

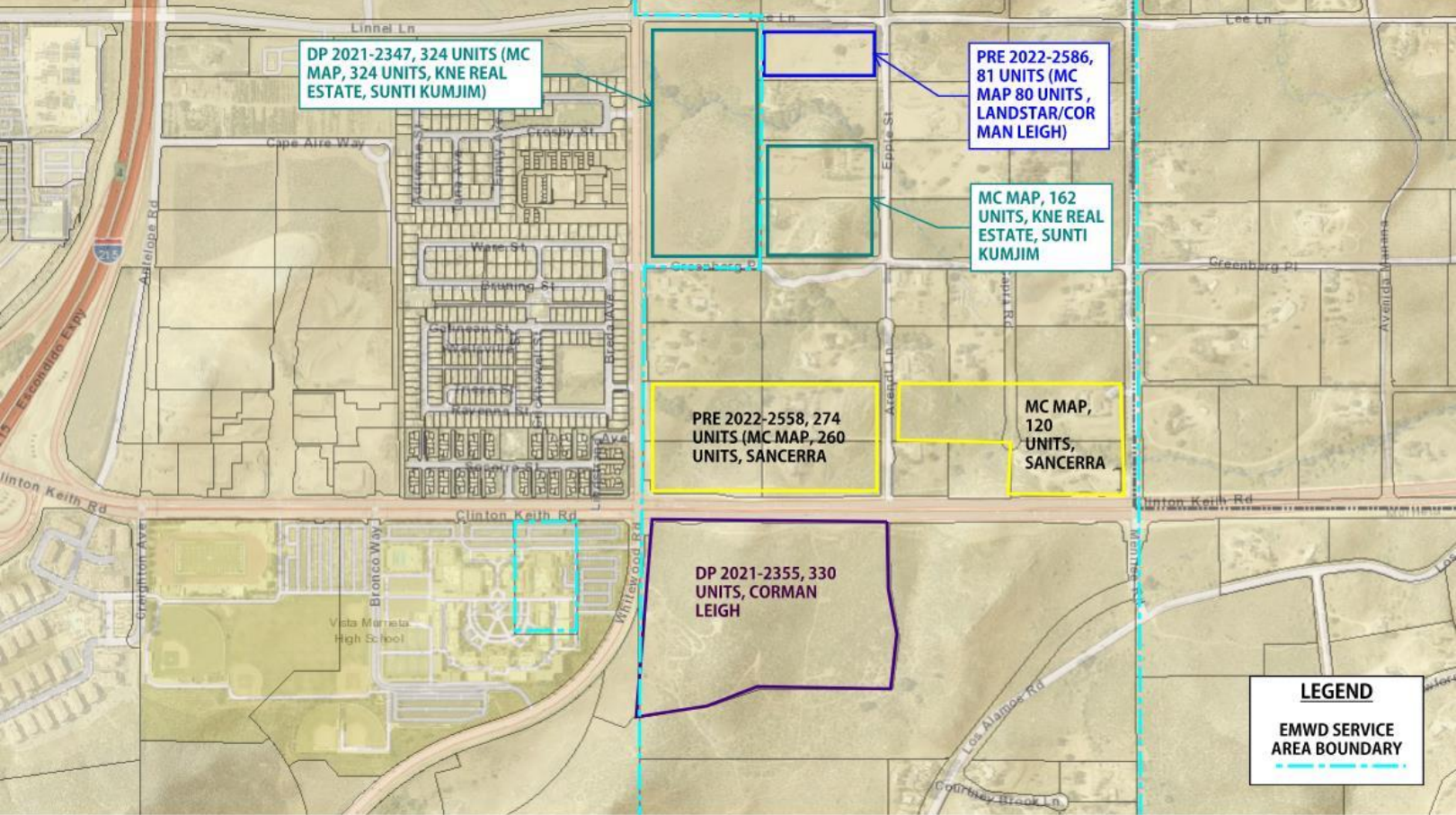


Northern Key Infrastructure Workshop

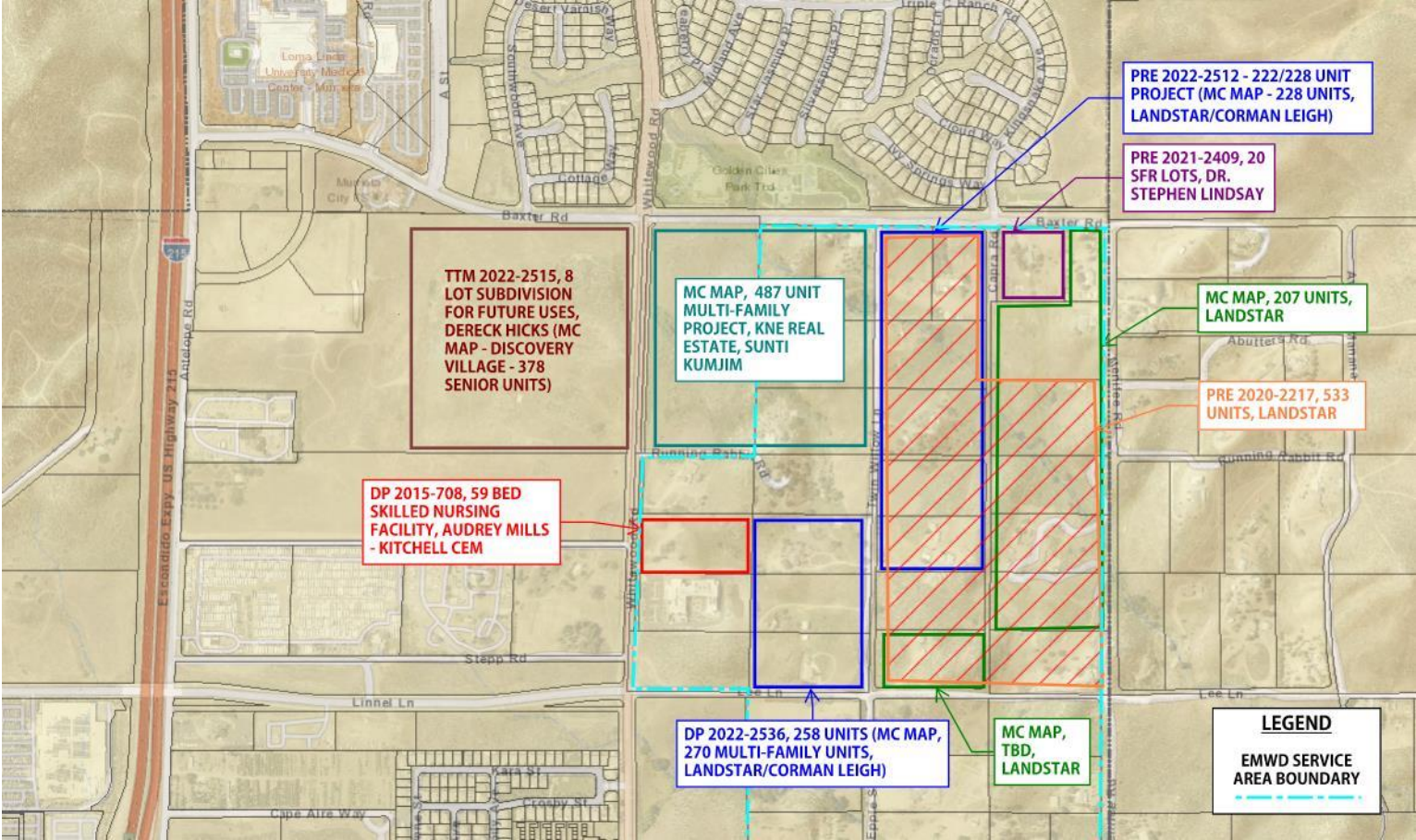
IVAN HOLLER, ASSISTANT CITY MANAGER

November 2, 2022

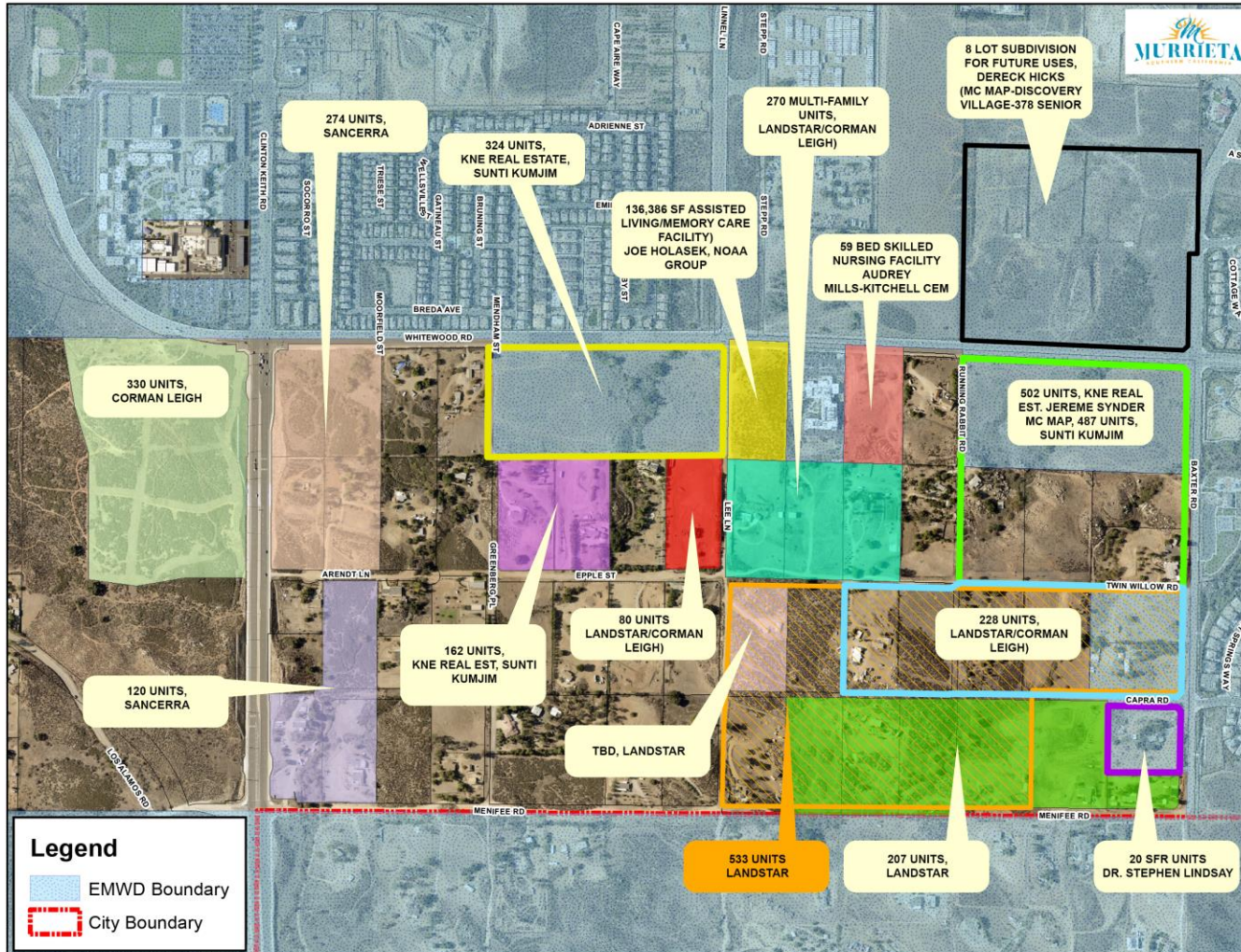
Key – South Segment



Key – North Segment



Key – North



North Keyhole Service Challenges

- Obtaining ROW on properties where no development activity is proposed
 - Designing a road network
 - Preparation of Improvement Plans
 - Treatment facility capacity limitations
 - Water and sewer facility design
- Interim improvements / private facilities
 - Annexation
 - Financing mechanism(s)



Northern Key Infrastructure Workshop

Lanaya Voelz Alexander, EMWD Assistant General Manager

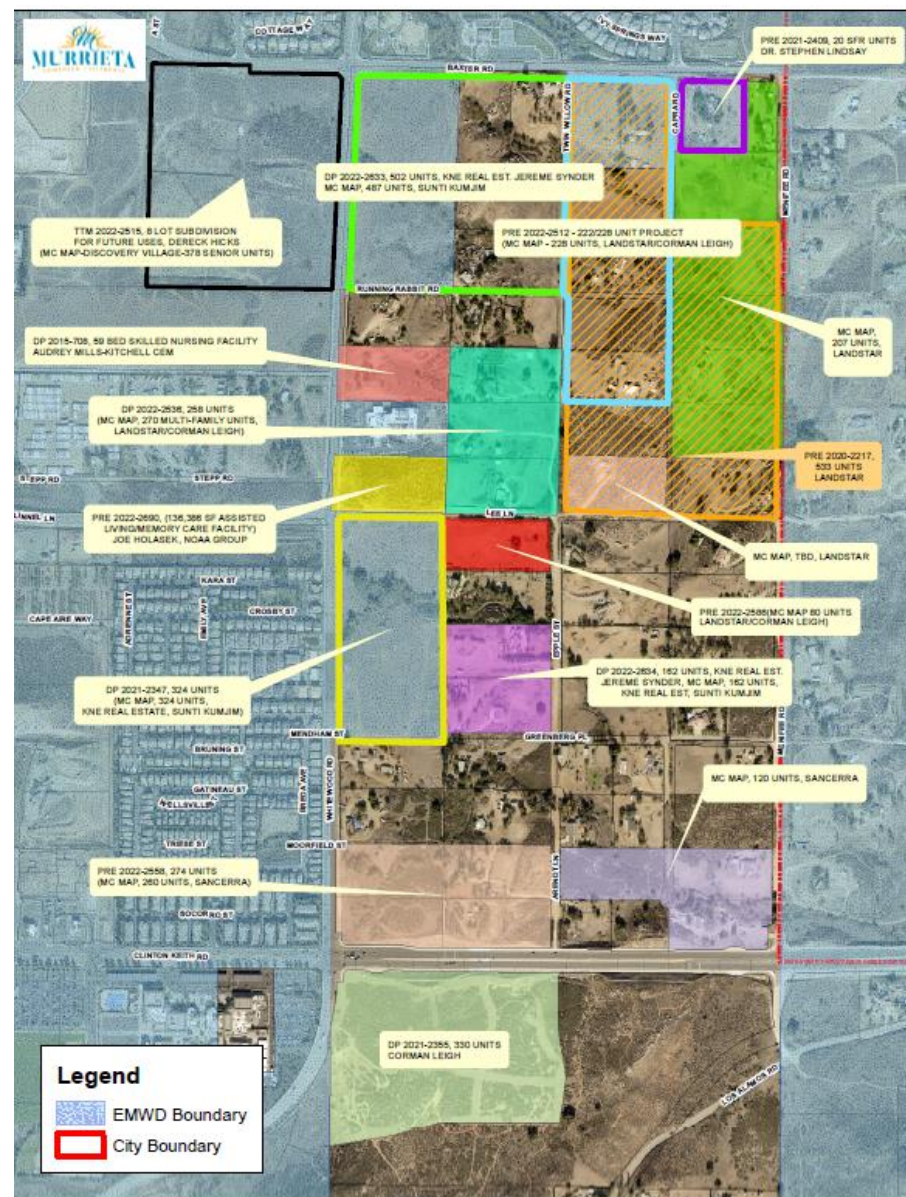
EMWD Agenda

- EMWD Understanding of Proposed Developments
- Northern Key Wastewater Options
- Northern Key Water Options
- Administration Considerations
- Next Steps
- EMWD Requirements to Move Forward



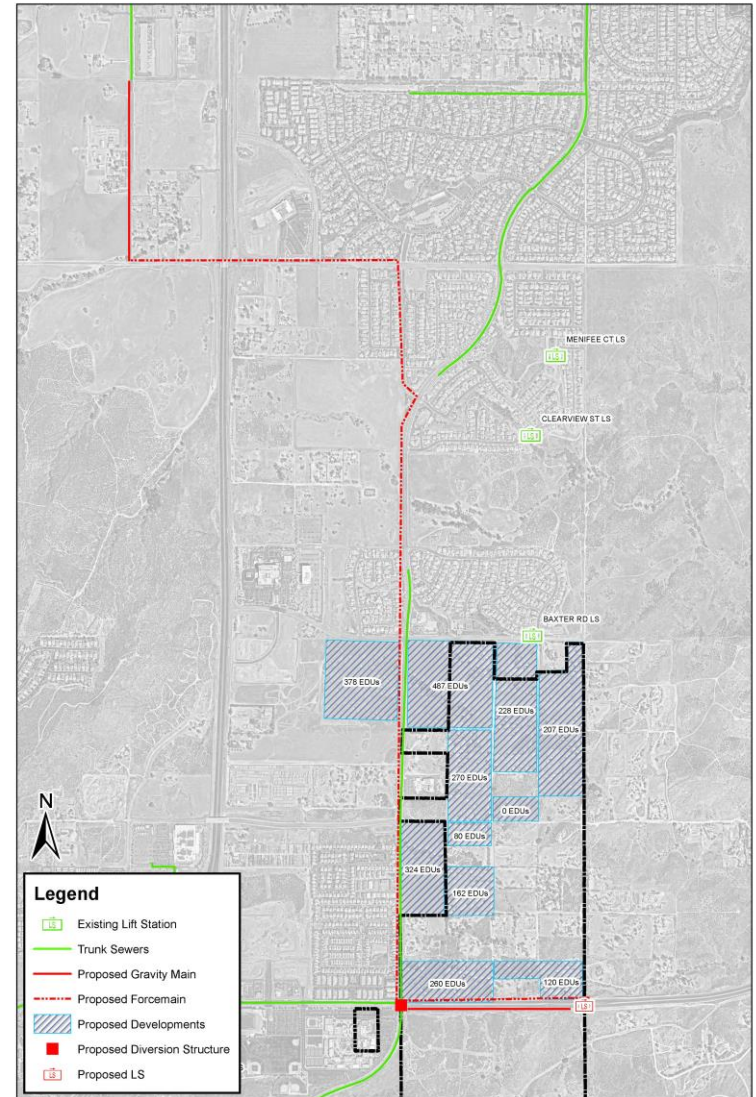
EMWD Activities in North Keyhole Area

- Assessed impacts on conveyance infrastructure and the wastewater treatment plants due to significant land use changes
 - Preliminarily identified northern and southern sewer solution and associated infrastructure needs
- Determine water system needs for 2,050 additional EDUs



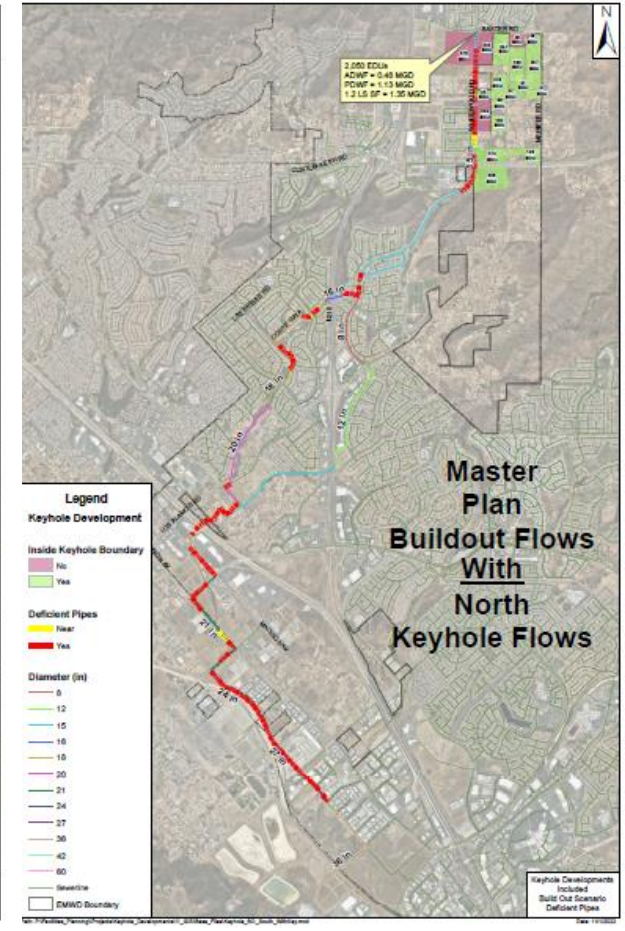
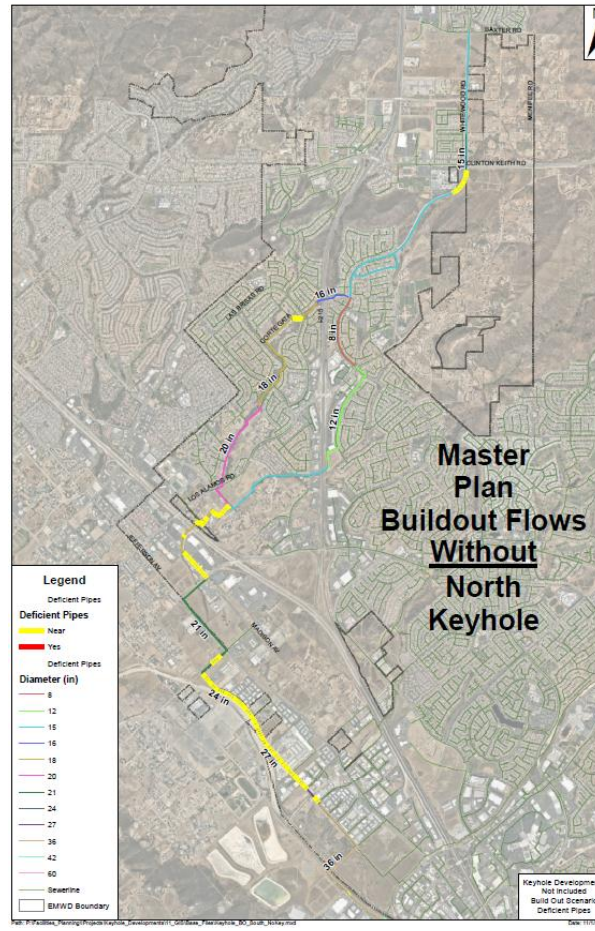
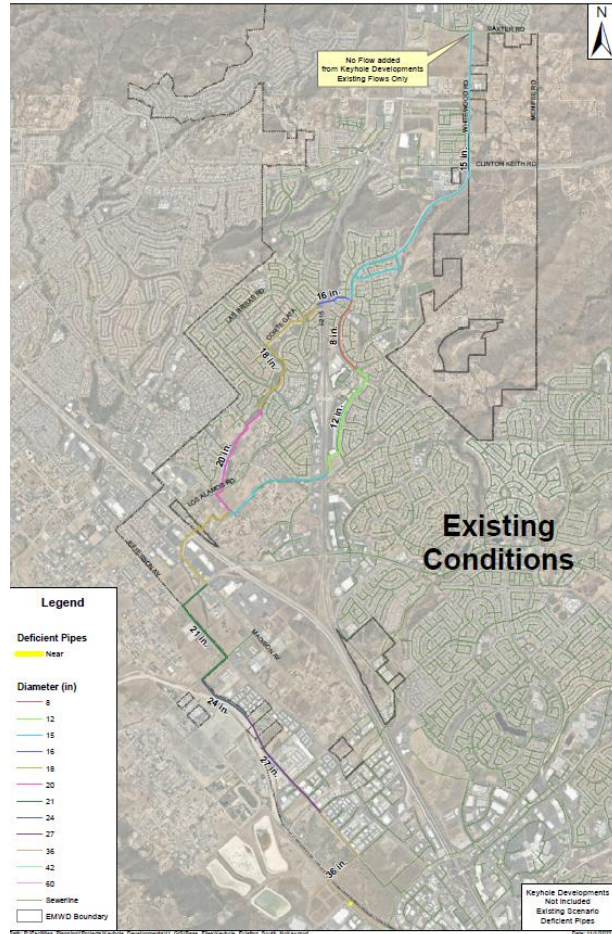
North Keyhole Area Wastewater Options

- Developed preliminary sewer plan
 - Based on majority of North Keyhole Area will gravity flow to a proposed Lift Station at the intersection of Clinton Keith and Menifee Rd
 - Will be further refined
- Analyzed phased approach used to assess available capacity of EMWD's sewer collection system
 - Flow can temporarily be routed south until capacity restrictions arise
 - Flow monitoring effort will yield available capacity
 - Diversion structure to direct flow south for interim, with flexibility to divert north if needed for ultimate flows
 - Lift station (new or existing)
 - Capacity will be evaluated annually or as developers request connections



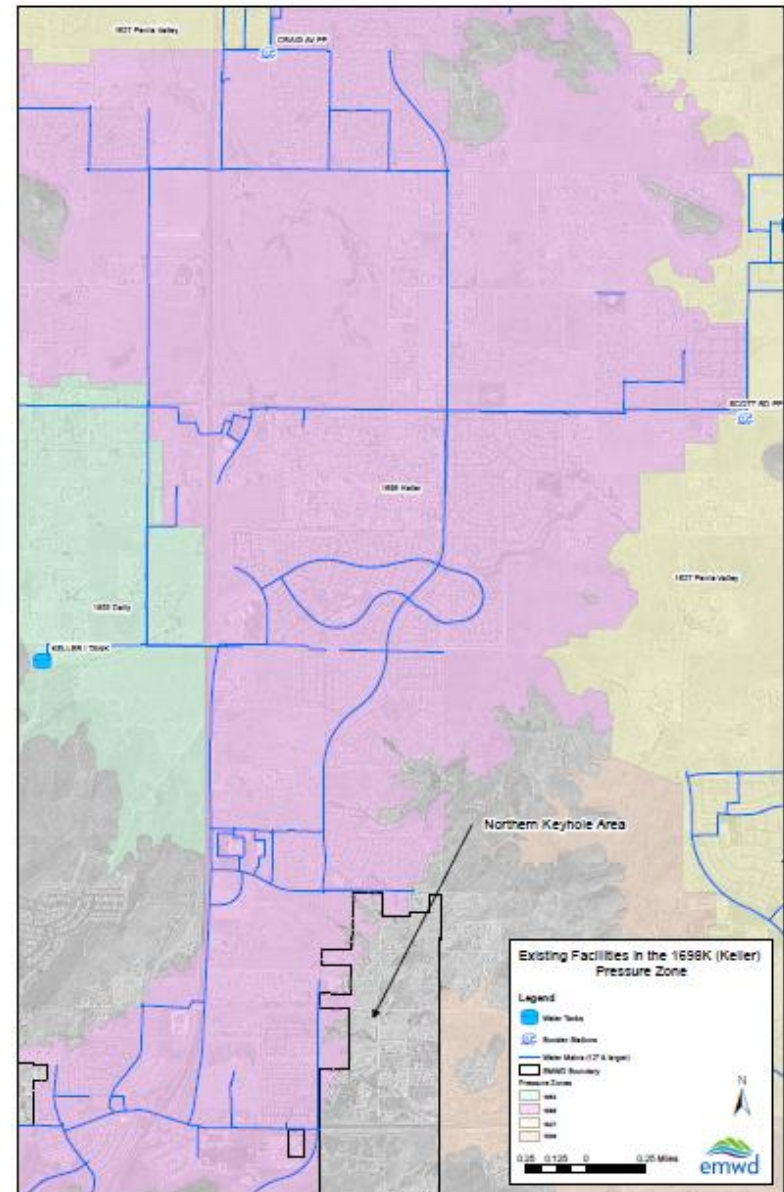
North Keyhole Preliminary Sewer Plan

Hydraulic Bottlenecks in Southern Sewering Route



Northern Key Area Water Considerations

- Can be served by 1698K Pressure Zone
 - Adequate pumping with existing Scott Road BPS and Craig Ave BPS
 - Pipeline improvements being evaluated to ensure adequate service pressures
 - Approximately 2.25 MG of additional usable storage will be required



Administration Considerations

- Annexation
 - CEQA documentation
 - City of Murrieta General Plan
 - Amendment/Supplemental Documentation for Site Specific Plan
 - Metropolitan and LAFCO process duration is approximately 18 months
 - Processing and acreage based fees
- Financial
 - Need to develop infrastructure funding strategy that is equitable to beneficiaries
 - Developer led and funded infrastructure
 - EMWD potential participation in facility oversizing
 - Potential financing mechanisms may include CFD, assessment district, reimbursement agreements, etc.

On-going and Next Steps

- Wastewater
 - Preparing technical memorandum documenting sewer preliminary analysis
 - Evaluating capacity in existing Baxter Lift Station as part of interim solution
 - Flow monitoring to further refine analysis – January/February 2023
 - Metering flows tributary to Whitewood sewer
- Water
 - Evaluating the pressures in 1698K
 - Refining storage needs
- Coordination with City of Murrieta

EMWD Requirements to Move Forward

- Cooperation with City and developers
- Road network, right-of-way acquisitions and improvements
- Timing of development
- Layouts for proposed developments
- Confirmation and phasing of EDU count
- Participation in annexation and financing solution



Discussion/Questions?



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