

**From:** [\[name\]](#)  
**To:** [LAFCO Information](#)  
**Subject:** Riverside LAFCO Contact Form Submission "FMSR"  
**Date:** Wednesday, August 11, 2021 3:03:24 PM

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From: Doug Burroughs  
Subject: FMSR

Message Body:

I have reviewed the report and would like to give my opinion. The decision seems to boil down to who should be paying the cost of future improvement for future growth / development. Please note that I am a retired Developer / Contractor and understand development cost. As a developer, it was never my goal to have existing residents pay for development. All cost, including water meter connection fee's and upgrades to the infrastructure were payed for by developer and figured into the budgets/cost of the projects.

It seems that the local developers and potentially the City of Murrieta wants the study area to be absorbed by Ranch Water District as this district has existing infrastructure they can tie into and has lower meter connection fees. Great for the Developer and not so good for existing customers. The City likes this since it will encourage development which will benefit the City with higher tax revenues. Once again, not good for existing customers. Rancho Water District keeps the meter connection fee lower than Western or Eastern by imposing an Ad Valorem tax. This tax makes everyone, including existing water users pay for their infrastructure which reduces the cost to the Developer and raises the cost to existing consumers. This does not seem to be a fair resolution for existing customers. As property values increase, so will the cost of water due to the Ad Valorem tax being tied to land value.

I am not a well owner, but I do not see how switch to Rancho would be at all fair to existing well owners. They are not customers of the water district in the first place and to have to pay an Ad Valorem or surcharge fee to Ranch seems ridiculous. Neither Western or Eastern impose these ridiculous high fees on well owners. This is another reason NOT to switch to Rancho.

In looking at the existing service areas for all three water districts, it makes sense to me to have Eastern Water district absorb the study area. Their service area is adjacent to the study area and is the least expensive for existing customers now and in the future.

Developers need to take responsibility for their development and pay the cost. They are the ones the reap the rewards of profit when leasing or selling what they develop. I have never heard of a Developer sharing their profits with those in the community that are made to pay for their development infrastructure.

My opinion is the have "EASTERN WATER DISTRICT" absorb the Murrieta Study Area. At a minimum, have it remain Western Municipal Water District, but by NO MEANS, allow Rancho Water District to take this area over.

Sincerely,  
Doug Burroughs  
Resident within the Study Area

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