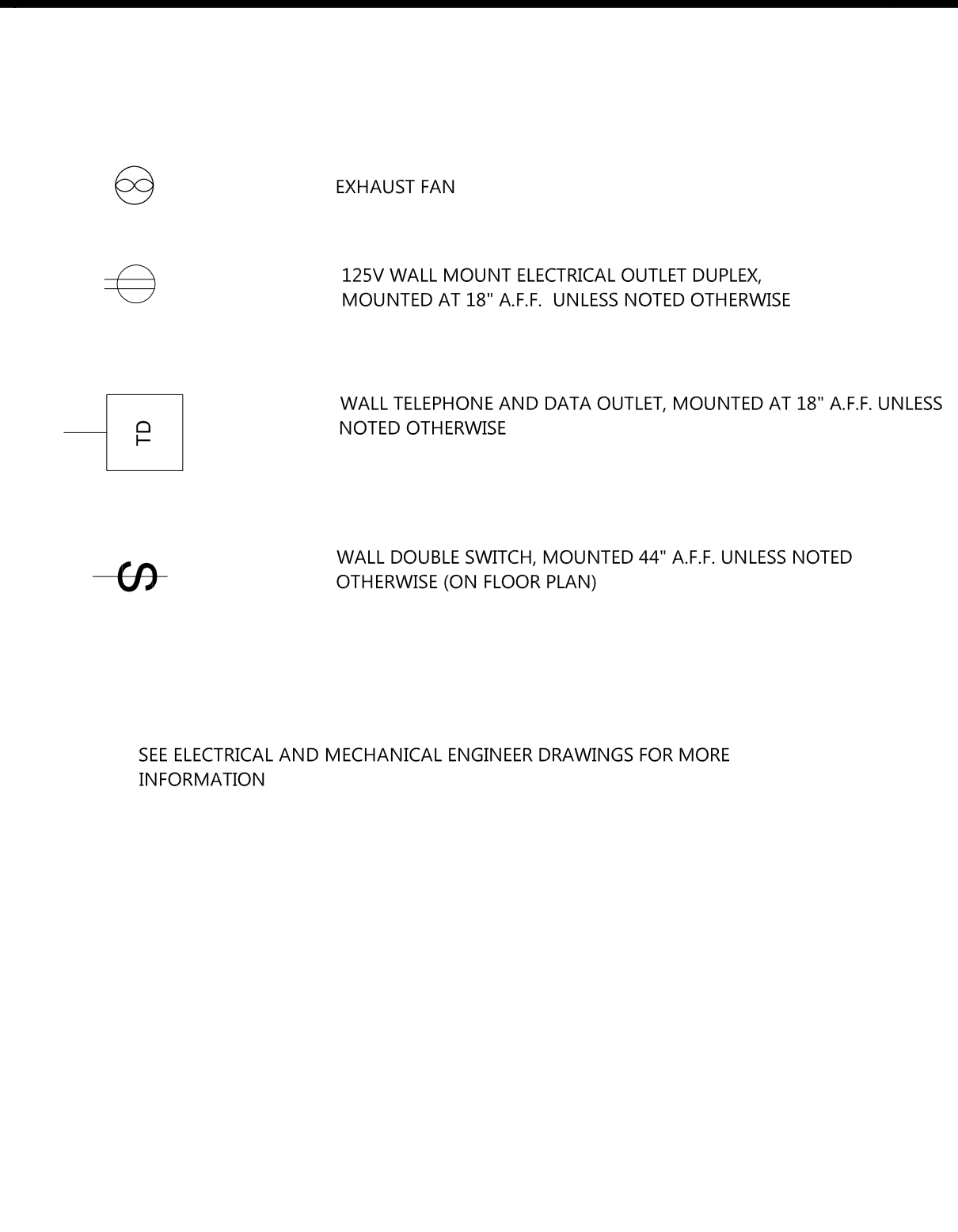
INSULATION



INSULATION



CLIMATE CONTL. DETAIL LEGEND



CLIMATE CONTL. DETAIL LEGEND

- ☒

(N) CMU COLUMN

☒

(N) STEEL POST TO REMAIN.

☐

(N) STEEL COLUMN. SEE SECTRUCTURAL DETAIL

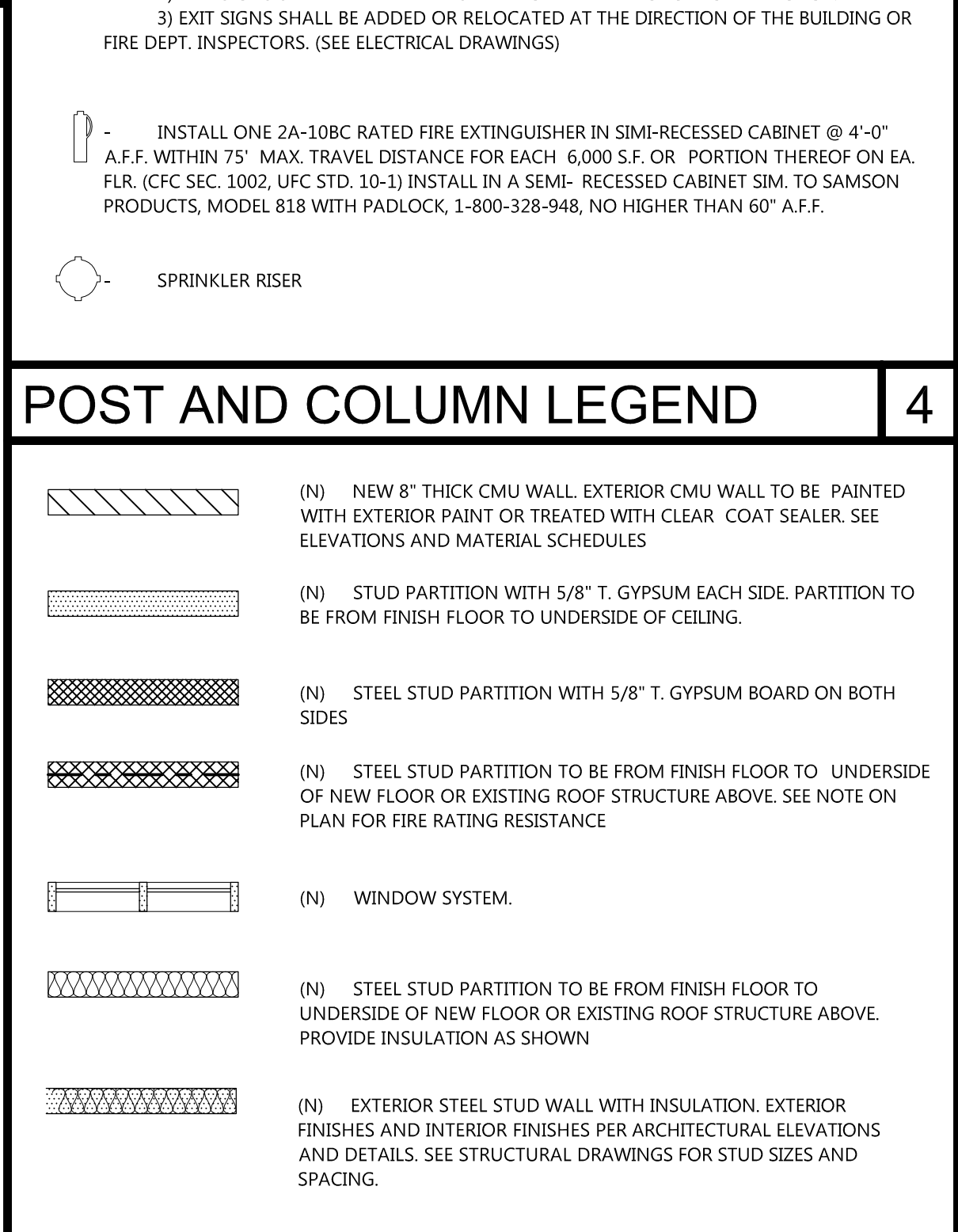
☒

EXIT SIGNS TO BE SIM. TO SURE-LITES, ELECTRICAL ILLUMINATED W/ BATTERY BACKUP. LOCATE SIGNS SUCH THAT A SIGN MAY BE SEEN AT ANY LOCATION INSIDE THE BUILDING.  
1) EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100' FROM THE NEAREST VISIBLE SIGN.  
2) EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH.  
3) EXIT SIGNS SHALL BE ADDED OR RELOCATED AT THE DIRECTION OF THE BUILDING OR FIRE DEPT. INSPECTORS. (SEE ELECTRICAL DRAWINGS)

INSTALL ONE 2A-10BC RATED FIRE EXTINGUISHER IN SIMI-RECESSED CABINET @ 4'-0" A.F.F. WITHIN 75' MAX. TRAVEL DISTANCE FOR EACH 6,000 S.F. OR PORTION THEREOF ON EA. FLR. (CFC SEC. 1002, UFC STD. 10-1) INSTALL IN A SEMI- RECESSED CABINET SIM. TO SAMSON PRODUCTS, MODEL 818 WITH PADLOCK, 1-800-328-946, NO HIGHER THAN 60" A.F.F.

SPRINKLER RISER

CLIMATE CONTL. DETAIL LEGEND



CLIMATE CONTL. DETAIL LEGEND

POST AND COLUMN LEGEND

- (N) NEW 8" THICK CMU WALL EXTERIOR CMU WALL TO BE PAINTED WITH EXTERIOR PAINT OR TREATED WITH CLEAR COAT SEALER. SEE ELEVATIONS AND MATERIAL SCHEDULES

(N) STUD PARTITION WITH 5/8" T. GYPSUM EACH SIDE. PARTITION TO BE FROM FINISH FLOOR TO UNDERSIDE OF CEILING.

(N) STEEL STUD PARTITION WITH 5/8" T. GYPSUM BOARD ON BOTH SIDES

(N) STEEL STUD PARTITION TO BE FROM FINISH FLOOR TO UNDERSIDE OF NEW FLOOR OR EXISTING ROOF STRUCTURE ABOVE. SEE NOTE ON PLAN FOR FIRE RATING RESISTANCE

(N) WINDOW SYSTEM.

(N) STEEL STUD PARTITION TO BE FROM FINISH FLOOR TO UNDERSIDE OF NEW FLOOR OR EXISTING ROOF STRUCTURE ABOVE. PROVIDE INSULATION AS SHOWN

(N) EXTERIOR STEEL STUD WALL WITH INSULATION. EXTERIOR FINISHES AND INTERIOR FINISHES PER ARCHITECTURAL ELEVATIONS AND DETAILS. SEE STRUCTURAL DRAWINGS FOR STUD SIZES AND SPACING.

POST AND COLUMN LEGEND

- ☒

(N) CMU COLUMN

☒

(N) STEEL POST TO REMAIN.

☐

(N) STEEL COLUMN. SEE SECTRUCTURAL DETAIL

☒

EXIT SIGNS TO BE SIM. TO SURE-LITES, ELECTRICAL ILLUMINATED W/ BATTERY BACKUP. LOCATE SIGNS SUCH THAT A SIGN MAY BE SEEN AT ANY LOCATION INSIDE THE BUILDING.  
1) EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100' FROM THE NEAREST VISIBLE SIGN.  
2) EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH.  
3) EXIT SIGNS SHALL BE ADDED OR RELOCATED AT THE DIRECTION OF THE BUILDING OR FIRE DEPT. INSPECTORS. (SEE ELECTRICAL DRAWINGS)

INSTALL ONE 2A-10BC RATED FIRE EXTINGUISHER IN SIMI-RECESSED CABINET @ 4'-0" A.F.F. WITHIN 75' MAX. TRAVEL DISTANCE FOR EACH 6,000 S.F. OR PORTION THEREOF ON EA. FLR. (CFC SEC. 1002, UFC STD. 10-1) INSTALL IN A SEMI- RECESSED CABINET SIM. TO SAMSON PRODUCTS, MODEL 818 WITH PADLOCK, 1-800-328-946, NO HIGHER THAN 60" A.F.F.

SPRINKLER RISER

POST AND COLUMN LEGEND

ARCHITECT

ARCHITECTURE . PLANNING . INTERIOR

J. Craig Mann, Architect  
1901 Newport Blvd., Suite 350  
Costa Mesa, CA 92627  
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F 714-543-0209  
C 714-305-9619  
[www.storage designer.com](http://www.storage designer.com)

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CLIENT

DR. MILAN S. CHAKRABARTY

CHAKRABARTY, LLC

1003 E. FLORIDA AVE., SUITE 101  
HEMET, CA 92543  
PHONE: (951) 652-2252

PROJECT TITLE

PrimeSpace  
SELF-STORAGE  
&  
RV  
32242 KELLER RD.  
WINCHESTER  
RIVERSIDE, CA 92596

SHEET TITLE

OFFICE  
FLOOR PLAN

OFFICE FLOOR PLAN

CUP 190012  
CCCCPD PROJECT: P-2018-06314

SIGNED BY

PARTITION SYSTEM NOTES

- DELTA

REVISION

DATE

ISSUED (OFFICE CEILING) (BLDG. F1-F2-G-PIER)

01/12/23

ISSUED CODE

04/19/23

05/25/23

STUCCO / ROOF

08/28/23

@ BLDG. H. TOWERS

11/06/23

12/11/23

BLDG-H. TPO ROOFING

12/27/23

COMMERCIAL WELL

01/17/24

PARTITION SYSTEM NOTES

- DELTA

REVISION

DATE

ISSUED (OFFICE CEILING) (BLDG. F1-F2-G-PIER)

01/12/23

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11/06/23

12/11/23

BLDG-H. TPO ROOFING

12/27/23

COMMERCIAL WELL

01/17/24

PARTITION SYSTEM NOTES

DATE: 11/02/23  
JOB NUMBER: 18-825

SHEET NUMBER

A-1.10

## Appendix F

### Fire Site Plan







APN:472-011-009

APN:472-011-034



FUTURE KELLER  
ROAD TERMINATION

FUTURE KELLER ROAD

PROPOSED BUILDING

EXISTING GROUND SURFACE

KELLER ROAD

21'

33'

1'

22'

**B** SECTION  
~ N.T.S.

PROPOSED BUILDING

11'

VARIES SLOPE

1'

WALL SECTION  
N.T.S.

PROPOSED BUILDING

5'

18'

5%

7'

VARIES 2' TO 6'

2%

14'

15'

16.5'

38.5'

R/W

HWY 79

EXISTING GROUND SURFACE

WALL SECTION  
N.T.S.

**E** SECTION  
~ N.T.S.

F SECTION  
~ N.T.S.

**CONSTRUCTION NOTES:**

- 1 PROPOSED STORAGE STRUCTURE
- 2 PROPOSED CONCRETE SURFACE
- 3 PROPOSED 6" PLANTER CURB
- 4 PROPOSED TRASH ENCLOSURE
- 5 PROPOSED 6" CURB AND GUTTER
- 6 EXISTING FENCE TO BE REMOVED
- 7 PROPOSED BLOCK RETAINING WALL
- 8 PROPOSED UNDERGROUND STORAGE DETENTION CHAMBERS (26,594 CF)  
PER DETAIL ON SHEET 4
- 9 PROPOSED STORM DRAIN
- 10 PROPOSED WATER QUALITY MANAGEMENT BIO FILTRATION  
CHAMBER 1 AND 2, PER DETAIL ON SHEET 3
- 11 PROPOSED FIRE HYDRANT
- 12 PROPOSED RIP RAP PAD
- 13 PROPOSED HEAD WALL
- 14 PROPOSED CONCRETE SWALE
- 15 NEW ASPHALT SURFACE
- 16 PROPOSED SIDEWALK
- 17 PROPOSED PARKING STALLS
- 18 PROPOSED CONCRETE "V" DITCH
- 19 CATCH BASIN
- 20 PROPOSED ADVANCED TREATMENT SEPTIC DRIP FIELD BY OTHERS
- 21 PROPOSED FIRE STORAGE TANKS
- 22 PROPOSED PUMP HOUSE
- 23 WATER WELL
- 24 PROPOSED RAISED MEDIAN
- 25 PROPOSED HANDICAP RAMP
- 26 RELOCATE TRAFFIC SIGNALS AS REQUIRED
- 27 PROPOSED CATCH BASIN
- 28 PROPOSED AC BERM TAPER
- 29 PROTECT IN PLACE
- 30 PROPOSED 500 GALLON ADVANCED TREATMENT SYSTEM BY OTHERS
- 31 PROPOSED CURB AND GUTTER
- 32 PROPOSED CATCH BASIN PER RCF & WCD STD 100 , W=7", WITH  
DIVERSION TROUGH PER DETAIL ON SHEET 3
- 33 2" PVC INLET THROUGH CURB FACE PER COUNTY STD 310,  
AND DETAIL ON SHEET 3
- 34 SELF RETAINING LANDSCAPE AREA, 3" WATER DEPTH
- 35 PROPOSED GUARDRAIL
- 36 PROPOSED FIRE LINE
- 37 PROPOSED FIRE TANK SUPPLY LINE
- 38 PROPOSED DOMESTIC WATER SERVICE LINE
- 39 PROPOSED SEWER LINE

RIGHT OF WAY TO BE VACATED 11'

EXISTING GROUND

5:1 MAX

3:1

2'

3" BELOW GUTTER

NEW CURB AND GUTTER

NEW ASPHALT 23'±

EXISTING ASPHALT

BASE

ASPHALT

2% 2% 2% 2%

1' 5.5' 5.5' 22' 12' 2' 44' 30'

77' ±

37 PROPOSED FIRE TANK SUPPLY LINE

38 PROPOSED DOMESTIC WATER SERVICE LINE

39 PROPOSED SEWER LINE

2:1 MAX

2:1 MAX

MATCH LINE (SEE LEFT)

TYPICAL SECTION MILLER ROAD (N.T.S.)

LINE TABLE:


NUMBER	DIRECTION	DISTANCE
1	N 11°01'15" E	15.48'
2	N 82°42'48" W	13.12'
3	N 35°34'53" E	35.46'

EARTHWORK 

12,590 CY CUT, 10,152 CY FILL  
(DOES NOT INCLUDE DETENTION  
STRUCTURE EXCAVATION)

## REVISIONS

REVISIONS:			
REMARK	DESCRIPTION:	APR.:	DATE
DESIGNED: V GK	DRAWN: LEO	CHECKED: V GK	

10'			<ul style="list-style-type: none"> <li>• LEICA HDS LASER SCANNING</li> <li>• GPS &amp; ROBOTIC SURVEYING</li> <li>• GEOMATIC ENGINEERING</li> <li>• CIVIL ENGINEERING</li> <li>• LAND PLANNING</li> </ul>
	310 N. COTA ST., SUITE I, CORONA, CA 92878 PHONE: (951) 737-4406 • <a href="http://www.the-prizm-group.com">www.the-prizm-group.com</a>		
	Scale: 1" = 30'	Bench Mark: SEE SHEET 1	
	Date: 7-3-23		

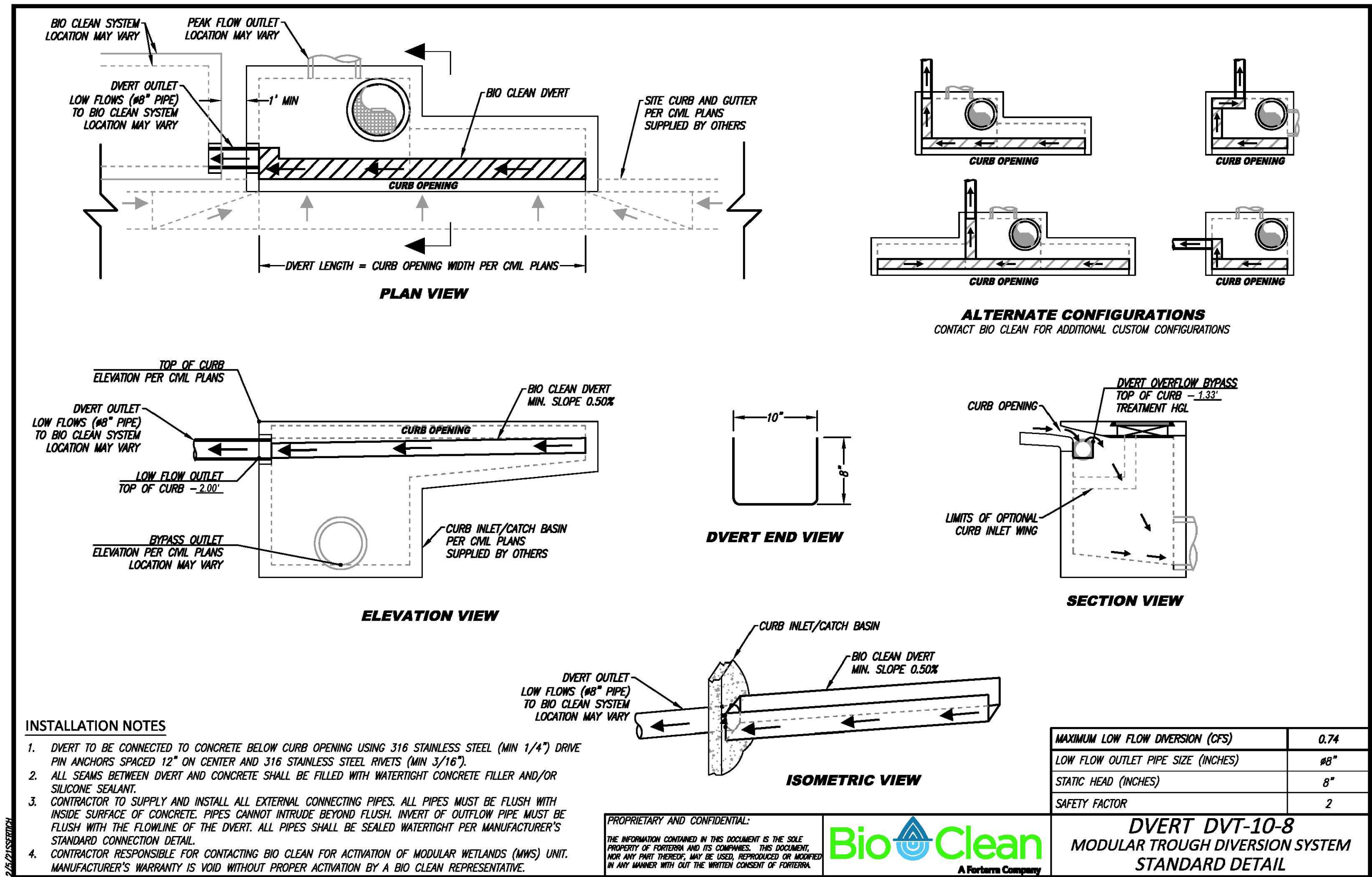
TEMECULA VALLEY  
SELF STORAGE  
PRELIMINARY GRADIN  
PLAN

File name: P:\TPG\19\19-004\GP\19-004PGP02.dwg

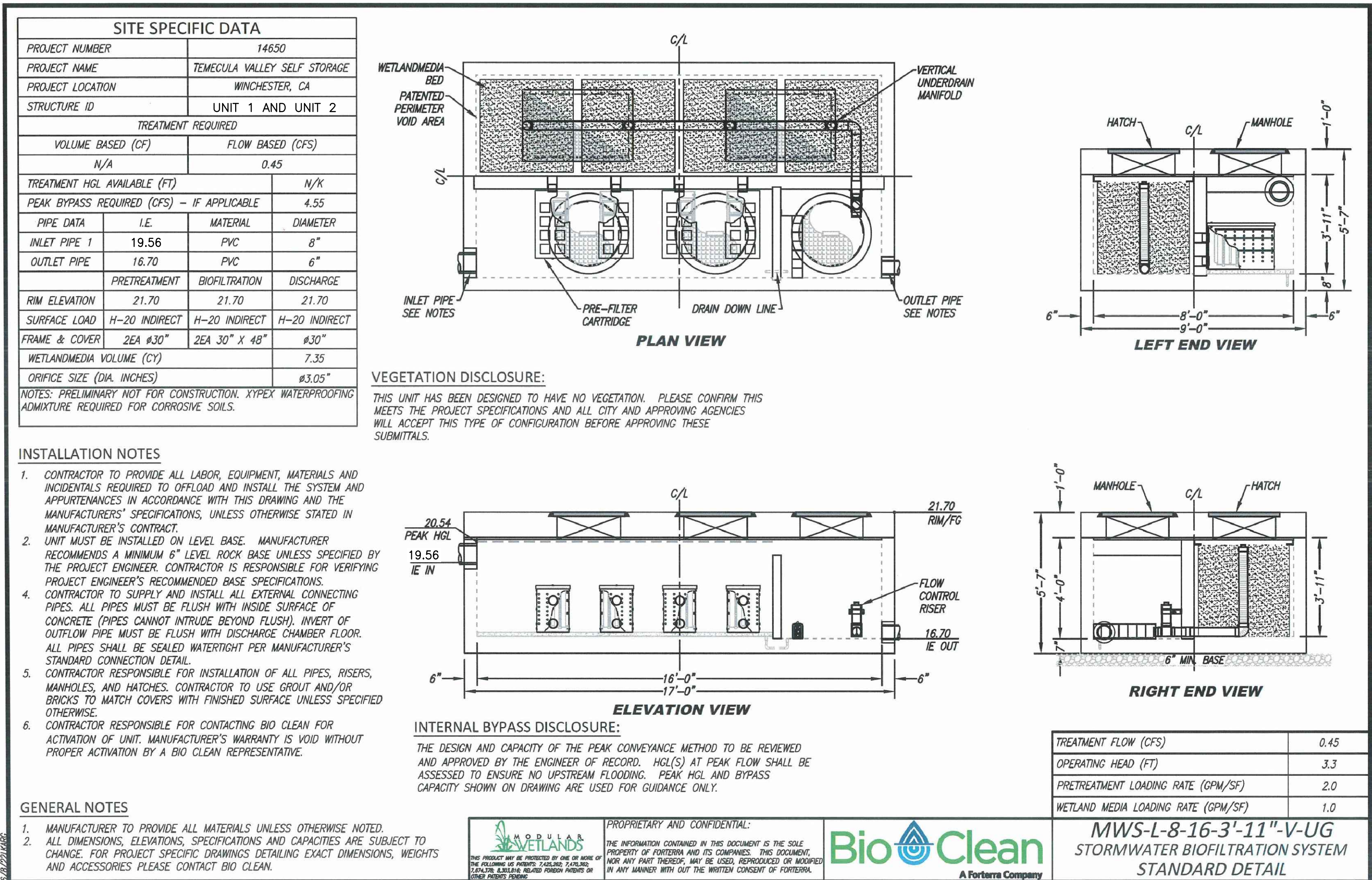
Sheet No.  
2  
OF 4 SHEETS  
FILE NO.  
19-004



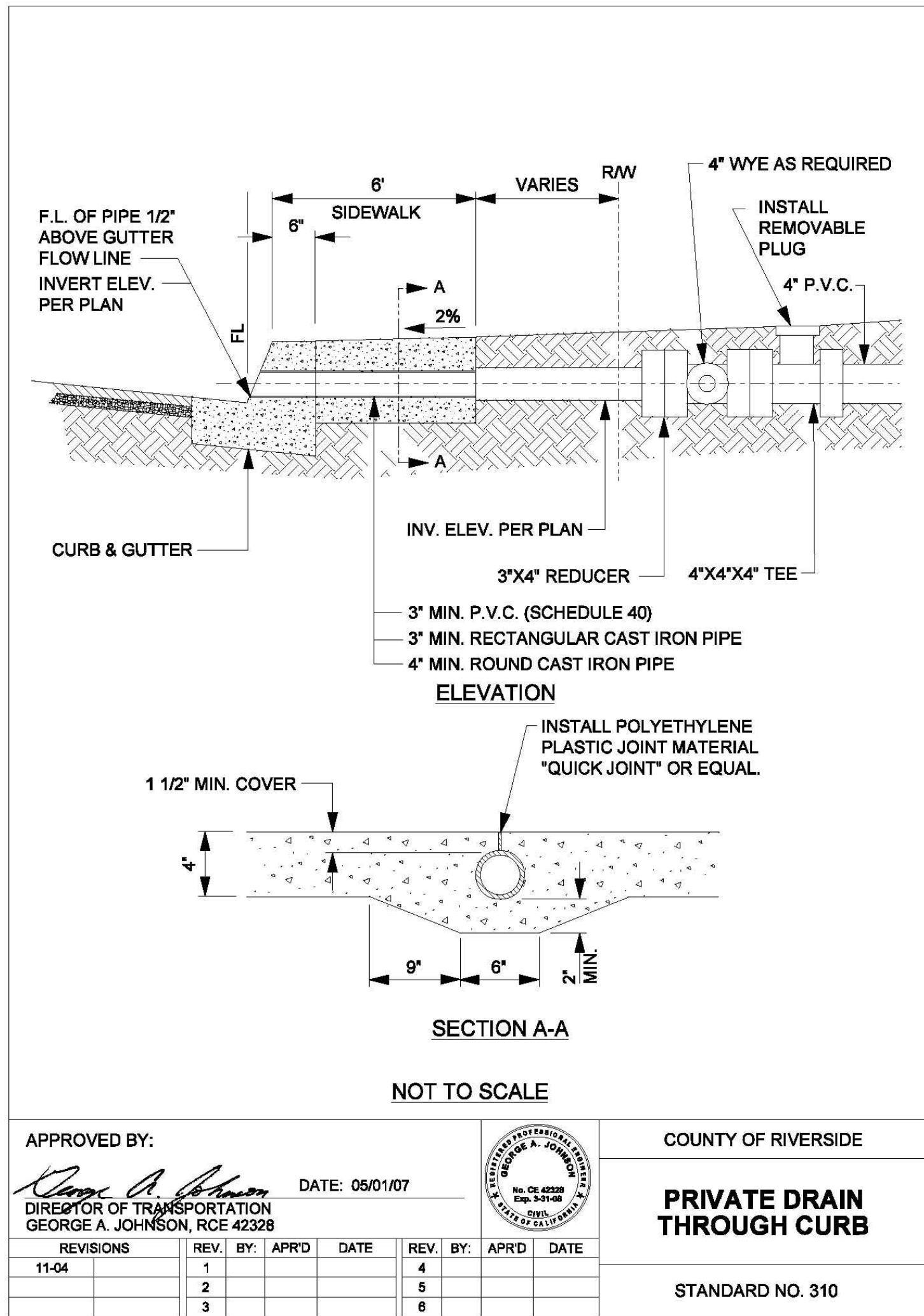
TEMECULA VALLEY SELF STORAGE DETAILS



32 DIVERSION TROUGH DETAIL  
N.T.S.



33 WMP BIOFILTRATION CHAMBER  
UNIT 1 AND UNIT 2  
N.T.S.



33 CURB INLET DETAIL  
N.T.S.



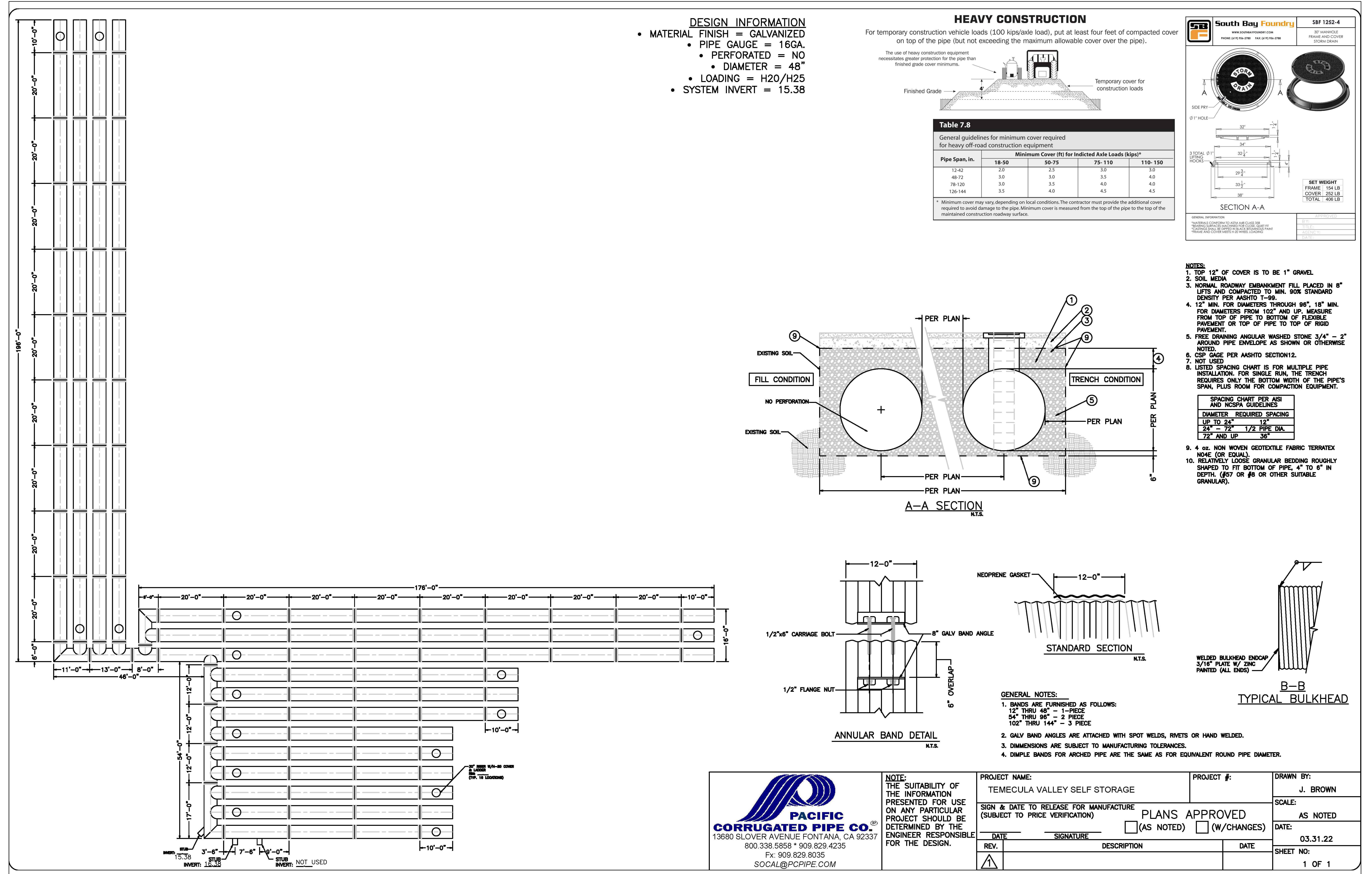
REVISIONS:				DATE:			
REMARK	DESCRIPTION	APR.	DATE	REVISION	DESCRIPTION	APR.	DATE

PRIZM GROUP				LEICA HDS LASER SCANNING			
310 N. COTA ST. SUITE I, CORONA, CA 92678				GPS & ROBOTIC SURVEYING			
PHONE: (951) 737-4406 • www.the-prizm-group.com				GEOMATIC ENGINEERING			
Scale: NONE				CIVIL ENGINEERING			
Date: 7-3-23				LAND PLANNING			
Bench Mark: SEE THIS SHEET							

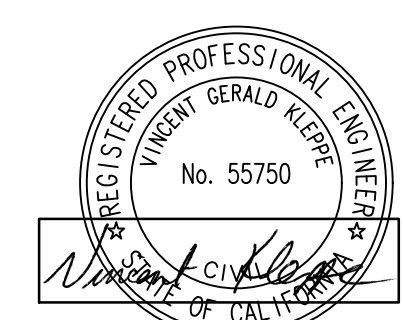
Sheet No.	3
OF 4 SHEETS	
FILE NO.	19-004
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# TEMECULA VALLEY SELF STORAGE DETAILS



⑧ UNDERGROUND DETENTION CHAMBER  
N.T.S.



<b>REVISIONS:</b>	<b>UT PRIZM GROUP</b>	<b>Scale:</b> NONE	<b>Bench Mark:</b> SEE SHEET 1
<b>REMARK</b>	<b>DESCRIPTION</b>	<b>APR.</b>	<b>DATE</b>
<b>DESIGNED:</b> VCK	<b>DRAWN:</b> LEO	<b>CHECKED:</b> VCK	<b>Date:</b> 7-3-23

**TEMECULA VALLEY SELF STORAGE DETAILS**

**File name:** P:\TPG\19\19-004\GP\19-004PGP04.dwg

**Sheet No.** 4  
**OF 4 SHEETS**  
**FILE NO.** 19-004



1. SCOPE OF WORK FOR THIS PROJECT:
- LINDLEY FIRE TO DESIGN AND INSTALL A NEW UNDERGROUND FIRE LINE FOR OFFICE, (7) ONE-STORY BUILDINGS AND (1) TWO-STORY BUILDING, TOTALING 185,468 S.F.
  - FIRE SPRINKLER DESIGN PER NFPA 13 2016 - 0.20/1,500 ORDINARY HAZARD GROUP 2
  - ALL FIRE DETECTION SYSTEM, ELECTRICAL WIRING AND RELATED EQUIPMENT BY OTHERS.
2. THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES:
- 2016 NFPA 13 (STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS)
  - 2016 CBC (CALIFORNIA BUILDING CODE)
  - 2016 CFC (CALIFORNIA FIRE CODE)
  - 2016 CEC (CALIFORNIA ELECTRICAL CODE)
3. BUILDING DATA:
- OWNER: MILAN S. CHAKRABARTY  
CHAKRABARTY, LLC  
1000 E. FLORIDA AVENUE  
SUITE 101  
HEMET, CA 92343  
(951) 852-2252
- CONSTRUCTION TYPE: B-B SPRINKLERED (BY WELLS & STORAGE TANK)
- OCCUPANCY GROUP: B-S-1
- APN: 476-010-060-2
4. TOTAL BUILDING AREA:
- |                            |   |
|----------------------------|---|
| BUILDING A OFFICE          | 1,172 S.F. ONE-STORY, HEIGHT: 22'-0"        |
| BUILDING B                 | 14,931 S.F. ONE-STORY, HEIGHT: 24'-0"       |
| BUILDING C                 | 13,380 S.F. ONE-STORY, HEIGHT: 24'-0"       |
| BUILDING D                 | 3,959 S.F. ONE-STORY, HEIGHT: 24'-0"        |
| BUILDING E                 | 3,281 S.F. ONE-STORY, HEIGHT: 24'-0"        |
| BUILDING F1                | 3,029 S.F. ONE-STORY, HEIGHT: 18'-6"        |
| BUILDING F2                | 4,310 S.F. ONE-STORY, HEIGHT: 18'-6"        |
| BUILDING G                 | 2,101 S.F. ONE-STORY, HEIGHT: 24'-0"        |
| BUILDING H                 | 38,303 S.F.                                 |
| BUILDING H1 (FIRST FLOOR)  | 38,441 S.F. (TWO STORES, HEIGHT: 27'-0")    |
| BUILDING H2 (SECOND FLOOR) | 14,545 S.F. (ONE STORY, HEIGHT 12'-0" MAX.) |
| PUMP HOUSE                 | 121,870 S.F.                                |
| STORAGE AREA ONLY          | 123,042 S.F.                                |
5. SPRINKLER SYSTEM DESIGN:
- DESIGNED IN ACCORDANCE WITH NFPA 13 2016 AS FOLLOWS:
- ALL STORAGE AREAS → HAZARD: ORDINARY GROUP 2  
MAXIMUM SPRINKLER SPACING USED: 120 SF DENSITY: 0.20 GPM/SF FOR 1,500
- PARKING AREAS / DRIVEWAY → HAZARD: ORDINARY GROUP 1  
MAXIMUM SPRINKLER SPACING USED: 130 SF DENSITY: 0.15 GPM/SF FOR 1,500
- OFFICE/LIVING AREA/RESTROOMS/CORRIDORS → HAZARD: LIGHT HAZARD  
MAXIMUM SPRINKLER SPACING USED: 225 SF DENSITY: 0.10 GPM/SF FOR 1,500
6. PIPE AND FITTINGS USED SHALL BE AS FOLLOWS:
- SPRINKLER BRANCH LINES:  
WET-PIPE SYSTEM SIZES 1" - 2" THREADED OR GROOVED ENDS:  
ASTM A-795 MEGA-FLOW BLACK STEEL PIPE WITH WELDED BLACK STEEL OUTLETS JOINED WITH GROOVED JOINT COUPLED FITTINGS. RIGID COUPLINGS WILL BE USED UNLESS NOTED OTHERWISE. MEGA-FLOW PIPE TO BE ROLL GROOVED. ASTM A-135 SCHEDULE 40 BLACK STEEL PIPE WITH THREADED CAST IRON, DUCTILE IRON OR MALLEABLE IRON FITTINGS. (SEE HYDRAULIC CALCULATIONS FOR SPECIFIC USE.)  
(GROOVED FITTINGS SHALL BE VICTAULIC, TYCO OR APPROVED EQUAL, DUCTILE IRON.)
- CROSS MAIN & FEED MAIN PIPING:  
WET-PIPE SYSTEM SIZES 3" - 8"  
ASTM A-795 MEGA-FLOW BLACK STEEL PIPE WITH WELDED BLACK STEEL OUTLETS JOINED WITH GROOVED JOINT COUPLED FITTINGS. RIGID COUPLINGS WILL BE USED UNLESS NOTED OTHERWISE. MEGA-FLOW PIPE TO BE ROLL GROOVED.  
(SEE HYDRAULIC CALCULATIONS FOR SPECIFIC USE.)  
(GROOVED FITTINGS SHALL BE TYCO, VICTAULIC SERIES OR APPROVED EQUAL, DUCTILE IRON.)
7. ALL MATERIAL SHALL BE U.L. LISTED AND/OR FM APPROVED.
8. PIPE SHALL BE SUSPENDED AND SEISMICALLY BRACED IN ACCORDANCE WITH NFPA 13 - 2016 EDITION (SEE DETAILS).
9. CONSTRUCTION TYPE FOR ALL LEVELS BASED ON UNOBSTRUCTED CONSTRUCTION. SPRINKLERS SHALL BE POSITIONED SO THAT DEFLECTORS ARE A MINIMUM OF 1" BELOW DECK AND A MAXIMUM OF 12" BELOW DECK PER NFPA 13.
10. CONSTRUCTION IS NONCOMBUSTIBLE ABOVE FINISH CEILING WITH SPRINKLERS NOT REQUIRED PER NFPA 13.
11. ALL CONTROL VALVES SHALL BE PROVIDED WITH SUPERVISORY TAMPER SWITCHES, WIRED BY OTHERS.
12. STEEL PIPE SLEEVES SHALL BE PROVIDED FOR ALL PIPES PASSING THROUGH MASONRY OR CONCRETE. THE SPACE BETWEEN PIPE AND SLEEVE SHALL BE AS REQUIRED BY NFPA 13. AT RATED ASSEMBLIES, THIS SPACE SHALL BE PACKED WITH A (UL) CLASSIFIED FIRE STOP MATERIAL.
13. THE SPRINKLER SYSTEM SHALL BE SUPERVISED BY AN APPROVED CENTRAL STATION WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION WHEN THE SPRINKLER SYSTEM EXCEEDS 20 HEADS IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA FIRE CODE.
14. SPRINKLER PLANS SHALL BE APPROVED PRIOR TO THE INSTALLATION OF ANY PIPE. A SET OF APPROVED PLANS SHALL BE MAINTAINED AT ALL TIMES AT THE CONSTRUCTION SITE.
15. THE INSTALLER SHALL PERFORM ALL REQUIRED ACCEPTANCE TESTS IN THE PRESENCE OF THE FIRE INSPECTOR.
16. ALL SYSTEM PIPING SHALL BE HYDROSTATICALLY TESTED AT 200 psi FOR TWO HOURS OR AT 50 psi ABOVE THE SYSTEM OPERATING PRESSURE, WHICHEVER IS GREATER. CONTACT INSPECTOR 24 HOURS PRIOR TO TEST.
17. ALL UNDERGROUND MAINS AND LEAD IN CONNECTIONS SHALL BE FLUSHED IN ACCORDANCE WITH NFPA 13 AND/OR 24 PRIOR TO CONNECTION TO THE OVERHEAD SYSTEM.
18. PERMANENT SIGNS SHALL BE PROVIDED FOR ALL CONTROL VALVES STATING SPECIFIC USE AND POSITION AT NORMAL OPERATION.
19. EXTERIOR ELECTRIC BELLS SHALL BE MOUNTED TO BUILDING AT APPROX. 10 FT. ABOVE GRADE NEXT TO EACH AUTOMATIC FIRE SPRINKLER RISER, WIRED BY OTHERS. IF HORN/SIROBS DEVICES ARE REQUIRED, THIS WILL BE FURNISHED AND INSTALLED BY OTHERS.

## GENERAL NOTES

SCALE: NONE

④

## SITE PLAN KEY NOTES

1. LANDSCAPING, (BY OTHERS)
2. WROUGHT IRON DOUBLE SLIDING GATE, 28'-0" W. x 8'-0" H., PAINTED BLACK WITH KNOX BOX AND KEY PER FIRE DEPT. REQUIREMENT. OPERATOR TO BE COMPLETE AND OPERATIONAL WITH UNDER-PAYMENT SENSING CABLES, KEYPAD CONTROL WITH PEDISTAL AND ELECTRIC MOTOR. PROVIDE MANUAL RELEASE (OR MANUAL OVERRIDE) IN CASE OF ELECTRICAL FAILURE PER FIRE DEPT. REQUIREMENTS. "AUTOGATE" MANUFACTURER, UL 325 SAFE VPL (1-800-944-4283) (BY OTHERS)
3. NEW TRASH ENCLOSURE, (BY OTHERS)
4. PARKING, (BY OTHERS)
5. FIRE HYDRANTS.
6. 8'-0" H. WROUGHT IRON FENCE, (BY OTHERS)
7. CONCRETE WALL, (BY OTHERS)
8. 1 HR. RATED WALLS, (BY OTHERS)
9. 2 HR. RATED CMU WALLS, (BY OTHERS)
10. GATE MOTOR & OPERATOR, H.P., W/MANUAL OVER-RIDE AT POWER FAILURE.
11. BOLLARDS, (BY OTHERS)
12. KEYPAD, (BY OTHERS)
13. 8' H. CHAINLINK FENCE W/DARK BROWN VINYL SLATE INSERTS, (BY OTHERS)
14. 4'-0" WIDE ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY ON ASPHALT PAVEMENT. SEE DISABLED ACCESS NOTES, (BY OTHERS)
15. 5'-0" x 5'-0" LEVEL LANDING. SEE DISABLED ACCESS NOTES, (BY OTHERS)
16. ASSUMED PROPERTY LINE. PER CBC 505.5, (BY OTHERS)
17. BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS & SHALL BE VISIBLE & LEGIBLE FROM STREET FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, (BY OTHERS)
18. PROVIDE A BOX KEY AS REQUIRED BY FIRE CODE 902.4. LOCATION AT MAIN ENTRANCE EXIT. KEY BOX TO BE DESIGNED PER COUNTY FIRE DEPARTMENT REGULATIONS. MOUNT ON WALL OR FENCE, (BY OTHERS)
19. RAMPS SHALL NOT ENCRoACH INTO ANY ACCESSIBLE PARKING SPACE OR THE ADJACENT ACCESS SITE, (BY OTHERS)
20. PROVIDE A KNOX BOX (FIRE DEPT. LOCK BOX) AT THE OFFICE. BOX TO CONTAIN 4 SETS OF BUILDING MASTER KEYS, FIRE ALARM PANEL KEYS. BOX TO BE MOUNTED AT 6' MAX. ABOVE WALLS, (BY OTHERS)
21. FIRE SIGNS: "NO PARKING" SIGNS FOR FIRE LANE ARE REQUIRED WITH IN 90'-0" TYPICAL, 100'-0" MAX. SPACING, (BY OTHERS)
22. CONCRETE CURB. SEE CIVIL DRAWING, (BY OTHERS)
23. CONCRETE PAD. SEE CIVIL DRAWINGS, (BY OTHERS)
24. AIR CONDITION UNITS. SEE MECHANICAL DRAWINGS (BY OTHERS)
25. SITE LIGHTING-WALL OR SURFACE MOUNTED. SEE ELEV. AND ELEC. DWGS. (BY OTHERS)
26. SIGN ENTRANCE, (BY OTHERS)
27. PORTABLE FIRE EXTINGUISHER IN APPROVED WEATHER-PROOF ENCLOSURES WHICH CAN BE REACHED WITHIN 75 FEET OF TRAVEL, (BY OTHERS)
28. 3'-0" W. W.I. GATE W/ LEVER HANDLE LATCH OPENABLE W/O SPECIAL KNOWLEDGE, EFFORT OR KEY, 5 LBS MAX. EFFORT ALLOWED, (BY OTHERS)
29. DETECTABLE WARNING SURFACE, (BY OTHERS)
- 30.
31. 20'-0" W. x 8'-0" H. WROUGHT IRON SWINGING GATE. MANUALLY OPERATED WITH FIRE DEPARTMENT KNOX BOX, (BY OTHERS)
32. SEPTIC TANK, (BY OTHERS)
33. WATER WELL INSIDE MAINTENANCE AND STORAGE ROOM, (BY OTHERS)
34. 8'-0" H. CHAINLINK FENCE AT PROPERTY LINE, (BY OTHERS)
35. NON-RATED DEMISING WALL, (BY OTHERS)
36. FIRE TANK STORAGE, (21'-0" 1/2" D. x 24'-1 1/2" H.)
37. 10'-0" H. W.I. FENCE AT PROPERTY LINE, (BY OTHERS)
38. R.V. DUMP STATION (BY OTHERS)
39. OPEN R.V. PARKING (BY OTHERS)
40. PUMP HOUSE WITH WATER WELL, (BY OTHERS)
41. EXISTING STREAM, DRAINAGE AREA WITH 17'-0" BUFFER, SLOPE 1:2, (BY OTHERS)
42. CONCRETE SWALE. SEE CIVIL, (BY OTHERS)
43. RETAINING WALL. SEE CIVIL, (BY OTHERS)
44. 20' FOOD WIDE AVOIDANCE AREA CENTERED ON EXISTING DRAINAGE COURSE, (BY OTHERS)
45. NO GRADING AREA. SEE CIVIL, (BY OTHERS)
46. 150 FEET MAX. DRAGGING HOSE DISTANCE PER FIRE DEPARTMENT.

ZONING: R.R.

N00°05'52" W 617.83'

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## Appendix G

### EMWD Rates and Fees





EASTERN MUNICIPAL WATER DISTRICT

A

Main Office

CONSOLIDATED SCHEDULE OF  
**RATES, FEES,  
AND CHARGES**

# CONSOLIDATED SCHEDULE OF RATES, FEES, AND CHARGES

Effective January 1, 2024

Unless otherwise indicated



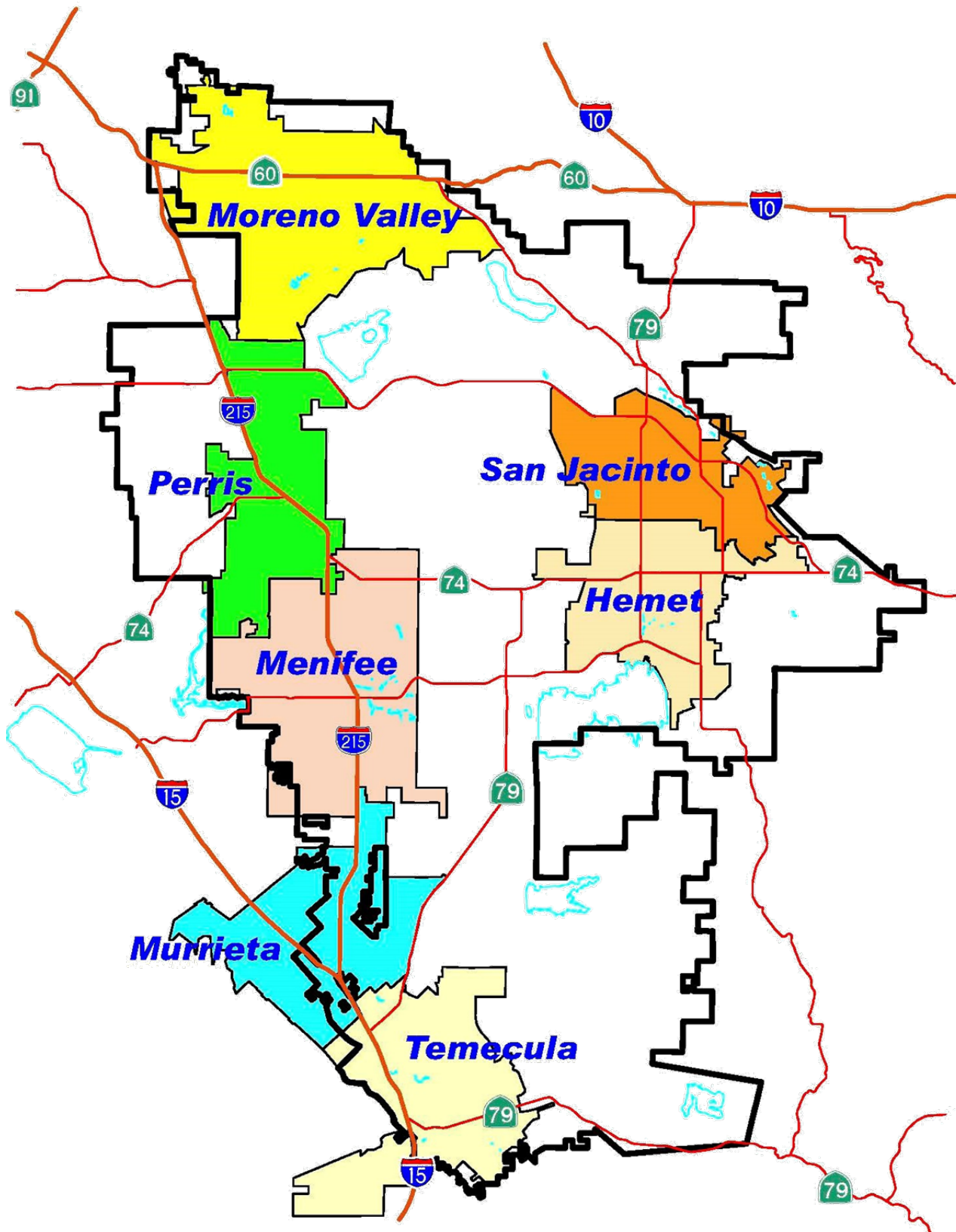
Prepared by the

Eastern Municipal Water District  
Finance Department

2270 Trumble Road  
Perris, CA 92570

## EASTERN MUNICIPAL WATER DISTRICT

### SERVICE AREA MAP AND INCORPORATED CITIES



## EASTERN MUNICIPAL WATER DISTRICT

### Adopted Consolidated Schedule of Rates, Fees, and Charges Effective January 1, 2024

#### BOARD OF DIRECTORS

Position	Name	Current Term of Office
President	Philip E. Paule	2022-2026
Vice President	Stephen J. Corona	2022-2026
Director	Jeff Armstrong	2020-2024
Director	Randy A. Record	2020-2024
Director	David J. Slawson	2022-2026

#### EXECUTIVE MANAGEMENT

General Manager	Joe Mouawad, P.E.
Deputy General Manager	Laura M. Nomura, CPA
Deputy General Manager	Nicolas Kanetis, P.E.
Assistant General Manager	Matthew Melendrez, P.E.
Assistant General Manager	Lanaya Voelz-Alexander, P.E.

#### RATES TEAM

Chief Financial Officer	John Adams
Assistant Chief Financial Officer	Thomas Hays
Finance Manager	Donna Kiminki
Financial Analyst III	Kendra Sotelo
Financial Analyst II	Rebeca Robles



# EASTERN MUNICIPAL WATER DISTRICT

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## EASTERN MUNICIPAL WATER DISTRICT

### WATER SERVICE

Potable water service is billed through water consumption rates and two fixed charges; a Daily Service Charge and a Water Supply Reliability Capital Projects Charge.

### WATER FIXED CHARGES

#### Water Daily Service Charge (DSC)

The DSC has two components:

1. Account Charge - Costs to recover monthly meter reading, billings, and customer service support. Assessed for all customers, regardless of water usage or meter size.
2. Demand Charge – Costs to help support repayment of debt service and water reliability needed to support the potential demand of the customer. Costs vary by meter size such as installation, maintenance and replacement and are assessed per equivalent meter size (EMS).

Water Daily Service Charge - Domestic Retail					
	Description	Meter Size	1/1/2023	1/1/2024	1/1/2025
All Residential and Non-Residential Domestic Retail Customers (unless otherwise noted)	Account Charge	All Meters	\$0.160	\$0.191	\$0.204
	Demand Charge (per EMS)	5/8"	\$0.340	\$0.365	\$0.388
		3/4"	\$0.340	\$0.365	\$0.388
		1"	\$0.520	\$0.559	\$0.594
		1 1/2"	\$1.720	\$1.847	\$1.963
		2"	\$2.760	\$2.963	\$3.150
		3"	\$5.520	\$5.926	\$6.300
		4"	\$8.630	\$9.265	\$9.849
		6"	\$17.260	\$18.530	\$19.697
		8"	\$27.620	\$29.651	\$31.520
		10"	\$41.430	\$44.477	\$47.279
		12"	\$58.250	\$62.534	\$66.474

## EASTERN MUNICIPAL WATER DISTRICT

Water Daily Service Charge - Agricultural Retail					
	Description	Meter Size	1/1/2023	1/1/2024	1/1/2025
<b>All Agricultural Retail Customers (unless otherwise noted)</b>	Account Charge	All Meters	\$0.160	\$0.191	\$0.204
	Demand Charge (per EMS)	1" or smaller	\$0.340	\$0.365	\$0.388
		1 1/2"	\$0.590	\$0.643	\$0.684
		2"	\$0.840	\$0.921	\$0.980
		3"	\$1.840	\$2.033	\$2.164
		4"	\$2.340	\$2.589	\$2.756
		6"	\$3.340	\$3.701	\$3.940
		8"	\$3.840	\$4.257	\$4.532

### Special Conditions for Water Fixed Charges – Residential Customers Only

Exceptions may be granted to water fixed charges if it can be demonstrated that the volumetric usage is consistently below that of a residential meter (5/8" – 1") for a one-year period. If so demonstrated, that portion of the DSC shall be computed at the lower meter size equivalent for the Demand Charge. The Account Charge component shall remain unchanged since the charge is not dependent on volumetric usage.

Water Daily Service Charge - Domestic Retail Special Conditions					
	Description	Meter Size	1/1/2023	1/1/2024	1/1/2025
<b>Residential Domestic Retail Customers (when granted exception for low volumetric usage)</b>	Account Charge	All Meters	\$0.160	\$0.191	\$0.204
	Demand Charge (per EMS)	5/8"	\$0.340	\$0.365	\$0.388
		3/4"	\$0.340	\$0.365	\$0.388
		1"	\$0.340	\$0.365	\$0.388
		1 1/2"	\$0.350	\$0.376	\$0.399
		2"	\$0.400	\$0.431	\$0.458
		3"	\$0.590	\$0.635	\$0.675

## EASTERN MUNICIPAL WATER DISTRICT

### Water Supply Reliability Capital Projects Charge (WCP)

The WCP is applicable to all standard domestic retail and agricultural retail water service accounts which are assessed a daily service charge. This charge will be assessed per equivalent meter size (EMS).

Water Daily Supply & Reliability Capital Projects Charge – Domestic Retail				
Description	Meter Size	1/1/2023	1/1/2024	1/1/2025
All water accounts for standard domestic retail and detector check/fire services which are assessed a daily service charge (per EMS)	5/8"	\$0.1783	\$0.200	\$0.214
	3/4"	\$0.1783	\$0.200	\$0.214
	1"	\$0.273	\$0.306	\$0.328
	1 1/2"	\$0.902	\$1.012	\$1.083
	2"	\$1.447	\$1.624	\$1.738
	3"	\$2.895	\$3.248	\$3.475
	4"	\$4.526	\$5.077	\$5.432
	6"	\$9.051	\$10.153	\$10.864
	8"	\$14.484	\$16.248	\$17.385
	10"	\$21.726	\$24.371	\$26.077
	12"	\$30.547	\$34.265	\$36.664

## EASTERN MUNICIPAL WATER DISTRICT

Water Daily Supply & Reliability Capital Projects Charge – Agricultural Retail				
Description	Meter Size	1/1/2023	1/1/2024	1/1/2025
All water accounts for agricultural retail services which are assessed a daily service charge (per EMS)	5/8"	\$0.1783	\$0.200	\$0.214
	3/4"	\$0.1783	\$0.200	\$0.214
	1"	\$0.1783	\$0.200	\$0.214
	1 1/2"	\$0.27	\$0.300	\$0.321
	2"	\$0.36	\$0.400	\$0.428
	3"	\$0.71	\$0.800	\$0.856
	4"	\$0.89	\$1.000	\$1.070
	6"	\$1.25	\$1.400	\$1.498
	8" and above	\$1.43	\$1.600	\$1.712



## EASTERN MUNICIPAL WATER DISTRICT

### WATER COMMODITY CHARGES

#### Domestic Retail Water Budgets and Tiered Rates

The District has a budget-based tiered rate structure for all residential customers and a portion of non-residential customers where the budget is based on the estimated indoor and outdoor water usage needs. The District's tiered rate structure is an increasing block structure where water is charged at increasing average rates for increasing usage. For residential customers, this rate structure has four tiers, while nonresidential customers have three tiers. Tiered water budgets are subject to adjustments in accordance with the Water Shortage Contingency Plan as referenced in Article 10 of Title 5 in the Administrative Code.

#### Residential Water Budgets

Residential water budgets are calculated as follows:

#### HOUSEHOLD SIZE CALCULATION

$BU = \text{Household Size} \times \text{GPCD} \times \text{Days} \div 748 \text{ gallons}$

#### LANDSCAPE IRRIGATION CALCULATION

$BU = ET \times CF \times DF \times LA \times 0.62 \times 0.001337$

*Household size = Number of persons per household*

*GPCD = Gallons per capita (for each person) per day*

*Days = Days in the billing cycle*

*ET = Sum of observed evapotranspiration (ET) values for the billing period in inches*

*CF = Conservation Factor (varies by account; based on date of build)*

*DF = Drought Factor (currently 1.0)*

*LA = Landscape Area in square feet (sq. ft.)*

*0.62 = Conversion Factor to convert inches per sq. ft. into gallons per sq. ft.*

*0.001337 = Conversion Factor to convert gallons into billing units*

Residential consumption rates are billed by billing units (BU), where each unit equals 100 cubic feet (CCF) or 748 gallons. Residential customers are billed at the Tier 1 rate for the first 20 percent of their monthly water budget as that is the proportional amount of local, lowest-cost supplies available. The remaining portion of the water budget is billed at the Tier 2 rate which makes up the full budgeted supply amount. Tier 3 and 4 rates cover any usage in excess of the total water budget and are based on the increased costs necessary to secure additional water supplies, as well as storage, pumping and water use efficiency programs.

## EASTERN MUNICIPAL WATER DISTRICT

### Non-Residential Water Budgets

Non-Residential water budgets are calculated as follows:

#### CHURCHES, LIBRARIES, MORTUARIES, CEMETERIES, OFFICE BUILDINGS, SCHOOLS, AND AG-HORSE

##### FARMS:

**Outdoor:**  $BU = LA \times ET \times CF$  (if applicable)

**Indoor:**

- For churches, libraries, mortuaries, cemeteries, office buildings: 80% if indoor & outdoor
- For schools: 5 gallons per student, per day
- For ag-horse farms: 47 gallons per person, per day

##### LOOPED LANDSCAPE:

**Outdoor:**  $BU = LA \times ET \times CF$  (if applicable)\*\*

**Indoor:** N/A

LA = Landscape Area in square feet

ET = Evapotranspiration

CF = Conservation Factor

BU = Billing units (1 BU = 100 cubic feet, or 748 gallons)

\*\*Proportioned to each meter based on past usage

Non-residential customers are billed at the “Tier 1” rate for their monthly water budget. Tier 2 and 3 rates cover any usage in excess of the water budget and are based on the increased costs necessary to secure additional water supplies, as well as storage, pumping and water use efficiency programs. Because water usage varies considerably for non-residential customers, even within the same usage class, the District assigns each budget individually for non-residential customers, based on domestic and landscaping water needs.

Functional landscape areas include turf as a surface for recreation and sports fields. All other landscape areas are considered nonfunctional. The Non-Residential Conservation Factor (CF) is aligned for all outdoor water budgets to reflect water efficiency trends for landscapes. A landscape with less grass and more low-water landscaping along with more efficient irrigation systems would have a lower CF. When the CF decreases, so does the percentage of evapotranspiration (ET)—the varying amount of irrigation needed to keep plants alive, based on climate.

## EASTERN MUNICIPAL WATER DISTRICT

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In May 2022, the State Water Resources Control Board (State Board) passed a prohibition of potable water irrigation of nonfunctional turf for all Commercial, Institutional, and Industrial customers unless the nonfunctional turf is on a shared irrigation device with trees or other perennial non-turf plants, the nonfunctional turf is certified as a low water use variation meeting certain requirements, or the landscape is irrigated with recycled water. Functional turf such as parks, sports fields, and other turf used for recreation are exempt. To enforce the State Board order, EMWD has assigned:

- Eligible nonfunctional landscape areas to 50 percent CF for the ET rate.
- Functional landscape areas to a 100 percent CF for the ET rate.

Non-Residential, Non-Tiered customers that have not been converted to a tiered rate are still charged a uniform rate where each unit of water is sold at the same rate.

## EASTERN MUNICIPAL WATER DISTRICT

### Domestic Retail Service

Water Service Rates - Standard Domestic Residential Retail (Tiered)						
	Areas Served:	Rate Codes:		1/1/2023	1/1/2024	1/1/2025
Tiered Residential Water Commodity Rates per billing unit (BU = 1 ccf)	All areas (excluding Fruitvale)	A101 A103 A201 A301	Tier 1: Low Volume	\$1.17	\$1.28	\$1.41
			Tier 2: Budgeted	\$3.75	\$3.91	\$4.17
			Tier 3: Excessive	\$6.22	\$6.73	\$7.11
			Tier 4: Wasteful	\$12.73	\$12.95	\$13.72
	Fruitvale	A202	Tier 1: Low Volume	\$1.17	\$1.28	\$1.41
			Tier 2: Budgeted	\$3.22	\$3.53	\$3.87
			Tier 3: Excessive	\$6.22	\$6.73	\$7.11
			Tier 4: Wasteful	\$12.73	\$12.95	\$13.72

## EASTERN MUNICIPAL WATER DISTRICT

Water Service Rates - Standard Domestic Non-Residential Retail (Tiered)							
	Areas Served:	Rate Codes:		1/1/2023	1/1/2024	1/1/2025	Service Information
Tiered Non-Residential Water Commodity Rates per billing unit (BU = 1 ccf)	All areas (excluding Fruitvale)	A101 A103 A201 A301	Tier 1: Budgeted	\$3.90	\$3.90	\$4.16	Applicable to residential/commercial accounts for water deliveries through facilities operated by the referenced improvement districts on Appendix A, including Perris State Park(A101), which are not classified as Tiered Rate accounts.
			Tier 2: Excessive	\$7.92	\$7.92	\$8.09	
			Tier 3: Wasteful	\$13.19	\$13.53	\$14.34	
	Fruitvale	A202	Tier 1: Budgeted	\$2.54	\$2.79	\$3.06	Applicable to residential/commercial accounts for water deliveries through facilities operated by the referenced improvement districts on Appendix A, which are not classified as Tiered Rate accounts.
			Tier 2: Excessive	\$7.78	\$7.92	\$8.09	
			Tier 3: Wasteful	\$13.19	\$13.53	\$14.34	

## EASTERN MUNICIPAL WATER DISTRICT

Water Service Rates - Standard Domestic Non-Residential Retail (Non-Tiered)							
	Areas Served:	Rate Codes:		1/1/2023	1/1/2024	1/1/2025	Service Information
<b>Non-Tiered Non-Residential Water Commodity Rates per billing unit (BU = 1 ccf)</b>	All areas (excluding Fruitvale)	<b>A101 A103 A201 A301</b>		\$3.32	\$3.60	\$3.84	Applicable to residential/commercial accounts for water deliveries through facilities operated by the referenced improvement districts on Appendix A for water accounts which are not classified as Tiered Rate accounts.
	Fruitvale	<b>A202</b>		\$2.54	\$2.79	\$3.06	



## EASTERN MUNICIPAL WATER DISTRICT

Water Service Rates - Standard Domestic Other Retail (Non-Tiered)							
	Areas Served:	Rate Codes:		1/1/2023	1/1/2024	1/1/2025	Service Information
<b>Other Non-Tiered Water Commodity Rates per billing unit (BU = 1 ccf)</b>	Moreno Valley, Perris Valley, Menifee, Hemet, San Jacinto, Murrieta	<b>A104 A203 A302</b>	Commodity only - no fixed daily charges	\$4.04	\$4.40	\$4.68	Applicable to residential/commercial accounts for water deliveries through facilities operated by the referenced improvement districts on Appendix A for water accounts where usage only is calculated.
	Moreno Valley, Perris Valley, Menifee, Hemet, San Jacinto, Murrieta	<b>A106 A205 A303</b>	Fixed Daily Charges only	N/A	N/A	N/A	Applicable to residential/commercial accounts for water deliveries through facilities operated by the referenced improvement districts on Appendix A for water accounts where the daily service charge only is calculated.

## EASTERN MUNICIPAL WATER DISTRICT

### Demand Agricultural Retail Service

For service under Demand Agricultural Retail water rates, the following special conditions will apply. In addition to EMWD Administrative Code governing the provision of Water Service Facilities:

1. Service is contingent on and must qualify for agricultural use as defined in Section 312.2.4 of the Metropolitan Water District Administrative Code (MWD Resolution No. 4106, as amended).
2. Generally:
  - A. Service is restricted to agricultural use only.
  - B. Property served should be one (1) acre or more.
  - C. Water deliveries are on a demand basis; however, usage could be restricted under extreme circumstances (i.e., drought, fire flow requirements, or other restrictions as determined necessary).

Water Service Rates - Demand Agricultural Retail (Non-Tiered)										
			Rates per ccf				Rates per acre foot			Service Information
Areas Served:	Rate Codes:		1/1/2023	1/1/2024	1/1/2025		1/1/2023	1/1/2024	1/1/2025	
All areas (excluding Fruitvale)	C101 C201 C301 C401 C403		\$3.32	\$3.60	\$3.84		\$1,446.19	\$1,568.16	\$1,672.70	Applicable to demand retail agricultural accounts for water deliveries through facilities operated by the referenced improvement district on Appendix A. C401 and C403— Applicable to prior Ag user opting out of Ag program.

## EASTERN MUNICIPAL WATER DISTRICT

Water Service Rates - Demand Agricultural Retail (Non-Tiered)										
			Rates per ccf				Rates per acre foot			Service Information
Areas Served:	Rate Codes:		1/1/2023	1/1/2024	1/1/2025		1/1/2023	1/1/2024	1/1/2025	
Fruitvale	<b>C202 C402</b>		\$2.45	\$2.69	\$2.96		\$1,067.17	\$1,172.82	\$1,288.92	Applicable to demand retail agricultural accounts for water deliveries through facilities operated by the referenced improvement district on Appendix A. C402—Applicable to prior Ag user opting out of Ag program.
Hemet, San Jacinto	<b>C203</b>	Dairies-Untreated	\$2.01	\$2.19	\$2.33		\$874.07	\$952.74	\$1,013.72	Applicable to those dairies receiving raw water per the Water Supply Agreement.
Hemet, San Jacinto	<b>C204</b>	Dairies-Excess Untreated	\$2.68	\$2.92	\$3.11		\$1,168.78	\$1,273.97	\$1,355.50	Rate for dairies using raw water above commitment per agreement.
Hemet, San Jacinto (EM-14)	<b>C205</b>	Non-Dairies - Untreated	\$2.37	\$2.59	\$2.76		\$1,030.23	\$1,127.43	\$1,202.56	Rate for non-dairies using untreated water from EM-14.

## EASTERN MUNICIPAL WATER DISTRICT

### Scheduled Agricultural Retail Service

For service under Scheduled Agricultural Retail water rates, the following special conditions will apply, in addition to EMWD Administrative Code governing the provision of Water Service Facilities and Service:

1. Service is contingent on and must qualify for agricultural use except non-agricultural qualifying uses as defined in Section 4106 of the Metropolitan Water District's Administrative Code as amended. Non-Agricultural qualifying uses will be determined by the District.
2. Water deliveries are generally scheduled in advance with the local water system distribution operators and with a high degree of cooperation regarding availability.
3. Water deliveries are subject to flow adjustments, restricted time-of-use limitations, and non-availability based on operational circumstances (i.e., high domestic demands, fire flow requirements, or other District restrictions as determined necessary).
4. Property served should be one (1) acre or more.

Water Service Rates - Scheduled Agricultural Retail (Non-Tiered)									
		Rates per ccf				Rates per acre foot			Service Information
Areas Served:	Rate Codes:	1/1/2023	1/1/2024	1/1/2025		1/1/2023	1/1/2024	1/1/2025	
All areas (excluding Fruitvale)	D101 D102 D201	\$3.32	\$3.60	\$3.84		\$1,446.19	\$1,568.16	\$1,672.70	Applicable for scheduled water deliveries through facilities operated by the referenced improvement district on Appendix A.
Fruitvale	D206	\$1.98	\$2.18	\$2.39		\$863.37	\$948.84	\$1,042.77	Applicable for scheduled water deliveries through facilities operated by the referenced improvement district on Appendix A, which are pressurized domestic systems.

## EASTERN MUNICIPAL WATER DISTRICT

### Wholesale Service

For service under Wholesale Domestic or Agricultural water rates, other agencies and/or companies must qualify and, among other conditions, meet the following requirements:

1. Be a political subdivision or a mutual water company operating a domestic system which distributes EMWD water only to those properties lying wholly within the boundaries of the EMWD, not included within the boundaries of any improvement district of the EMWD and not in conflict with or in competition to facilities operated by the EMWD; and
2. Execute a Service Agreement approved by the Board of Directors of EMWD. Said Agreement shall include, among other things, conditions provided for by the EMWD Administrative Code.
3. Service under Rate E302 is applicable for water delivered through Metropolitan Water District (MWD) EM-17 service connection to Western Municipal Water District (WMWD) for service to Elsinore Valley Municipal Water District (EVMWD) pursuant to and in accord with the provisions of Inter-Agency Agreement between EMWD and WMWD, approved October 5, 1988, as amended.

## EASTERN MUNICIPAL WATER DISTRICT

Water Service Rates - Domestic Wholesale (Non-Tiered)										
			Rates per ccf			Rates per acre foot			Service Information	
Areas Served:	Rate Codes:		1/1/2023	1/1/2024	1/1/2025	1/1/2023	1/1/2024	1/1/2025		
All agencies, unless otherwise noted below	<b>E102 E104 E201 E301</b>	Treated Water	\$3.31	\$3.60	\$3.84	\$1,442.48	\$1,568.16	\$1,672.70	E102—Applicable where Service Area 41 delivers treated water to other agencies located within Service Area 41. E104—McCanna Ranch only. E201—Applicable to treated water deliveries to other agencies from facilities of Service Area 42 which are not classified as agency ground water use of production rights. E301—Applicable to water deliveries for agencies located within Service Area 43.	
Nuevo Water Company	<b>E107</b>		\$3.16	\$3.45	\$3.69	\$1,377.48	\$1,503.16	\$1,607.70	Applicable to Nuevo Water Company in accordance with agreement approved on August 16, 2000.	

## EASTERN MUNICIPAL WATER DISTRICT

Water Service Rates - Domestic Wholesale (Non-Tiered)										
			Rates per ccf			Rates per acre foot			Service Information	
Areas Served:	Rate Codes:		1/1/2023	1/1/2024	1/1/2025	1/1/2023	1/1/2024	1/1/2025		
Western Municipal Water District (March Air Reserve)	E103	Imported Water - Operating costs only	\$0.40	\$0.44	\$0.47	\$174.24	\$191.66	\$204.73	Applicable to water deliveries to Western Municipal Water District (WMWD) for service to March Air Force Reserve. This charge represents operating costs only. Water delivered through EM-12A is billed directly to WMWD.	
	E302		\$0.025	No Change	No Change	\$11.00	No Change	No Change	Applicable to water deliveries to Elsinore Valley Municipal Water District (EVMWD). This charge represents operating cost only; water delivered through EM-17 is billed directly to WMWD on behalf of EVMWD.	



## EASTERN MUNICIPAL WATER DISTRICT

Water Service Rates - Domestic Wholesale (Non-Tiered)										
			Rates per ccf			Rates per acre foot			Service Information	
Areas Served:	Rate Codes:		1/1/2023	1/1/2024	1/1/2025	1/1/2023	1/1/2024	1/1/2025		
Soboba Settlement - City of Hemet, City of San Jacinto, Lake Hemet Municipal Water District	E207	Ground Water - Operating costs only	\$0.87	\$0.95	\$1.01	\$380.15	\$414.36	\$440.88	Applicable to the delivery of ground water (use of production rights) to the City of Hemet, City of San Jacinto, and Lake Hemet Municipal Water District through Phase I facilities pursuant to the terms of the Soboba Band of Luiseno Indians Settlement Act of 2008 and represents the O&M cost EMWD incurs to operate such facilities on behalf of the parties.	
	E208	Imported Water - Operating costs only	\$0.44	\$0.48	\$0.51	\$190.20	\$207.32	\$220.59	Applicable to the delivery of imported settlement water for recharge pursuant to the terms of the Soboba Band of Luiseno Indians Settlement Act of 2008 and represents the O&M cost EMWD incurs to deliver and recharge such water on behalf of the parties.	

## EASTERN MUNICIPAL WATER DISTRICT

Water Service Rates - Domestic Wholesale (Non-Tiered)										
			Rates per ccf			Rates per acre foot			Service Information	
Areas Served:	Rate Codes:		1/1/2023	1/1/2024	1/1/2025	1/1/2023	1/1/2024	1/1/2025		
Temecula	<b>E401</b>	Wholesale Administration	N/A	N/A	N/A	\$3.00	No Change	No Change	Applicable to water deliveries to Rancho California Water District pursuant to Inter-agency Agreements between RCWD and EMWD.	
All agencies	<b>E500</b>	Pass-through MWD Tier 2 Surcharge	N/A	N/A	N/A	\$42.00	\$199.00	\$202.00	Pass-through of the MWD Tier 2 Surcharge to wholesale agencies, when Tier 1 supply limit has been reached. Applies to imported (treated and untreated) water deliveries.	

## EASTERN MUNICIPAL WATER DISTRICT

Water Service Rates - Agricultural Wholesale (Non-Tiered)										
			Rates per ccf			Rates per acre foot			Service Information	
Areas Served:	Rate Codes:		1/1/2023	1/1/2024	1/1/2025	1/1/2023	1/1/2024	1/1/2025		
Lake Hemet Municipal Water District	<b>F205</b>	Non-Soboba Settlement Water	\$2.34	\$2.49	\$2.67	\$1,021.02	\$1,083.96	\$1,164.54	Applicable to imported untreated agricultural water deliveries to other agencies within Service Area 42 and Lake Hemet Municipal Water District from EM-14 which are not settlement water deliveries.	
Lake Hemet Municipal Water District (Delivery to Grant St. Pond)	<b>F206</b>	Soboba Settlement Water - Operating costs only	\$0.23	\$0.25	\$0.27	\$100.98	\$110.06	\$117.11	Applicable to the delivery of settlement water from EM-14 to Grant Street Pond for groundwater replenishment by Lake Hemet Municipal Water District through the Corwin Booster.	
Lake Hemet Municipal Water District (Delivery up to Marshall St. Connection)	<b>F207</b>	Ground Water - Operating costs only	\$0.96	\$1.05	\$1.12	\$419.70	\$457.48	\$486.75	Applicable to the delivery of ground water (use of production rights) to Lake Hemet Municipal Water District up to the Marshall Street connection. Equal to delivery rate E207 plus a Corwin/Grant Booster surcharge.	

## EASTERN MUNICIPAL WATER DISTRICT

Water Service Rates - Agricultural Wholesale (Non-Tiered)										
			Rates per ccf			Rates per acre foot			Service Information	
Areas Served:	Rate Codes:		1/1/2023	1/1/2024	1/1/2025	1/1/2023	1/1/2024	1/1/2025		
Lake Hemet Municipal Water District (Water Conveyance LHMWD Well 17 to Flume)	<b>F208</b>	Operating costs only	\$0.15	\$0.17	\$0.18	\$66.99	\$73.02	\$77.99	Applicable to Lake Hemet Municipal Water District use of the Raw Water Pipeline, Corwin Booster, and Grant Avenue Booster to convey water from LHMWD Well 17 to the LHMWD Flume. LHMWD pumps their own groundwater rights (ABPR) using their own well 17. Rate includes operating and repair and replacement costs	
All agencies	<b>F500</b>	Pass-through MWD Tier 2 Surcharge	N/A	N/A	N/A	\$42.00	\$199.00	\$202.00	Pass-through of the MWD Tier 2 Surcharge to wholesale agencies, when Tier 1 supply limit has been reached. Applies to imported (treated and untreated) agricultural water deliveries.	

## EASTERN MUNICIPAL WATER DISTRICT

### Non-Reclaimable Waste Line (NWL) Service

All NWL charges are based on Santa Ana Watershed Project Authority (SAWPA) rates. SAWPA rates are effective July 1<sup>st</sup> and are subject to adjustment when adopted by SAWPA each year. Truck disposal fees shall be assessed for all truck disposal discharges into District operated dump stations that connect into the SARI system and will be assessed an administration fee by the District as listed in the Fees-for-Service section of this schedule. Any charge billed by SAWPA for NWL disposal shall be passed on to the user. See SAWPA charge information at <https://sawpa.org/inland-empire-brine-line/documents/>.

### Detector-Check/Fire Service

For service under Detector Check/Fire water rates, the following special conditions will apply, in addition to EMWD Administrative Code governing the provision of Water Service Facilities and Service:

1. This type of service shall utilize its appropriate Rate Schedule based upon the size (in inches) of the service/detector check assembly provided.
  - a. Service requires a by-pass detector check.
  - b. Water usage is restricted to fire protection only through onsite private fire hydrants and/or onsite private building sprinkler systems.

The Fixed Charge for Water Supply and Reliability Capital Projects is applicable to all detector check/fire service accounts which are assessed a daily service charge. This charge will be assessed per equivalent meter size (EMS).

Water System - Detector Check/Fire Services						
Areas Served:	Rate Codes:	Meter Size	1/1/2023	1/1/2024	1/1/2025	Service Information
All areas	J001	1"	\$0.15	No Change	No Change	Applicable for water availability for fire protection systems (detector check assemblies) to all service areas. The DSC is based upon the size of the detector check assembly under its appropriate Rate Schedule.
	J002	2"	\$0.30	No Change	No Change	
	J004	4"	\$0.60	No Change	No Change	
	J006	6"	\$0.90	No Change	No Change	
	J008	8"	\$1.20	No Change	No Change	
	J010	10"	\$1.50	No Change	No Change	
	J012	12"	\$1.80	No Change	No Change	

## EASTERN MUNICIPAL WATER DISTRICT

### Construction Meter Service

For service under Construction Meter water rates, including Temporary Meters (T-Meters) and construction water usage on other accounts, the following special conditions will apply, in addition to the EMWD Administrative Code governing the provision of Water Service Facilities and Service:

1. Service is generally temporary with water usage utilized as construction, grading, compaction, or related uses.
2. Service under Rate AT01 shall have no Daily Service Charge (DSC) and is available only upon authorization. This type of service is for transitory livestock herds.
3. Service under Rate AT23 is available only upon authorization by Water Operations at specified locations.

### Residential Temporary Meter Service

For service under Residential Temporary Meter water rates, the following special conditions apply, in addition to EMWD Administrative Code governing the provision of Water Service Facilities and Service:

1. Service is approved when:
  - a. A permanent residential metered connection is deemed not feasible by EMWD.
  - b. Service is generally temporary for use of supplemental water.
  - c. Service is not used for dust control, construction, grading, compaction, or related uses which are supplied through a construction meter service.
2. Service shall utilize the appropriate Domestic Retail rate under its Improvement District where usage only is calculated.

## EASTERN MUNICIPAL WATER DISTRICT

Water Service Rates - Temporary Meter Service						
	Areas Served:	Rate Codes:	1/1/2023	1/1/2024	1/1/2025	Service Information
<b>Temporary Meter Water Commodity Rates per billing unit (BU = 1 ccf)</b>	All areas (excluding Fruitvale)	AT00 AT01 AT11 AT12 AT21 AT22 AT31 AT32	\$4.04	\$4.40	\$4.68	Applicable to residential supplemental water deliveries and construction water deliveries through temporary meters from facilities that do not lie in any improvement District on Appendix A.
	Fruitvale	AT23	\$2.30	\$2.52	\$2.76	Applicable to raw water deliveries through temporary meters at specified locations in Service Area 42 as served from EM-14.

### Water System Wheeling Service

In June 2013, the EMWD Board established a policy applied to those who wish to wheel potable water through the EMWD system. The policy is incorporated into the District's Administrative Code in Article 8 of Title 5.

Water System - Other Rates						
	Rate Codes:		1/1/2023	1/1/2024	1/1/2025	Service Information
<b>Water System Wheeling</b>	A400	Tier 1: Budgeted	\$736.33	No Change	No Change	Water Wheeling Rate per Acre Foot



### **WATER CONSERVATION PENALTIES**

In March 2014, the EMWD Board adopted an amendment to the Administrative Code relating to water conservation policies, practices, and procedures and established fines to be assessed to all customers observed with prohibited water waste. This is incorporated into the District's Administrative Code at Title 5, Article 6, Section 5.601. Refer to "Penalty Fees" section for specific information.

### **WATER SHORTAGE CONTINGENCY PLAN - WASTE WATER FINES**

In July 2014, the EMWD Board adopted an amendment to the Administrative Code establishing fines to be assessed to customers observed with any water waste during a declared water shortage with mandatory reduction. This is incorporated into the District's Administrative Code at Title 5, Article 10, Section 5.1009. Refer to "Penalty Fees" section for specific information.

## EASTERN MUNICIPAL WATER DISTRICT

### RECYCLED WATER SERVICE

Recycled water service is billed through water consumption rates and a fixed Daily Service Charge.

### RECYCLED WATER FIXED CHARGES

**Daily Service Charge (DSC):** Recycled water users pay the same Daily Service Charges (DSCs) as potable users up to 2 inch equivalent meter size (EMS). The DSC for 3 inch EMS is set at 75 percent of the potable 3 inch DSC. The DSC for 4 inches EMS and above is set at the potable 3 inch DSC. The DSC has two components:

1. Account Charge - Costs to recover monthly meter reading, billings, and customer service support. Assessed for all customers, regardless of water usage or meter size.
2. Demand Charge – Costs to help support repayment of debt service and water reliability needed to support the potential demand of the customer. Costs vary by meter size such as installation, maintenance and replacement and are assessed per equivalent meter size (EMS).

Recycled — Daily Service Charge				
Meter Size	Description	1/1/2023	1/1/2024	1/1/2025
All Meters	Account Charge	\$0.160	\$0.191	\$0.204
5/8"	Demand Charge (per EMS)	\$0.340	\$0.365	\$0.388
3/4"		\$0.340	\$0.365	\$0.388
1"		\$0.530	\$0.559	\$0.594
1.5"		\$1.720	\$1.847	\$1.963
2"		\$2.770	\$2.963	\$3.150
3"		\$4.130	\$4.434	\$4.714
4" & Up		\$5.520	\$5.926	\$6.300

### **RECYCLED WATER COMMODITY CHARGES**

The District's recycled water system can be split into two component systems the backbone system and the stabilized system. The backbone system is not stabilized for pressure and flow and provides service directly to most of the District's agricultural users and feeds into the stabilized system. The stabilized system has additional operational storage and pumping infrastructure allowing the District to provide on demand service to customers in the Required Reuse Area (RRA). Agricultural users connected to the backbone system may receive water at inconsistent pressures and are occasionally subject to quantity and flow restrictions depending on the amount of recycled water available within the system. In contrast, users connected to the stabilized system within the RRA have on demand access to recycled water at consistent pressure and flow. The rates charged to each type of customer reflect the level of service that they receive based on the system to which they are connected.

## EASTERN MUNICIPAL WATER DISTRICT

### Recycled Water Agricultural Backbone System Service/Incentives

Several rate and pricing policies are in place to promote usage by agricultural users as they provide outsized benefits as a form of wastewater disposal due to the large volumes they consume and because some users can take water during times of otherwise low demands.

- For service under Backbone System Recycled water rates, customers must be connected to the backbone system.
- Service under R43W or R63W Recycled water winter (November through April) agricultural rates are set at percentage of Recycled water summer (May through October) agricultural rates.
- Service under rates R000, R43D, or R63D is only available if designated by the General Manager. The General Manager shall have the authority to temporarily select a special rate for R000 if conditions warrant to avoid discharge and/or due to operational constraints.

Recycled — Backbone System Retail Customers					
Rate Code	Description	Rate Schedule	(Rates Per Acre Foot)		
			1/1/2023	1/1/2024	1/1/2025
R432	Summer (May-Oct) Ag — Up to 4" Meter	RW-4-ASDF	\$165.26	\$165.26	\$170.22
R632	Summer (May-Oct) Ag — Up to 6" Meter and Larger	RW-6-ASDF	\$165.26	\$165.26	\$170.22
R43W	Winter (Nov-Apr) Ag — Up to 4" Meter	RW-4-ASDF	\$96.61	\$96.61	\$99.51
R63W	Winter (Nov-Apr) Ag — Up to 6" Meter and Larger	RW-6-ASDF	\$96.61	\$96.61	\$99.51
000*	Special Rate for Surplus Water	N/A	***	***	***
R43D*	Special Winter Incentive Rate (50% of R43W — Up to 4" Meter)	RW-4-ASDF	\$48.30	\$48.30	\$49.75
R63D*	Special Winter Incentive Rate (50% of R63W — Upton 6" and Larger)	RW-6-ASDF	\$48.30	\$48.30	\$49.75

## EASTERN MUNICIPAL WATER DISTRICT

### Recycled Water On-Demand/Stabilized System Service

On-Demand users are connected to the stabilized system as their operations require a higher level of service than the backbone system alone can provide. To incentivize agricultural users in this circumstance to take recycled water rather than pumping groundwater, on-demand agricultural rates are set at 80-percent of the non-agricultural recycled water rate.

Recycled — Stabilized System Retail Customers					
Rate Code	Description	Rate Schedule	(Rates Per Acre Foot)		
			1/1/2023	1/1/2024	1/1/2025
R442	Demand Ag — Up to 4" Meter (80% of R462)	RW-4-DNSDF	\$499.54	\$514.53	\$529.96
R642	Demand Ag — Up to 6" Meter and Larger (80% of R662)	RW-6-DNSDF	\$499.54	\$514.53	\$529.96
R462	Non-Ag — Up to 4" Meter	RW-4-NSDF	\$624.43	\$643.16	\$662.45
R662	Non-Ag — Up to 6" Meter and Larger	RW-6-NSDF	\$624.43	\$643.16	\$662.45
*RPRC	Retail-Rate to Pechanga Band of Luiseno Indians for Non-Ag-tertiary; billed by EMWD. Includes the wheeling rate established by RCWD and paid by EMWD. Reference: Interagency agreement dated February 28, 2008, as amended.	N/A	\$624.43	\$643.16	\$662.45
*RC42	Construction and Temporary (60% of A101)	RW-CSDF-TSDF	\$867.71	\$940.90	\$1,003.62

\* Not Subject to Daily Service Charge

## EASTERN MUNICIPAL WATER DISTRICT

### Recycled Water Agreements

To encourage the use of recycled water instead of potable or groundwater, the District has agreements with several third-party entities with rates governed by specific contracts.

Recycled — Contracted Agreements					
Rate Code	Description	Rate Schedule	(Rates Per Acre Foot)		
			1/1/2023	1/1/2024	1/1/2025
R401	Special Rate for Recycled Water Retrofit Conservation Program (75% of A101 Tiered Non-Residential—Tier 1)	N/A	\$1,225.13	\$1,274.13	\$1,359.07
R402	Special Rate for Recycled Water Retrofit Conservation Program (75% of A102 Tiered Non-Residential—Tier 1)	N/A	\$829.82	\$911.49	\$999.70
R403	Special Rate for Recycled Water Retrofit Conservation Program (75% of D101)	N/A	\$1,084.64	\$1,176.12	\$1,254.53
R500	Special Rate for Heartland (80% of A202)	N/A	\$885.14	\$972.26	\$1,066.35
R682	Department of Fish & Wildlife	RW-DFG-ASD	\$97.11	\$116.54	\$139.84
R693	Tertiary In-Lieu Ag delivery; Hemet/San Jacinto Stipulated Judgment; Rate adjusted by Consumer Price Index per agreement	N/A	\$98.82	\$110.68	\$114.00
*R4RC	Rancho California, Wholesale Rate—for Billings to RCWD & EVMWD	RW-4-RCWD	\$367.91	\$378.94	\$390.31

\* Not Subject to Daily Service Charge

## EASTERN MUNICIPAL WATER DISTRICT

### Augmentation Water

Service under rate RAUG will occur when a customer is using water in excess of the established allocation.

Recycled — Augmentation Agreement					
Rate Code	Description	Rate Schedule	(Rates Per Acre Foot)		
			1/1/2023	1/1/2024	1/1/2025
RAUG	Special Rate for Augmentation Water (Metropolitan untreated rate)	N/A	\$855.00	\$903.00	\$972.00

## EASTERN MUNICIPAL WATER DISTRICT

### SEWER SERVICE

The District's current wastewater rate structure charges each customer a fixed daily service charge and a fixed daily capital charge.

#### Sewer Daily Service Charge (DSC)

The daily service charges are calculated based on the number of Equivalent Dwelling Units (EDUs) assessed for that service connection. An EDU is intended to represent the typical flow from an average single family residential connection, in both volume and loadings. Sewer Equivalent Dwelling Units (Sewer EDU) as established by the District per Resolution No. 1600, as amended will be used to determine the appropriate daily/monthly service charge by multiplying the Sewer EDU by the EDU charge.

To align sewer rates with the household sizes and to consider how much each household contributes to the system, the daily service charge has a rate structure with four blocks, based on household size. Smaller than average households pay a smaller portion of the current rate, average size households pay the current rate, and larger than average households pay a larger portion of the current rate. The sewer bill will be calculated using a block factor that is multiplied by the sewer rate. For these accounts, the sewer EDU will be greater than or equal to one (1). The block factors are shown in the table below.

Block Number	Number of People in Household	Block Factor effective 1/1/2023	Block Factor effective 1/1/2024
1	1 – 2 people	0.60	0.65
2	3 – 4 people	1.00	No change
3	5 – 6 people	1.25	1.35
4	7 people or more	1.70	No change

Sewer Block factors apply only to customers on water-budget based tiered rates who are also billed directly by EMWD for sewer services.



## EASTERN MUNICIPAL WATER DISTRICT

Sewer Daily Service Rates (per EDU) —Sewer Service Rendered Through Facilities of EMWD					
Areas Served:	Rate Codes:	1/1/2023	1/1/2024	1/1/2025	Service Information <i>See Appendix B for Improvement District (I.D.) details</i>
Hemet, San Jacinto – Service Area 31	<b>S101</b>	\$1.000	\$1.062	\$1.143	Applicable for sewage collection, transmission, treatment and disposal service rendered through facilities of I.D. 17 when no other improvement district or no other agency/assignee provides sewage collection. Applicable for sewage collection services rendered through facilities of other EMWD I.D.s located within I.D. 17 which provides sewage transmission, disposal and treatment facilities.
Moreno Valley Area – Service Area 32	<b>S201</b>	\$1.020	\$1.081	\$1.161	Applicable for sewage collection, transmission, treatment and disposal service rendered through facilities of I.D.'s 19, U-13 (63) or U-22 (72). This schedule also applies to areas served domestic water by Moreno Valley Water District who renders billing (by an agency agreement) on behalf of EMWD.
Sun City Area – Service Area 33	<b>S301</b>	\$1.040	\$1.103	\$1.184	Applicable for sewage collection, transmission, treatment and disposal service rendered through facilities of I.D. U-1 (51) when no other improvement district or no other agency/ assignee provides sewage collection. Applicable for sewer collection, transmission, treatment and disposal service rendered within the Menifee Valley Sewer Service Area No. 1. Applicable for sewage collection services rendered through facilities of other I.D.s located within I.D. U-1 (51), which provide sewage transmission, treatment, and disposal facilities.

## EASTERN MUNICIPAL WATER DISTRICT

Sewer Daily Service Rates (per EDU) —Sewer Service Rendered Through Facilities of EMWD					
Areas Served:	Rate Codes:	1/1/2023	1/1/2024	1/1/2025	Service Information <i>See Appendix B for Improvement District (I.D.) details</i>
Temecula, Murrieta Area - Service Area 34	<b>S401</b>	\$1.170	\$1.203	\$1.252	Applicable for sewage collection, transmission, treatment and disposal service rendered through the respective facilities of I.D. C (22) or U-8 (58). This rate is also applicable to RCWD for accounts billed on behalf of EMWD (by an agency agreement) which lie within the boundaries of I.D. U-8 (58).
Perris Valley Area - Service Area 35	<b>S501</b>	\$1.360	\$1.369	\$1.391	Applicable for sewage collection, transmission, treatment and disposal service rendered through facilities of I.D. E (97) when no other improvement district or no other agency/assignee provides sewage collection.
Canyon Lake - Lake Hemet MWD	<b>S601</b>	\$1.900	\$1.982	\$2.067	Applicable for single family residential sewer service rendered through facilities of EVMWD per agency agreement dated November 4, 1968. No commercial or other service types within this service area, at the rate established by EVMWD

## EASTERN MUNICIPAL WATER DISTRICT

Sewer Daily Service Rates (per EDU) — Other Agency Collection Systems					
Areas Served:	Rate Codes:	1/1/2023	1/1/2024	1/1/2025	Service Information <i>See Appendix B for Improvement District (I.D.) details</i>
City of Hemet, San Jacinto and Lake Hemet Municipal Water District	<b>S102</b>	\$0.940	\$1.016	\$1.095	Applicable for sewage, transmission, treatment and disposal service rendered through facilities of I.D. 17 when another agency or assignee provides sewage collection. In areas where EMWD provides water service and renders billing statements, the other agency's sewage collection charge may be billed (by an agency agreement) by EMWD for the involved other agency as a separate item in addition to the I.D. 17 EDU charge. This rate is also applicable to the City of Hemet, San Jacinto and Lake Hemet Municipal Water District, who render billing on behalf of EMWD (by an agency agreement), where its respective agency provides sewer collection.
Sun City	<b>S302</b>	\$1.040	\$1.057	\$1.136	Applicable for sewage collection, transmission, treatment and disposal service rendered through facilities of I.D. U-4 (54) (Sun City), U-6 (56) (Sun City), U-15 (65) (North Sun City), and U-35 (85) (South Sun City) and where General Obligation Bonds have been issued to support the I.D. 97 (Perris Valley RWRf Improvements).
Murrieta Sewer Facilities	<b>S403</b>	\$1.170	\$1.203	\$1.252	Applicable for sewage collection, transmission, treatment and disposal service rendered through Murrieta Sewer Facilities located within the boundaries of Murrieta County Water District pursuant to an agreement dated March 21, 1989, between EMWD and MCWD.

## EASTERN MUNICIPAL WATER DISTRICT

Sewer Daily Service Rates (per EDU) — Other Agency Collection Systems					
Areas Served:	Rate Codes:	1/1/2023	1/1/2024	1/1/2025	Service Information <i>See Appendix B for Improvement District (I.D.) details</i>
City of Perris	<b>S502</b>	\$1.280	\$1.323	\$1.343	Applicable for sewage transmission, treatment and disposal service rendered through facilities of I.D. E (97) when another agency or assignee provides sewage collection. In areas where EMWD provides water service and renders billing statements, the other agency sewage collection charge may be billed (by an interagency agreement) by EMWD for the involved other agency as a separate item in addition to the I.D. E (97) EDU charge. This rate is also applicable to the City of Perris which renders billing on behalf of EMWD (by an agency agreement).
Perris, Romoland, Homeland	<b>S503</b>	\$1.360	\$1.369	\$1.391	Applicable for sewage collection, transmission, treatment and disposal service rendered through facilities of I.D. U-29(79) (West Perris Area), F (93) (Romoland Assessment District #5), I.D. G (94) (Homeland Assessment District #7), 81 (North Sun City Area), 83 (Mead Valley Area), U-27(77) (North Perris Area).
Perris Valley	<b>S504</b>	\$1.280	\$1.323	\$1.343	Applicable for sewage collection, transmission, treatment and disposal service rendered through facilities of I.D. U-9 (59) (Perris Valley), and where General Obligation Bonds have been issued to support the I.D. 97 (Perris Valley RWRF Improvements).
Val Verde Unified School District (rate established by Western MWD)	<b>S505</b>	\$2.478 (7/1/2022)	\$2.552 (7/1/2023)	\$2.629 (7/1/2024)	Applicable for domestic sewage collected from Val Verde Unified School District which is conveyed to and treated by Western Municipal Water District (WMWD) per interagency agreement dated December 21, 2012, at the rate established by WMWD.

## EASTERN MUNICIPAL WATER DISTRICT

### Fixed Charge for Sewer System Capital Projects

The daily Fixed Charge for Sewer System Capital Projects charge is applicable to all sewer service accounts when rendered through facilities of EMWD. This charge does not apply to sewer service accounts that have sewage rendered by an agency other than EMWD. This charge will be assessed per equivalent dwelling unit (EDU).

Sewer Daily System Capital Projects Charge (per Equivalent Dwelling Unit - EDU)	1/1/2023	1/1/2024	1/1/2025
All Sewer Service Accounts for Sewer Service Rendered Through Facilities of EMWD	\$0.11967	\$0.141	\$0.149

## EASTERN MUNICIPAL WATER DISTRICT

### FEES-FOR-SERVICE

#### Customer Service Charges

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
CS-DP	Customer Deposit Minimum (refundable upon account closure)	\$150	No Change
CS-27	Broken Lock	\$11	No Change
CS-29	Broken Angle Stop	\$865	\$911
CS-30	Broken Locking Device	\$73	\$77
CS-33	Disconnect Service at Main	\$3,869	\$4,751
CS-41	Liens Against Property	\$115	\$122
CS-43	After Hours Service Restoration Charge	\$161	\$170
CS-44	Additional Trip Charge	\$104	\$110
CS-60	Late Fee	\$25	No Change
CS-61	Reconnect Fee	\$54	\$57
CS-62	Door Hanger - Disconnection	\$15	\$16

#### Standard Drop-In Meter Installation Charges

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
CS-11	5/8" or 3/4" Meter (includes MXU)	\$285	No Change
CS-12	1" Meter (includes MXU)	\$372	\$392
CS-13	1 1/2" Meter (includes MXU)	\$627	\$661
CS-14	2" Meter (includes MXU) Multi-Jet	\$837	\$882
CS-15	2" Meter (includes MXU) Turbine	\$1,297	\$1,366

## EASTERN MUNICIPAL WATER DISTRICT

### Meter Service Charges

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
CS-19	Meter Testing – 1" and Smaller	\$203	\$214
CS-20	Meter Testing – 1 ½" and 2"	\$243	\$256
CS-21	Meter Testing – 3" and Larger	\$297	\$313
CS-51	Damaged or Missing MXU Device	\$147	\$155
CS-53	AMR Meter Damaged/Missing – 5/8" Meter with MXU	\$288	\$304
CS-53	AMR Meter Damaged/Missing – 5/8" Meter without MXU	\$190	\$201
CS-53	AMR Meter Damaged/Missing – 1" Meter with MXU	\$375	\$395
CS-53	AMR Meter Damaged/Missing – 1" Meter without MXU	\$277	\$292
CS-53	AMR Meter Damaged/Missing – 1 1/2" Meter with MXU	\$572	\$603
CS-53	AMR Meter Damaged/Missing – 1 1/2" Meter without MXU	\$474	\$499
CS-53	AMR Meter Damaged/Missing – 2" Multi-jet Meter with MXU	\$782	\$824
CS-53	AMR Meter Damaged/Missing – 2" Multi-jet Meter without MXU	\$684	\$721
CS-53	AMR Meter Damaged/Missing – 2" Turbo Meter with MXU	\$1,242	\$1,308
CS-53	AMR Meter Damaged/Missing – 2" Turbo Meter without MXU	\$1,144	\$1,205

### T-Meter Service Charges

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
CS-6	T-Meter Set-up – 2 ½"	\$353	\$372
CS-6	T-Meter Deposit – 2 ½"	\$600	No Change
CS-7	T-Meter Set-up (Residential) – 5/8" or 1"	\$277	\$292
CS-7	T-Meter Deposit (Residential) – 5/8" or 1"	\$200	No Change
CS-22	T-Meter Move, Trip Charge, Illegal Fee	\$95	\$101
CS-38	T-Meter – Broken Chain/Lock/Clamshell	\$206	\$217
CS-39	Replacement T-Meter	\$547	\$576
CS-40	Repair T-Meter Swivel/Register	\$342	\$361

## EASTERN MUNICIPAL WATER DISTRICT

### Engineering Charges

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
ENG-1	Single Lot Residential Lateral Connection Inspection Fee – At Main Line to Property Line	\$632	\$921
ENG-2	Interagency Permit	\$1,125	\$1,185
ENG-3	As Built – Tracts & Pipelines (per Sheet)	\$150	\$158
ENG-5	Single Lot Residential Lateral Connection Inspection Fee – At Property Line (existing lateral)	\$493	\$519
ENG-7	Water/Sewer Connection Inspection Fee – At Property Line (Existing Lateral)	\$796	\$838
ENG-8	Water/Sewer/Recycled Connection Inspection Fee – At Main Line to Property Line	\$952	\$1,378
ENG-10	TV Inspection Fee – Per Linear Foot	\$2.00	No Change

### Finance Charges

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
FIN-1	Non-Sufficient Funds (NSF) Charge	\$25	No Change
FIN-2	EMWD Administrative Processing Fee	\$42	\$45
FIN-3	Delinquent Bills on Tax Roll	\$45	\$48

### Resource Management Charges

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
RM-1	Water Supply Assessment Report	\$1,377	\$1,450

### Maps & Records Charges

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
MR-3	Annexation Fees – Admin Expense (per Acre)	\$200	No Change



## EASTERN MUNICIPAL WATER DISTRICT

### Contract & Purchasing Charges

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
CP-1	Fringe Area Annexation Processing Charge	\$4,000	No Change
CP-2	Cell Tower Lease Application Charge	\$4,000	No Change
CP-3	Cell Tower Lease Amendment Charge	\$2,000	No Change

## EASTERN MUNICIPAL WATER DISTRICT

### Field Service Charges

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
FS-1	Install 6" Standard Fire Hydrant	\$9,107	\$10,522
FS-2	Install 6" Super Fire Hydrant	\$9,570	\$11,030
FS-3	Upgrade Fire Hydrant	\$2,422	\$2,805
FS-4	Install 4" Blow-off (Wharf-head) Hydrant	\$7,623	\$9,057
FS-5	Standard Full Service Meter Installation – 5/8" or 3/4" Meter (includes MXU)	\$4,041	\$4,771
FS-6	Standard Full Service Meter Installation – 1" Meter (includes MXU)	\$4,751	\$5,340
FS-7	Standard Full Service Meter Installation – 1 1/2" Meter (includes MXU)	\$5,335	\$6,085
FS-8	Standard Full Service Meter Installation – 2" Meter (includes MXU) Multi-Jet	\$6,275	\$7,359
FS-9	Standard Full Service Meter Installation – 2" Meter (includes MXU) – Turbine	\$6,416	\$7,655
FS-10	Temporary 4" Construction Meter on Fire Hydrant	\$3,321	\$3,794
FS-11	Install Hot Tap on Water Main (Size 4")	\$3,351	\$3,528
FS-11	Install Hot Tap on Water Main (Size 6")	\$4,618	\$4,862
FS-11	Install Hot Tap on Water Main (Size 8")	\$5,289	\$5,568
FS-11	Install Hot Tap on Water Main (Size 12")	\$6,464	\$6,805
FS-12	Temporary 6" Construction Meter on Fire Hydrant	\$3,543	\$4,053
FS-14	Relocate Meter/Water Lateral Within 10 Feet	\$1,662	\$2,050
FS-15	Relocate Fire Hydrant / Blow-off Within 10 Feet	\$2,919	\$3,485
FS-16	Non-Standard Site Conditions (traffic control, asphalt, hard soil) may require additional payment. Applies to fixed fees FS-1 through FS-9, FS-15, FS-17. Deposit *	Varies	No Change
FS-17	Large Meter Installation (Size 3" or Above) *	Varies	No Change
FS-20	Asbestos Survey	\$795	\$837

\*Services noted as such are billed at actual cost. If the actual cost is less than the deposit amount, a refund will be initiated.

## EASTERN MUNICIPAL WATER DISTRICT

### Development Services Charges

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
DS-1	Will-Serve Charges	\$89	\$94
DS-2	Fire Flow Computer Model – One Single Family Residential Lot	\$366	\$386
DS-3	Plan of Service / Plan Check / Plan Review – Deposit *	Varies	No Change
DS-4	Unmetered Construction Water (per lot)	\$133	\$141
DS-5	Addenda Processing Fee	\$213	\$225
DS-6	Fire Flow Computer Model – All uses, demands and durations except for “One Single Family Residential Lot”	\$826	\$870
DS-7	Assessment District / Community Facilities District (AD/CFD) Formation Deposit	Varies	No Change
DS-8	Application For Service – Commercial/Industrial/Institutional/Multi-Unit	\$1,570	\$1,653
DS-9	Application For Service - Tenant Improvement/Landscape Services/Residential Single Lot	\$630	\$664
DS-10	Expedited Application for Service Surcharge	\$481	\$507
DS-11	Connection Fee Estimate (Commercial/Industrial/Institutional)	\$414	\$436
DS-12	First Release/Clearance - New Development/Shell Building	\$542	\$554
DS-13	First Release/Clearance - Tenant Improvement/Business License	\$292	\$308
DS-14	Developer Standard Service and Facilities Agreement Processing	\$827	\$871
DS-15	Expedited Developer Service and Standard Facilities Agreement Surcharge	\$426	\$449

*\*Services noted as such are billed at actual cost. If the actual cost is less than the deposit amount, a refund will be initiated.*

## EASTERN MUNICIPAL WATER DISTRICT

### Right-of-Way Charges

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
ROW-1	Quitclaim of Easements	\$1,079	\$1,136

### Recycled Water Operations Charges

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
RW-1	Recycled Water Excess Use Over Allotment	\$346	\$365
RW-4	Recycled Water Service Turn-off (by Water Ops)	\$376	\$396
RW-5	After Hours Restoration Charge (by Water Ops)	\$327	\$345

### Sewer Charges

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
SWR-1	Sewage Spill / Lateral Backup – Daytime hours	\$892	\$939
SWR-2	Sewage Spill / Lateral Backup – After hours	\$2,255	\$2,374

### Source Control Charges

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
SC-1	Waste Discharge Application	\$406	\$428
SC-2	Annual Permit Fee – Significant Industrial User	\$2,266	\$2,386
SC-3	Annual Permit Fee – Non-Significant Industrial User	\$612	\$645
SC-6	Annual Permit Fee – Liquid Waste Hauling	\$244	\$257
SC-7	Plan Check Review & Inspection (Complex)	\$701	\$738
SC-8	Plan Check Review & Inspection (Regular)	\$314	\$331
SC-9	Non-Compliance Inspection	\$459	\$484
SC-10	Non-Compliance Sampling	\$459	\$484

## EASTERN MUNICIPAL WATER DISTRICT

### Source Control Special Charges – Pumper Discharge Fees

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
SC-14	Annual Permit Fee – Liquid Waste Hauling Truck Fee	\$104	\$110
SC-15	Permit Revision Fee – Revise Truck on Current Permit	\$162	\$171
SC-18	Administrative Fee Per Load – Domestic Septic Tank & Chemical Toilet Wastes	\$9	\$10
SC-19	Waste Processing Fee Per Gallon – Domestic Septic Tank & Chemical Toilet Waste	\$0.08	\$0.09

### Source Control Special Charges – Non-Reclaimable Waste Line (NWL) Fees

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
NWL-1	NWL Notice of Violation	\$946	\$996
NWL-2	NWL Violation Meeting	\$814	\$857
NWL-3	NWL Consent Order	\$632	\$666
NWL-4	NWL Compliance Order	\$1,221	\$1,286
NWL-5	NWL Cease and Desist Order	\$946	\$996
NWL-7	NWL Annual Permit Fee – Significant Industrial User (NWL-SIU)	\$3,874	\$4,078
NWL-8	NWL Annual Permit Fee – Non-Significant Industrial User (NWL-NSIU)	\$1,146	\$1,207
NWL-10	Administrative Fee per Gallon of Truck Disposal into NWL	\$0.010	\$0.011

## EASTERN MUNICIPAL WATER DISTRICT

### Water Operations Charges

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
WO-1	Initial Backflow Assembly Test	\$176	\$186
WO-2	Non-Compliance Backflow Assembly Test	\$458	\$483
WO-4	Re-Test Backflow Assembly	\$174	\$184
WO-5	Repair Backflow Assembly	Varies	No Change
WO-6	Priority Backflow Assembly Test	\$244	\$257
WO-7	Service Turn-off – Backflow Noncompliance	\$129	\$136
WO-8	Air Gap Inspection & Permit Fee	\$76	\$81
WO-10	Trip Charge for Air Gap Inspection; Backflow Test No-Show; Cross Connection Test No-Show	\$88	No Change
WO-50	Daytime Call Response – Water Ops	\$152	\$161
WO-51	After Hours Call Response – Water Ops	\$406	\$428
WO-52	Field Pressure Test – Water Ops	\$156	\$165
WO-53	Seasonal Off/On Service Request – Ag Meters 6" +	\$64	\$68
WO-54	Deposit: Key for Overhead Fill Station	\$100	No Change

### Miscellaneous Administrative Charges

Rate Code	Description	Fee as of 1/1/23	Fee as of 1/1/24
ADM-1	Public Records Request – Copies per Page	\$0.25	No Change

## PENALTY FEES

### Water Conservation Penalties for Water Runoff

In March 2014, the EMWD Board adopted an amendment to the Administrative Code relating to water conservation policies, practices and procedures and established fines to be assessed to all customers observed with prohibited water waste. This is incorporated into the District's Administrative Code at Title 5, Article 6, Section 5.601.

Customer Type	Fines	Description
Single-Family Residential Accounts	\$25	Third violation
Single-Family Residential Accounts	\$50	Fourth violation
Single-Family Residential Accounts	\$100	Fifth and any subsequent violation
Multi-Family, Commercial, Institutional, Agricultural, and Landscape Accounts	\$100	Third violation
Multi-Family, Commercial, Institutional, Agricultural, and Landscape Accounts	\$200	Fourth violation
Multi-Family, Commercial, Institutional, Agricultural, and Landscape Accounts	\$300	Fifth and any subsequent violation

## EASTERN MUNICIPAL WATER DISTRICT

### Water Shortage Contingency Plan – Water Waste Fines

In July 2014, the EMWD Board adopted an amendment to the Administrative Code establishing fines to be assessed to customers with any observed water waste during a declared water shortage with mandatory reduction. This is incorporated into the District's Administrative Code at Title 5, Article 10, Section 5.1009.

Stage	Customer Type	Fines Effective 10/1/14	Description
Stage 3: Mandatory Waste Reduction	Single-family residential accounts	\$25	Second violation
Stage 3: Mandatory Waste Reduction	Single-family residential accounts	\$50	Third violation
Stage 3: Mandatory Waste Reduction	Single-family residential accounts	\$100	Fourth and any subsequent violation
Stage 3 : Mandatory Waste Reduction	Multi-family, Commercial, Institutional, Agricultural, and Landscape accounts	\$100	Second violation
Stage 3: Mandatory Waste Reduction	Multi-family, Commercial, Institutional, Agricultural, and Landscape accounts	\$200	Third violation
Stage 3: Mandatory Waste Reduction	Multi-family, Commercial, Institutional, Agricultural, and Landscape accounts	\$300	Fourth and any subsequent violation
Stage 4: Mandatory Outdoor Reduction	Single-family residential accounts	\$50	Second violation
Stage 4: Mandatory Outdoor Reduction	Single-family residential accounts	\$100	Third violation
Stage 4: Mandatory Outdoor Reduction	Single-family residential accounts	\$200	Fourth and any subsequent violation
Stage 4: Mandatory Outdoor Reduction	Multi-family, Commercial, Institutional, Agricultural, and Landscape accounts	\$200	Second violation
Stage 4 : Mandatory Outdoor Reduction	Multi-family, Commercial, Institutional, Agricultural, and Landscape accounts	\$400	Third violation
Stage 4 : Mandatory Outdoor Reduction	Multi-family, Commercial, Institutional, Agricultural, and Landscape accounts	\$600	Fourth and any subsequent violation



## EASTERN MUNICIPAL WATER DISTRICT

### Customer Service Penalties

Rate Code	Description	Fee as of 1/1/20	Fee as of 1/1/24
CS-28	Illegal Service Restoration Penalty (Potable), 1st offense	\$150	No Change
CS-28	Illegal Service Restoration Penalty (Potable), 2nd offense	\$300	No Change
CS-28	Illegal Service Restoration Penalty (Potable), 3rd offense	\$450	No Change
CS-28	Illegal Service Restoration Penalty (Potable), 4th offense	\$600	No Change
CS-28	Illegal Service Restoration Penalty (Potable), 5th offense	\$750	No Change
CS-28	Illegal Service Restoration Penalty (Potable), 6th offense	\$900	No Change
CS-63	Unauthorized Installation/Connection/Use Penalty – Potable – 1 <sup>st</sup> Offense	\$1,000	No Change
CS-63	Unauthorized Installation/Connection/Use Penalty – Potable – 2 <sup>nd</sup> Offense	\$2,000	No Change
CS-63	Unauthorized Installation/Connection/Use Penalty – Potable – 3 <sup>rd</sup> Offense	\$3,000	No Change
CS-63	Unauthorized Installation/Connection/Use Penalty – Potable – 4 <sup>th</sup> Offense	\$4,000	No Change
CS-63	Unauthorized Installation/Connection/Use Penalty – Potable – 5 <sup>th</sup> Offense	\$5,000	No Change
CS-63	Unauthorized Installation/Connection/Use Penalty – Potable – 6 <sup>th</sup> Offense	\$6,000	No Change

### T-Meter Service Penalties

Rate Code	Description	Fee as of 1/1/20	Fee as of 1/1/24
CS-54	Late Fee – Failure to report Floater T-Meter Read	\$25	No Change
CS-55	Late Fee – Failure to Return Floater T-Meter for Inspection	\$55	No Change
CS-56	Daily Late Fee – Expired Floater T-Meter Permit	\$10	No Change

### Water Operations Penalties

Rate Code	Description	Fee as of 1/1/20	Fee as of 1/1/24
WO-9	Air Gap Non-Compliance Fee	\$200	No Change
WO-12	Non-Compliance Backflow Fine (Monthly)	\$200	No Change

## EASTERN MUNICIPAL WATER DISTRICT

### Recycled Water Operations Penalties

Rate Code	Description	Fee as of 1/1/20	Fee as of 1/1/24
RW-2	Recycled Water Non-Compliant / Unapproved Use	\$1,000	No Change
RW-3	Unauthorized Installation/Connection/Use Penalty – Recycled – 1st Offense	\$1,000	No Change
RW-3	Unauthorized Installation/Connection/Use Penalty – Recycled – 2nd Offense	\$2,000	No Change
RW-3	Unauthorized Installation/Connection/Use Penalty – Recycled – 3rd Offense	\$3,000	No Change
RW-3	Unauthorized Installation/Connection/Use Penalty – Recycled – 4th Offense	\$4,000	No Change
RW-3	Unauthorized Installation/Connection/Use Penalty – Recycled – 5th Offense	\$5,000	No Change
RW-3	Unauthorized Installation/Connection/Use Penalty – Recycled – 6th Offense	\$6,000	No Change
RW-8	Illegal Service Restoration Penalty – Recycled – 1st Offense	\$1,000	No Change
RW-8	Illegal Service Restoration Penalty – Recycled – 2nd Offense	\$2,000	No Change
RW-8	Illegal Service Restoration Penalty – Recycled – 3rd Offense	\$3,000	No Change
RW-8	Illegal Service Restoration Penalty – Recycled – 4th Offense	\$4,000	No Change
RW-8	Illegal Service Restoration Penalty – Recycled – 5th Offense	\$5,000	No Change
RW-8	Illegal Service Restoration Penalty – Recycled – 6th Offense	\$6,000	No Change
RW-9	Recycled Water Unauthorized Discharge Penalty – Billed at Actual Cost	Varies	No Change

### Source Control Penalties

Rate Code	Description	Fee as of 1/1/20	Fee as of 1/1/24
SC-21	Administrative Civil Penalty – Reporting Violation – Note (1)	\$2,000	No Change
SC-22	Administrative Civil Penalty – Compliance Schedule Violation – Note (1)	\$3,000	No Change
SC-23	Administrative Civil Penalty – Discharge Violation per Day – Note (1)	\$5,000	No Change
SC-24	Administrative Civil Penalty – Discharge Violation per Gallon – Note (1)	\$10	No Change

*Note (1): Source control rate codes SC-21, SC-22, SC-23, and SC-24 charges are established according to section 54740.5 of the California Government Code.*

## EASTERN MUNICIPAL WATER DISTRICT

### INFRASTRUCTURE AVAILABILITY CHARGES/ASSESSMENTS

Water Infrastructure Availability Assessment and Wastewater Infrastructure Availability Assessment Charge Programs constitute an important part of the financial programs for the General District and many other Improvement Districts.

Infrastructure Availability Assessments are included annually on the property tax rolls, as set through a public hearing process.

### Water Infrastructure Availability Charges/Assessments

<u>Water Programs</u>			<u>Assessment or Charge/Acre</u> <u>Zone of Benefit</u>		
			<u>1</u>	<u>2</u>	<u>3</u>
EMWD		(General District)	\$4.00	\$1.60	\$ 0.60
I.D. No.	8*	(Good Hope Area)	2.00	1.00	-
I.D. No.	9*	(Quail Valley Area)	7.50	3.74	1.50
I.D. No.	11*	(Mission Canyon Area)	3.00	1.50	-
I.D. No.	13*	(Perris Valley Area)	1.00	0.50	-
I.D. No.	14*	(Diamond Valley Area)	3.00	1.50	-
I.D. No.	15*	(Bautista Canyon Area)	5.00	-	-
I.D. No.	16*	(Mead Valley Area)	2.00	1.00	-
I.D. No.	18*	(Juniper Flats/Homeland/Winchester Area)	2.00	1.00	-
I.D. No.	21*	(Menifee Valley Area)	5.00	3.00	1.00
I.D. No.	U-5*	(Dairyland Area)	5.00	-	-
I.D. No.	U-7*	(Soboba Hot Springs Area)	7.50	-	-
I.D. No.	U-17*	(Ryan Field)	3.00	-	-
I.D. No.	U-20*	(N. San Jacinto Area)	10.00	-	-
I.D. No.	U-26*	(Tucalota Creek Area)	15.00	10.00	2.50
I.D.	C*	(Murrieta Hot Springs)	10.00	-	-
I.D.	D*	(Northern Ca. Wat. Int. Program)	6.00	2.40	.90

*\*And Adjacent Lands*

*NOTE: Assessments or Charges must be divisible by two.*

## EASTERN MUNICIPAL WATER DISTRICT

### Wastewater Infrastructure Availability Charges/Assessments

<u>Sewer Programs</u>			<u>Assessment or Charge/Acre</u> <u>Zone of Benefit</u>		
			<u>1</u>	<u>2</u>	<u>3</u>
I.D. No.	19*	(Central Moreno Valley/Sunnymead Area)	\$ 7.50	\$ -	\$ -
I.D. No.	20*	(Hemet-San Jacinto Collector No. 1)	10.00	-	-
I.D. No.	25*	(Temecula Townsite)	<b>10.00</b>	-	-
I.D. No.	U- 8*	(Rancho California Regional Sewer No. 1)	10.00	5.00	2.50
I.D. No.	U- 9*	(Perris Valley Area)	10.00	-	-
I.D. No.	U-10*	(Canyon Lake Area)	10.00	-	-
I.D. No.	U-12*	(Hemet-San Jacinto Collector No. 2)	10.00	-	-
I.D. No.	U-13*	(W. Moreno Valley/W. Sunnymead Area)	15.00	10.00	-
I.D. No.	U-14*	(Hemet-San Jacinto Collector No. 3)	10.00	-	-
I.D. No.	U-15*	(Sun City/Meniffee Area)	10.00	-	-
I.D. No.	U-16*	(Hemet-San Jacinto Collector No. 4)	10.00	-	-
I.D. No.	U-19*	(Hemet-San Jacinto Collector No. 6)	10.00	-	-
I.D. No.	U-21*	(Hemet-San Jacinto Collector No. 7)	10.00	-	-
I.D. No.	U-22*	(East Moreno Valley Area)	15.00	2.50	-
I.D. No.	U-25*	(Tucalota Creek/Murrieta Area)	15.00	10.00	2.50
I.D. No.	U-27*	(North Perris Valley Area)	15.00	-	-
I.D. C*		(Murrieta Hot Springs Area)	10.00	-	-
I.D. E*		(City of Perris)	15.00	7.50	-
I.D. F*		(Romoland/Sun City Area)	15.00	-	-
I.D. G*		(Homeland/Winchester Area)	15.00	-	-

*\*And Adjacent Lands*

*NOTE: Assessments or Charges must be divisible by two.*

## EASTERN MUNICIPAL WATER DISTRICT

### CONNECTION FEES

#### Water Connection Fees:

Meter Fee: See Standard Drop-In Meter Installation Charges are paid to EMWD for meters 2" or smaller; meters larger than 2" are supplied by the developer contractor as per EMWD's approved materials list.

#### Water Financial Participation Charge

Area	Rate as of 1/1/2023	Rate as of 1/1/2024
General District	\$7,235/EMS	\$7,416/EMS
Perris I	\$6,152/EMS	\$6,306/EMS
Perris II	\$6,616/EMS	\$6,781/EMS
Perris III	\$6,747/EMS	\$6,916/EMS
U-3-1 w/U-3	\$9,675/EMS	\$9,917/EMS
U-3-1 w/o U-3	\$9,849/EMS	\$10,096/EMS
AD8 w/ ID 18	\$10,222/EMS	\$10,478/EMS
AD8 w/o ID 18	\$10,361/EMS	\$10,620/EMS
Conestoga 1719PZ	\$7,235/EMS General District \$4,142/Water Benefit EDU *	\$7,416/EMS General District \$4,246/Water Benefit EDU *
Canyon Cove Reservoir	*\$7,235/EMS General District \$2,135/Water Benefit EDU *	\$7,416/EMS General District \$2,135/Water Benefit EDU *

*\*Benefit EDUs as determined at the time of special area formation, as amended.*

#### Landscape Water Financial Participation Charge

Area	Rate as of 1/1/2023	Rate as of 1/1/2024
General District	\$6,568/EMS	\$6,732/EMS

## EASTERN MUNICIPAL WATER DISTRICT

### Other Water Connection Fees and Credits

Area		Rate as of 1/1/2023	Rate as of 1/1/2024
Recycled Water Supply Development Fee*		\$393/EDU	\$403/EDU
Developer Donated Storage Credit		(\$1,203/EMS)	(\$1,233/EMS)
Frontage Fees Potable Water – 8"	Per Foot (Unit Cost Evaluation)	\$70	\$72
Frontage Fees Potable Water – 12"		\$80	\$82
Frontage Fees Recycled Water – 8"		\$66	\$68
Frontage Fees Recycled Water – 12"		\$68	\$70

*\*For apartment/condo, institution, commercial or industrial projects, the Recycled Water Supply Development fee will be based on the number of calculated Sewer EDUs. In the unlikely event that a commercial project is "water only", the fee will be based on the number of EMSs.*

## EASTERN MUNICIPAL WATER DISTRICT

### Sewer Connection Fees:

#### Sewer Financial Participation Charge

Area	Rate as of 1/1/2023	Rate as of 1/1/2024
General District	\$3,391/EDU	\$3,476/EDU
N. San Jacinto Area	\$5,421/EDU	\$5,506/EDU
Murrieta Relief Area Sewer (MARS) Area A	\$5,181/EDU	\$5,311/EDU
Murrieta Relief Area Sewer (MARS) Area B & Physicians Hospital of Murrieta	\$6,698/EDU	\$6,865/EDU
Murrieta Relief Area Sewer (MARS) Area B (standalone)	\$5,640/EDU	\$5,781/EDU
Cottonwood Lift Station	\$4,211/EDU	\$4,296/EDU
Anza Regional Sewer	\$6,014/EDU	\$6,164/EDU
Wine Country	\$11,438/EDU	\$11,724/EDU
Olive Avenue, Parallel Sewer Pipeline and Oversizing in lieu of Strengthening	\$6,217/EDU	\$6,372/EDU
Olive Avenue, Parallel Pipeline	\$4,712/EDU	\$4,830/EDU
Temecula Old Town	\$14,988/EDU	\$15,363/EDU
Conestoga Salt Creek Sewer	\$3,391/EDU General District \$1,059/Sewer Benefit EDU*	\$3,476/EDU General District \$1,086/Sewer Benefit EDU*

*\*Benefit EDUs as determined at the time of special area formation, as amended.*

#### Sewer Treatment Plant Capacity Charge

Area	Rate as of 1/1/2023	Rate as of 1/1/2024
General District	\$6,428/EDU	\$6,589/EDU

## EASTERN MUNICIPAL WATER DISTRICT

### Other Sewer Connection Fees

Area		Rate as of 1/1/2023	Rate as of 1/1/2024
Recycled Water Supply Development Fee*		\$393/EDU	\$403/EDU
Frontage Fees Gravity Sewer – 8"	Per Foot (Unit Cost Evaluation)	\$61	\$63
Frontage Fees Gravity Sewer – 10"		\$83	\$85
Frontage Fees Gravity Sewer – 12"		\$96	\$98

*\*For apartment/condo, institution, commercial or industrial projects, the Recycled Water Supply Development fee will be based on the number of calculated Sewer EDUs. In the unlikely event that a commercial project is "water only", the water supply development fee will be based on the number of EMSs.*

The estimated amounts of all applicable Financial Participation Charges and other District Charges shall be subject to adjustment to reflect the then per unit amount applicable at the time the involved portion(s)/unit(s) have been completed and service is requested, all as determined by the District. The sponsor/developer must agree to pay the full adjusted amount of such charges prior to District's acceptance of the facilities and provision of service to the involved unit(s).

A property is considered "completed" when water and/or sewer facilities have been accepted and placed into service by the District, and units have been certified for occupancy by the County of Riverside or the involved city (as appropriate).



## EASTERN MUNICIPAL WATER DISTRICT

### GENERAL OBLIGATION BOND TAX RATES

Improvement District	Tax Rate (per \$100/Assessed Value) as of July 2018	Tax Rate (per \$100/Assessed Value) as of July 2019	Tax Rate (per \$100/Assessed Value) as of July 2020	Tax Rate (per \$100/Assessed Value) as of July 2021	Tax Rate (per \$100/Assessed Value) as of July 2022	Tax Rate (per \$100/Assessed Value) as of July 2023
15	0.040	0.040	0.040	0.040	0.0320	0.0320
18	0.026	0.026	0.026	0.026	0.0208	0.0208
22	0.003	0.003	0.003	0.003	0.0024	0.0024
U-2	0.010	0.010	0.010	0.010	0.0075	0.0075
U-4	0.050	0.050	0.050	0.050	0.0375	0.0375
U-5	0.016	0.016	0.016	0.016	0.0088	0.0088
U-6	0.050	0.050	0.050	0.050	0.0375	0.0375
U-7	0.023	0.023	0.023	0.023	-	-
U-8	0.002	0.002	0.002	0.002	0.0015	0.0015
U-9	0.050	0.050	0.050	0.050	0.0350	0.0350
U-10	0.033	0.033	0.033	0.033	0.0248	0.0248
U-12	0.008	0.008	0.008	0.008	0.0072	0.0072
U-14	0.020	0.020	0.020	0.020	0.0180	0.0180
U-21	0.020	0.020	0.020	0.020	0.0150	0.0150
U-22	0.010	0.010	0.010	0.010	0.0060	0.0060
U-35	0.019	0.019	0.019	0.019	0.0086	0.0086
U-36	0.019	0.019	0.019	0.019	0.0086	0.0086

## **CURRENT ORDINANCES & RESOLUTIONS ADOPTING CERTAIN RATES, FEES, AND CHARGES**

Ordinance 2023-004, Revising Certain Water and Sewer Rate Schedules and Special Conditions

Ordinance 2023-006, Revising Certain Recycled Water Rate Schedules

Ordinance 2023-007, Revising Certain Financial Participation Charges and Fees-for-Service Rate Schedules

Resolution 2023-109, Establishing Assessment District Assessments, Community Facilities District Special Taxes

Resolution 2023-110, Establishing General Obligation Bond Tax Rates

## EASTERN MUNICIPAL WATER DISTRICT

### APPENDIX A: WATER SERVICE AREA AND IMPROVEMENT DISTRICT RATE REFERENCE

Rate Type	Service Area (SA)	Rate	Improvement District (ID)	Service Area/Improvement District Information
<b>Standard Domestic Retail</b>	<b>SA 41</b> Moreno Valley Perris Valley Menifee	A101	2, 13, 21, U-10 (60), U-28 (78), U-30 (80), U-32 (82), U-36 (86), 3, 8, 10, 16, 18, 41, U-3 (53), U-34 (84), I (90)	Applicable to residential/commercial accounts for water deliveries through facilities operated by the referenced improvement districts, including Perris State Park, which are not classified as Tiered Rate accounts.
		A103	U-2 (52), U-4 (54), U-6 (56), U-15 (65)	Applicable to residential/commercial accounts for water deliveries through facilities operated by the referenced improvement districts, which are not classified as Tiered Rate accounts.
		A104	3, 8, 10, 16, 18, 41, U-3 (53), U-34 (84), I (90), 2, 13, 21, U-2 (52), U-4 (54), U-6 (56), U-10 (60), U-15 (65), U-28 (78), U-30 (80), U-32 (82), U-36 (86)	Applicable to residential/commercial accounts for water deliveries through facilities operated by the referenced improvement districts on water accounts where usage only is calculated.
		A106	2, 3, 8, 10, 13, 16, 18, 21, 41, U-2 (52), U-3 (53), U-4 (54), U-6 (56), U-10 (60), U-15 (65), U-28 (78), U-30 (80), U-32 (82), U-34 (84), U-36 (86), I (90)	Applicable to residential/commercial accounts for water deliveries through facilities operated by the referenced improvement districts on water accounts where the daily service charge only is calculated.

## EASTERN MUNICIPAL WATER DISTRICT

### APPENDIX A: WATER SERVICE AREA AND IMPROVEMENT DISTRICT RATE REFERENCE

Rate Type	Service Area (SA)	Rate	Improvement District (ID)	Service Area/Improvement District Information
<b>Standard Domestic Retail</b>	<b>SA 42</b> Hemet San Jacinto	A201	1, 4, 5, 12, 42, U-7 (57), U-17 (67), U-20 (70)	Applicable to residential/commercial accounts for water deliveries through facilities operated by the referenced improvement districts, which are not classified as Tiered Rate accounts.
		A202	24, U-5 (55)	Applicable to residential/commercial accounts for water deliveries through facilities operated by the referenced improvement districts, which are not classified as Tiered Rate accounts.
		A203	1, 4, 5, 12, 42, U-7 (57), U-17 (67), U-20 (70), 24, U-5 (55)	Applicable to residential/commercial accounts for water deliveries through facilities operated by the referenced improvement districts where usage only is calculated.
		A205	1, 4, 5, 12, 24, 42, U-5 (55), U-7 (57), U-17 (67), U-20 (70)	Applicable to residential/commercial accounts for water deliveries through facilities operated by the referenced improvement districts on water accounts where the daily service charge only is calculated.
	<b>SA 43</b> Murrieta	A301 A302 A303	23, 43, U-24 (74), U-26 (76)	Applicable to residential/commercial accounts for water deliveries through facilities operated by the referenced improvement districts on water accounts where usage only is calculated.

## EASTERN MUNICIPAL WATER DISTRICT

### APPENDIX A: WATER SERVICE AREA AND IMPROVEMENT DISTRICT RATE REFERENCE

Rate Type	Service Area (SA)	Rate	Improvement District (ID)	Service Area/Improvement District Information
Demand Retail Agricultural	SA 41 Moreno Valley Perris Valley Menifee	C101	2, 3, 8, 10, 13, 16, 18, 21, 41, U-3 (53), U-28 (78), U-30 (80), U-32 (82), U-34 (84), U-36 (86), I (90), U-10 (60)	Applicable to demand retail agricultural accounts for water deliveries through facilities operated by the referenced improvement districts.
	SA 42 Hemet San Jacinto	C201	1, 4, 5, 12, 42, U-17 (67), U-20 (70)	Applicable to demand retail agricultural accounts for water deliveries through facilities operated by the referenced improvement districts.
		C202	24, U-5 (55)	Applicable to demand retail agricultural accounts for water deliveries through facilities operated by the referenced improvement districts.
		C203	U-5 (55)	Applicable to those dairies receiving raw water per the Water Supply Agreement.
		C204		Rate for dairies using raw water above commitment per agreement.
		C205	All ID's in SA-42	Rate for non-dairies using untreated water from EM-14.

## EASTERN MUNICIPAL WATER DISTRICT

### APPENDIX A: WATER SERVICE AREA AND IMPROVEMENT DISTRICT RATE REFERENCE

Rate Type	Service Area (SA)	Rate	Improvement District (ID)	Service Area/Improvement District Information
<b>Demand Retail Agricultural</b>	<b>SA 43</b> Murrieta	C301	23, 43, U-24 (74), U-26 (76)	Applicable to demand retail agricultural accounts for water deliveries through facilities operated by the referenced improvement districts.
	<b>Agricultural Users With Domestic Rates</b>	C401	All ID's in SA-41, SA-42	Applicable to prior Ag user opting out of Ag program
		C402	24	
		C403	All ID's in SA-43	
<b>Scheduled Retail Agricultural</b>	<b>SA 41</b> Moreno Valley Perris Valley Menifee	D101	3, 10, 13, 41, U-3 (53), U-7 (57), U-28 (78), U-30 (80), U-32 (82), U-36 (86)	Applicable for scheduled water deliveries through facilities operated by the referenced improvement districts.
		D102	3, 16, 18, 41, U-3 (53), U-34 (84)	
	<b>SA 42</b> Hemet San Jacinto	D201	1, 4, 42, U-17 (67)	Applicable for scheduled water deliveries through facilities operated by the referenced improvement districts.
		D206	24, U-5 (55)	Applicable for scheduled water deliveries through facilities operated by the referenced improvement districts which are pressurized domestic systems.

## EASTERN MUNICIPAL WATER DISTRICT

### APPENDIX A: WATER SERVICE AREA AND IMPROVEMENT DISTRICT RATE REFERENCE

Rate Type	Service Area (SA)	Rate	Improvement District (ID)	Service Area/Improvement District Information
Wholesale Domestic	SA 41 Moreno Valley Perris Valley Meniffee	E102	41	Applicable where Service Area 41 delivers treated water to other agencies located within Service Area 41.
		E103		Applicable to water deliveries to Western Municipal Water District (WMWD) for service to March Air Force Reserve. This charge represents operating costs only. Water delivered through EM-12A is billed directly to WMWD.
		E104		McCanna Ranch only.
		E107		Applicable to Nuevo Water Company in accordance with agreement approved on August 16, 2000.
	SA 42 Hemet San Jacinto	E201	42	Applicable to treated water deliveries to other agencies from facilities of Service Area 42 which are not classified as agency ground water use of production rights.
		E207	24,42	Applicable to the delivery of ground water (use of production rights) to the City of Hemet, City of San Jacinto, and Lake Hemet Municipal Water District through Phase I facilities pursuant to the terms of the Soboba Band of Luiseno Indians Settlement Act of 2008 and represents the O&M cost EMWD incurs to operate such facilities on behalf of the parties.
		E208		Applicable to the delivery of imported settlement water for recharge pursuant to the terms of the Soboba Band of Luiseno Indians Settlement Act of 2008 and represents the O&M cost EMWD incurs to deliver and recharge such water on behalf of the parties.



## EASTERN MUNICIPAL WATER DISTRICT

### APPENDIX A: WATER SERVICE AREA AND IMPROVEMENT DISTRICT RATE REFERENCE

Rate Type	Service Area (SA)	Rate	Improvement District (ID)	Service Area/Improvement District Information
Wholesale Domestic	SA 43 Murrieta	E301	43	Applicable to water deliveries for agencies located within Service Area 43.
		E302		Applicable to water deliveries to Elsinore Valley Municipal Water District (EVMWD). This charge represents operating cost only; water delivered through EM-17 is billed directly to WMWD on behalf of EVMWD.
	SA 43 Temecula	E401	43	Applicable to administration costs for water deliveries for agencies located within Service Area 43.
	General District	E500	All ID's in SA-41, SA-42, SA-43	Pass-through of the MWD Tier 2 Surcharge to wholesale agencies, when Tier 1 supply limit has been reached. Applies to imported (treated and untreated) water deliveries.

## EASTERN MUNICIPAL WATER DISTRICT

### APPENDIX A: WATER SERVICE AREA AND IMPROVEMENT DISTRICT RATE REFERENCE

Rate Type	Service Area (SA)	Rate	Improvement District (ID)	Service Area/Improvement District Information
Wholesale/ Agricultural /Irrigation	SA 42 Hemet San Jacinto	F205	42	Applicable to imported untreated agricultural water deliveries to other agencies within Service Area 42 and Lake Hemet Municipal Water District from EM-14 which are not settlement water deliveries.
		F206		Applicable to the delivery of settlement water from EM-14 to Grant Street Pond for groundwater replenishment by Lake Hemet Municipal Water District through the Corwin Booster.
		F207		Applicable to the delivery of ground water (use of production rights) to Lake Hemet Municipal Water District up to the Marshall Street connection. Equal to delivery rate E207 plus a Corwin/Grant Booster surcharge.
		F208		Applicable to Lake Hemet Municipal Water District use of the Raw Water Pipeline, Corwin Booster, and Grant Avenue Booster to convey water from LHMWD Well 17 to the LHMWD Flume. LHMWD pumps their own groundwater rights (ABPR) using their own well 17. Rate includes operating and repair & replacement costs.
	General District	F500	All ID's in SA-41, SA-42, SA-43	Pass-through of the MWD Tier 2 Surcharge to wholesale agencies, when Tier 1 supply limit has been reached. Applies to imported (treated and untreated) agricultural water deliveries.

## EASTERN MUNICIPAL WATER DISTRICT

### APPENDIX A: WATER SERVICE AREA AND IMPROVEMENT DISTRICT RATE REFERENCE

Rate Type	Service Area (SA)	Rate	Improvement District (ID)	Service Area/Improvement District Information
Construction Meters	General District	AT00 AT01	All Non-IDs	Applicable to construction water deliveries through temporary meters from facilities that do not lie in any Improvement District
	SA 41 Moreno Valley Perris Valley Menifee	AT11	2, 13, 21, U-10 (60), U-2 (52), U-4 (54), U-6 (56), U-15 (65), U-28 (78), U-30 (80), U-32 (82), U-36 (86), 3, 8 10, 16, 18, 41, U-3 (53), U-34 (84), I (90)	Applicable to construction water deliveries through temporary meters from facilities of the referenced Improvement District
	SA 42 Hemet San Jacinto	AT21	1, 4, 5, 12, 42, U-7 (57), U-17 (67), U-20 (70), 24, U-5(55)	Applicable to construction water deliveries through temporary meters from facilities of the referenced Improvement District
		AT23		Applicable to raw water deliveries through temporary meters at specified locations in Service Area 42 as served from EM-14.
	SA 43 Murrieta	AT31	23, 43, U-24 (74), U-26 (76)	Applicable to construction water deliveries through temporary meters from facilities of the referenced Improvement District

## EASTERN MUNICIPAL WATER DISTRICT

### APPENDIX A: WATER SERVICE AREA AND IMPROVEMENT DISTRICT RATE REFERENCE

Rate Type	Service Area (SA)	Rate	Improvement District (ID)	Service Area/Improvement District Information
<b>Residential Temporary Meter</b>	<b>SA 41</b> Moreno Valley Perris Valley Menifee	AT12	2, 13, 21, U-10 (60), U-2 (52), U-4 (54), U-6 (56), U-15 (65), U-28 (78), U-30 (80), U-32 (82), U-36 (86), 3, 8, 10, 16, 18, 41, U-3 (53), U-34 (84), I (90)	Applicable to residential supplemental water deliveries through temporary meters from facilities of the referenced Improvement District
	<b>SA 42</b> Hemet San Jacinto	AT22	1, 4, 5, 12, 42, U-7 (57), U-17 (67), U-20 (70), 24, U-5 (55)	Applicable to residential supplemental water deliveries through temporary meters from facilities of the referenced Improvement District
	<b>SA 43</b> Murrieta	AT32	23, 43, U-24 (74), U-26 (76)	Applicable to residential supplemental water deliveries through temporary meters from facilities of the referenced Improvement District

## EASTERN MUNICIPAL WATER DISTRICT

### APPENDIX B: SEWER SERVICE AREA AND IMPROVEMENT DISTRICT RATE REFERENCE

Service Area (SA)	Rate	Improvement District (ID)	Service Area/Improvement District Information
<b>SA 31</b> Hemet, San Jacinto	S101	17, 20, U-7 (57), U-12 (62), U-14 (64), U-16 (66), U-18 (68), U-19 (69), U-21 (71)	Applicable for sewage collection, transmission, treatment and disposal service rendered through EMWD facilities when no other agency/assignee provides sewage collection.
	S102	17, 20, U-7 (57), U-12 (62), U-14 (64), U-16 (66), U-19 (69), U-21 (71)	Applicable for sewage, transmission, treatment and disposal service rendered through facilities of EMWD when another agency or assignee provides sewage collection. In areas where EMWD provides water service and renders billing statements, the other agency's sewage collection charge may be billed (by an agency agreement) by EMWD for the involved other agency as a separate item in addition to the EMWD EDU charge. This rate is also applicable to the City of Hemet, San Jacinto and Lake Hemet Municipal Water District, who render billing on behalf of EMWD (by an agency agreement), where its respective agency provides sewer collection.
<b>SA 32</b> Moreno Valley	S201	19, U-13 (63), U-22 (72)	Applicable for sewage collection, transmission, treatment and disposal service rendered through EMWD facilities. This schedule also applies to areas served domestic water by Moreno Valley Water District who renders billing (by an agency agreement) on behalf of EMWD.

## EASTERN MUNICIPAL WATER DISTRICT

### APPENDIX B: SEWER SERVICE AREA AND IMPROVEMENT DISTRICT RATE REFERENCE

Service Area (SA)	Rate	Improvement District (ID)	Service Area/Improvement District Information
<b>SA 33</b> Sun City, Menifee	S301	U-1 (51), U-2 (52), 88	Applicable for sewage collection, transmission, treatment, and disposal service rendered through EMWD facilities when no other agency/ assignee provides sewage collection. Applicable for sewer collection, transmission, treatment, and disposal service rendered within the Menifee Valley Sewer Service Area No. 1.
	S302	U-4 (54), U-6 (56), U-15 (65), U-35 (85)	Applicable for sewage collection, transmission, treatment, and disposal service rendered through EMWD facilities and where General Obligation Bonds have been issued to support the I.D. 97 (Perris Valley RWRf Improvements).
<b>SA 34</b> Temecula, Murrieta	S401	22, U-8 (58), 25, U-23 (73), U-25 (75), RCWD	Applicable for sewage collection, transmission, treatment, and disposal service rendered through the respective EMWD facilities. This rate is also applicable to Rancho California Water District for accounts billed on behalf of EMWD (by an agency agreement) which lie within the boundaries of I.D. U-8 (58).
	S403	MCWD (WMWD)	Applicable for sewage collection, transmission, treatment, and disposal service rendered through Murrieta Sewer Facilities located within the boundaries of Murrieta County Water District pursuant to an agreement dated March 21, 1989, between EMWD and MCWD.

## EASTERN MUNICIPAL WATER DISTRICT

### APPENDIX B: SEWER SERVICE AREA AND IMPROVEMENT DISTRICT RATE REFERENCE

Service Area (SA)	Rate	Improvement District (ID)	Service Area/Improvement District Information
SA 35 Perris Valley	S501	E (97)	Applicable for sewage collection, transmission, treatment and disposal service rendered through EMWD facilities when no other improvement district or no other agency/assignee provides sewage collection.
	S502		Applicable for sewage transmission, treatment and disposal service rendered through EMWD facilities when another agency or assignee provides sewage collection. In areas where EMWD provides water service and renders billing statements, the other agency sewage collection charge may be billed (by an interagency agreement) by EMWD for the involved other agency as a separate item in addition to the EMWD EDU charge. This rate is also applicable to the City of Perris which renders billing on behalf of EMWD (by an agency agreement).
	S505		Applicable for domestic sewage collected from Val Verde Unified School District which is conveyed to and treated by Western Municipal Water District (WMWD) per interagency agreement dated December 21, 2012, at the rate established by WMWD.
	S503	U-27 (77), U-29 (79), U-31 (81), U-33 (83), F (93), G (94)	Applicable for sewage collection, transmission, treatment and disposal service rendered through EMWD facilities of I.D. U-29(79) (West Perris Area), F (93) (Romoland Assessment District #5), I.D. G (94) (Homeland Assessment District #7), 81 (North Sun City Area), 83 (Mead Valley Area), U-27(77) (North Perris Area).
	S504	U-9 (59)	Applicable for sewage collection, transmission, treatment and disposal service rendered through facilities of I.D. U-9 (59) (Perris Valley), and where General Obligation Bonds have been issued to support the EMWD Perris Valley RWRP Improvements.
	S601	U-10 (60)	Applicable for single family residential sewer service rendered through facilities of Elsinore Valley Municipal Water District per agency agreement dated November 4, 1968. No commercial or other service types within this service area, at the rate established by EVMWD



CONSOLIDATED SCHEDULE OF  
**RATES, FEES,  
AND CHARGES**



EASTERN MUNICIPAL WATER DISTRICT  
2270 TRUMBLE ROAD PERRIS, CA 92570

951.928.3777  
[WWW.EMWD.ORG](http://WWW.EMWD.ORG)

**SINGLE RESIDENTIAL LOT WITHOUT RESIDENTIAL FIRE SPRINKLERS - DOMESTIC WATER METERS**

Minimum Lateral Size <sup>(1)</sup>	Meter Type	Meter Size	Maximum Continuous Capacity (GPM)	Equivalent Meter Size (EMS) Factor <sup>(2)(3)</sup>	Water Financial Participation Charges	Standard Drop-In Meter Installation Charges	Standard Full Service Meter Installation	Water Supply Development Fee	Backflow Sizing (RP) <sup>(4)</sup>
1"	Master Meter Multi-Jet	5/8"	15	1.00	\$7,235.00	\$285.00	\$4,041.00	\$393.00	3/4"
1"	Master Meter Multi-Jet	3/4"	20	1.33	\$9,622.55	\$285.00	\$4,041.00	\$393.00	3/4"
1"	Master Meter Multi-Jet	1"	30	2.00	\$14,470.00	\$372.00	\$4,751.00	\$393.00	1"

**Notes:**

- 1) The project proponent is responsible to determine lateral size required by calculating the minimum and maximum service pressures at the on-site point(s) of service commencing from the point of connection(s) in EMWD's main pipeline(s), including lateral(s), meter(s), and all post meter/appurtenances (e.g. backflow protection device), taking into consideration resulting head losses (from pipe diameter/length/material), pad elevations, and building height, such that the pressure delivered to each floor level is adequate to meet service and any jurisdictional agency requirements.
- 2) An EMS factor of 1 is based on a hydraulic capacity of 15 gallons/minute maximum continuous flow.
- 3) Water Financial Participation Charges (WFPC's) (also known as Water Connection Fees) are calculated at the current in effect WFPC rate multiplied by the meter EMS Factor. Current in effect FPC (based on general rate, surcharges for special condition area may impact this amount, subject to change upon Board Approval): \$7,235.00/EMS
- 4) Backflows 1.5" or smaller can be upsized up to 1/2" larger. 2" or larger backflows have to be reviewed to size larger by NBD Plan Checker.

**SINGLE RESIDENTIAL LOT WITH RESIDENTIAL FIRE SPRINKLERS - DOMESTIC WATER METERS  
(REQUIRES SUBMITTAL OF APPROVED FIRE SPRINKLER PLANS)**

Minimum Lateral Size <sup>(1)</sup>	Meter Type	Meter Size	Maximum Continuous Capacity (GPM) <sup>(2.a.)</sup>	Equivalent Meter Size (EMS) Factor <sup>(2.b.)(3)</sup>	Water Financial Participation Charges	Standard Drop-In Meter Installation Charges	Standard Full Service Meter Installation	Water Supply Development Fee	Backflow Sizing (RP) <sup>(4)</sup>
1"	Master Meter Multi-Jet	1"	30	1.00	\$7,235.00	\$372.00	\$4,751.00	\$393.00	1"

**Notes:**

- 1) The project proponent is responsible to determine lateral size required by calculating the minimum and maximum service pressures at the on-site point(s) of service commencing from the point of connection(s) in EMWD's main pipeline(s), including lateral(s), meter(s), and all post meter/appurtenances (e.g. backflow protection device), taking into consideration resulting head losses (from pipe diameter/length/material), pad elevations, and building height, such that the pressure delivered to each floor level is adequate to meet service and any jurisdictional agency requirements.
- 2.a.) & 2.b.) (2)(a) 30gpm Max. Cont. Flow. Intermittent flow of 50 gpm to be utilized for flow calcs to meet Residential Fire Sprinkler requirements as conditioned by Jurisdictional Fire Agency. (b)An EMS factor of 1 is based on a hydraulic capacity of 15 gallons/minute maximum continuous flow. Residential Single Lot Use Type is not charged for the additional 15 gpm as 1" meters are supplied due to increased intermittent flow to meet fire flow for Residential Fire Sprinklers water supplied through a single meter by EMWD.
- 3) Water Financial Participation Charges (WFPC's) (also known as Water Connection Fees) are calculated at the current in effect WFPC rate multiplied by the meter EMS Factor. Current in effect FPC (based on general rate, surcharges for special condition area may impact this amount, subject to change upon Board Approval): \$7,235.00/EMS
- 4) Backflows 1.5" or smaller can be upsized up to 1/2" larger. 2" or larger backflows have to be reviewed to size larger by NBD Plan Checker.

## COMMERCIAL/INDUSTRIAL/MULTI-RESIDENTIAL DOMESTIC USE METERS

Minimum Lateral Size <sup>(1)</sup>	Meter Type	Meter Size	Maximum Continuous Capacity (GPM)	Equivalent Meter Size (EMS) Factor <sup>(2)(3)</sup>	Water Financial Participation Charges	Standard* Drop-In Meter Installation Charges	Standard* Full Service Meter Installation <sup>(4)</sup>	Backflow Sizing (RP) <sup>(5)</sup>	No. Of Dials
1"	Master Meter Multi-Jet	5/8"	15	1.00	\$7,235.00	\$285.00	\$4,041.00	3/4"	5
1"	Master Meter Multi-Jet	3/4"	20	1.33	\$9,622.55	\$285.00	\$4,041.00	3/4"	5
1.5"	Master Meter Multi-Jet	1"	30	2.00	\$14,470.00	\$372.00	\$4,751.00	1"	5
2"	Master Meter Multi-Jet	1.5"	75	5.00	\$36,175.00	\$627.00	\$5,335.00	1.5"	5
4"	Master Meter Multi-Jet	2"	120	8.00	\$57,880.00	\$837.00	\$6,275.00	2"	5
4"	Sensus OMNI C2 <sup>(b)</sup>	2"	160	10.67	\$77,197.45	\$1,297.00	\$6,416.00	2.5"	5
4"	Sensus OMNI R2/T2	2"	200	13.33	\$96,442.55	\$1,297.00	\$6,416.00	3"	5
4"	Sensus OMNI C2	3"	400	26.67	\$192,957.45	Meters larger than 2" are to be supplied by Developer/Contractor as per EMWD approved materials list.		4"	5
4"	Sensus OMNI T2	3"	500	33.33	\$241,142.55			4"	5
6"	Sensus OMNI C2	4"	800	53.33	\$385,842.55			6"	6
6"	Sensus OMNI T2	4"	1000	66.67	\$482,357.45			6"	6
8"	Sensus OMNI C2	6"	1600	106.67	\$771,757.45			8"	6
12"	Sensus OMNI T2	6"	2000	133.33	\$964,642.55			10"	6

**Notes:**

- 1) EMWD minimum lateral size requirements. The project proponent is responsible to determine if a larger lateral size is required by calculating the minimum and maximum service pressures at the on-site point(s) of service, commencing from the point of connection(s) in EMWD's main pipeline(s), including lateral(s), meter(s), and all post meter/appurtenances (e.g. backflow protection device), taking into consideration resulting head losses (from pipe diameter/length/material), pad elevations, and building height, such that the pressure delivered to each floor level is adequate to meet service and any jurisdictional agency requirements.
- 2) An EMS factor of 1 is based on a hydraulic capacity of 15 gallons/minute maximum continuous flow.
- 3) Water Financial Participation Charges (WFPC's) (also known as Water Connection Fees) are calculated at the current in effect WFPC rate multiplied by the meter EMS Factor. Current in effect FPC (based on general rate, surcharges for special condition area may impact this amount, subject to change upon Board Approval): \$7,235.00/EMS
- 4) For Commercial/Industrial/Institutional projects, Developer is responsible to contract, at their expense, an EMWD approved hot tap contractor, in addition to the services being constructed by the Developer/Contractor as per EMWD standards & approved materials.
- 5) Backflows 1.5" or smaller can be upsized up to 1/2" larger. 2" or larger backflows have to be reviewed to size larger by NBD Plan Checker.
- 6) Requires lead time for EMWD staff to order C2 meter.

## LANDSCAPE METERS

Minimum Lateral Size <sup>(1)</sup>	Meter Type	Meter Size	Maximum Continuous Capacity (GPM)	Equivalent Meter Size (EMS) Factor <sup>(2)(3)</sup>	Connection Fee	Standard Drop-In Meter Installation Charges	Standard Full Service Meter Installation <sup>(4)</sup>	Backflow Sizing (RP) <sup>(5)</sup>	No. Of Dials
1"	Master Meter Multi-Jet	5/8"	15	1.00	\$6,568.00	\$285.00	\$4,041.00	3/4"	5
1"	Master Meter Multi-Jet	3/4"	20	1.33	\$8,735.44	\$285.00	\$4,041.00	3/4"	5
1.5"	Master Meter Multi-Jet	1"	30	2.00	\$13,136.00	\$372.00	\$4,751.00	1"	5
2"	Master Meter Multi-Jet	1.5"	75	5.00	\$32,840.00	\$627.00	\$5,335.00	1.5"	5
4"	Master Meter Multi-Jet	2"	120	8.00	\$52,544.00	\$837.00	\$6,275.00	2"	5
4"	Sensus OMNI R2/T2	2"	200	13.33	\$87,551.44	\$1,297.00	\$6,416.00	3"	5
4"	Sensus OMNI T2	3"	500	33.33	\$218,911.44	Meters larger than 2" are to be supplied by Developer/Contractor as per		4"	5
6"	Sensus OMNI T2	4"	1000	66.67	\$437,888.56			6"	6
12"	Sensus OMNI T2	6"	2000	133.33	\$875,711.44			10"	6

**Notes:**

- 1) EMWD minimum lateral size requirements. The project proponent is responsible to determine if a larger lateral size is required by calculating the minimum and maximum service pressures at the on-site point(s) of service, commencing from the point of connection(s) in EMWD's main pipeline(s), including lateral(s), meter(s), and all post meter/appurtenances (e.g. backflow protection device), taking into consideration resulting head losses (from pipe diameter/length/material), pad elevations, such that the pressure delivered is adequate to meet service and any jurisdictional agency requirements.
- 2) An EMS factor of 1 is based on a hydraulic capacity of 15 gallons/minute maximum continuous flow.
- 3) Water Financial Participation Charges (WFPC's) (also known as Water Connection Fees) are calculated at the current in effect WFPC rate multiplied by the meter EMS Factor. Current in effect FPC (based on general rate, surcharges for special condition area may impact this amount, subject to change upon Board Approval): \$6,568.00/EMS
- 4) For Commercial/Industrial/Institutional projects, Developer is responsible to contract, at their expense, an EMWD approved hot tap contractor, in addition to the services being constructed by the Developer/Contractor as per EMWD standards & approved materials.
- 5) Backflows 1.5" or smaller can be upsized up to 1/2" larger. 2" or larger backflows have to be reviewed to size larger by NBD Plan Checker.

## Appendix H

### Net Present Value Estimates

**SUSP****Net Present Value**

CCW

Consolidation with EMWD system

Initial cost:	Adj. 20 yr O&M:	Net Present Value:
\$1,692,000	+ \$531,000	= \$2,223,000

Operations and Maintenance	Quantity	Unit	Period	Cost/Unit	Annual Cost	Overhaul Cost
Water service fee	1	Each	Month	\$277.95	\$3,335.40	
Unit charge	111	ccf	Month	\$3.90	\$5,194.80	
General Labor - Grade I Operator	2	hour	Week	\$125.00	\$13,000.00	
Recurring Materials	1	LS	Year	\$3,000.00	\$3,000.00	
Sampling and reporting	1	LS	Year	\$4,000.00	\$4,000.00	
Recording and compliance labor	5	hour	Month	\$100.00	\$6,000.00	
Recurring Labor	20	hour	Year	\$90.00	\$1,800.00	
Years						
Full Overhaul Materials	1	LS	10	\$10,000.00		\$10,000.00
Overhaul Labor	40	hour	10	\$120.00		\$4,800.00
Totals:					\$36,330.20	\$14,800.00

**Calculations of Annual Costs:**

Assumed Discount Rate: 4%

Year	NPV Ann. Cost	NPV O/H Cost:
1	\$36,330.20	
2	\$34,932.88	
3	\$33,589.31	
4	\$32,297.42	
5	\$31,055.21	
6	\$29,860.78	
7	\$28,712.28	
8	\$27,607.97	
9	\$26,546.12	
10	\$25,525.12	\$9,998.35
11	\$24,543.38	
12	\$23,599.41	
13	\$22,691.74	
14	\$21,818.98	
15	\$20,979.79	
16	\$20,172.87	
17	\$19,396.99	
18	\$18,650.95	
19	\$17,933.61	
20	\$17,243.85	\$6,754.53
Total:	\$513,488.85	\$16,752.88

# SUSP

## Net Present Value

CCW

New Public Water System

Initial cost:	Adj. 20 yr O&M:	Net Present Value:
\$749,000	+ \$874,000	= \$1,623,000

Operations and Maintenance	Quantity	Unit	Period	Cost/Unit	Annual Cost	Overhaul Cost
General Labor - Grade I Operator	4	hour	Week	\$125.00	\$26,000.00	
Electricity for pressure tank	0	kW-hr	Day	\$0.17	\$0.00	
Electricity for well pump	0.44742	kW-hr	Day	\$0.17	\$27.76	
Electricity for booster pump	0.30085138	kW-hr	Day	\$0.17	\$18.67	
Recurring Materials	1	LS	Year	\$3,000.00	\$3,000.00	
Sampling and reporting	1	LS	Year	\$4,000.00	\$4,000.00	
Recording and compliance labor	20	hour	Month	\$100.00	\$24,000.00	
Recurring Labor	40	hour	Year	\$90.00	\$3,600.00	
<b>Years</b>						
Full Overhaul Materials	1	LS	10	\$10,000.00		\$10,000.00
Overhaul Labor	40	hour	10	\$120.00		\$4,800.00
<b>Totals:</b>					\$60,646.43	\$14,800.00

Calculations of Annual Costs:

Assumed Discount Rate: 4%

Year	NPV Ann. Cost	NPV O/H Cost:
1	\$60,646.43	
2	\$58,313.88	
3	\$56,071.03	
4	\$53,914.46	
5	\$51,840.82	
6	\$49,846.94	
7	\$47,929.75	
8	\$46,086.30	
9	\$44,313.75	
10	\$42,609.38	\$9,998.35
11	\$40,970.56	
12	\$39,394.76	
13	\$37,879.58	
14	\$36,422.67	
15	\$35,021.80	
16	\$33,674.81	
17	\$32,379.62	
18	\$31,134.25	
19	\$29,936.78	
20	\$28,785.37	\$6,754.53
<b>Total:</b>	<b>\$857,172.97</b>	<b>\$16,752.88</b>