

**MWD**

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

March 25, 1993

To: Board of Directors (Water Problems Committee -- Action)

From: General Manager

Subject: Informal Approval of Concurrent Annexation of Rose Hills Memorial Park Association Annexation to Eastern Municipal Water District and The Metropolitan Water District of Southern California

Report

By letter, dated February 5, 1993, Eastern Municipal Water District (Eastern) has requested informal approval of the concurrent annexation of an uninhabited area designated as "Rose Hills Memorial Park Association Annexation" (Rose Hills) to Eastern and The Metropolitan Water District of Southern California (Metropolitan). This annexation area comprises a gross area of 344.65 acres of which 7.01 acres are located within public streets leaving a net area of 337.64 acres.

The proposed annexation area shown tinted red on the attached map is located approximately one mile west of the intersection of Keller Road and the 215 Freeway in the Menifee area of the unincorporated area of Riverside County. This annexation will partially fill in a large window which presently exists between Eastern and Western Municipal Water District's (Western) service areas. However, a smaller window will be created. Eastern has indicated that the owners of the small window are expected to apply for annexation within the next several years. Section 3201 of Metropolitan's Administrative Code states that windows should not be created unless the Board finds that Metropolitan's interests will not be adversely affected. In this case, it does not appear that Metropolitan's interests will be adversely affected by this annexation.

The proposed annexation area is part of a larger development. A portion of this larger development is already within Metropolitan's service area. This area which is located within Metropolitan's service area is intended to be developed with a memorial park and large permanent open space area. There are no immediate plans for developing the proposed annexation area, however, the owner's representative has indicated that they anticipate that at a much later date, this area will be developed with residential units at a density of approximately 1.6 dwelling units per acre.

Eastern has submitted a Plan (included as Attachment A) for Implementing Water Use Efficiency Guidelines (Plan) pursuant to Section 3107 of Metropolitan's Administrative Code. Staff has reviewed the plan and finds that it adequately addresses the requirements of the guidelines. Eastern's Plan states that the projected annual water demands in this proposed annexation area at this time will be approximately 23.00 AFY.

The annexation charge has been calculated pursuant to Section 3300 of Metropolitan's Administrative Code. Utilizing the \$2,156 per acre rate and the sum of \$3,000 for processing costs, the annexation charge amount is \$727,951.84.

This annexation is subject to the provisions of the California Environmental Quality Act (CEQA). CEQA will be complied with prior to the time that formal approval of this annexation is requested from Metropolitan. At that time, as required by CEQA, your Board will be requested to review and consider pertinent environmental documentation.

Board Committee Assignment

This letter is referred for action to the Water Problems Committee because of its authority to review and consider requests for annexation, pursuant to Administrative Code Sections 2481 (g) and 3102.

Recommendation

WATER PROBLEMS COMMITTEE FOR ACTION

It is recommended that your Board and any committees acting upon this request: (1) find that the interests of Metropolitan will not be adversely affected by the creation of the new resulting window; (2) approve the Plan for Implementing Water Use Efficiency Guidelines for this proposed annexation; and (3) give informal approval for the concurrent annexation of the Rose Hills Memorial Park Association Annexation to Eastern and Metropolitan conditioned upon a cash payment to Metropolitan of the annexation charge of \$727,951.84 by December 31, 1993, subject to such terms and conditions as may be fixed by your Board in granting formal consent to such annexation when a request therefor has been received.


for Carl Boronkay



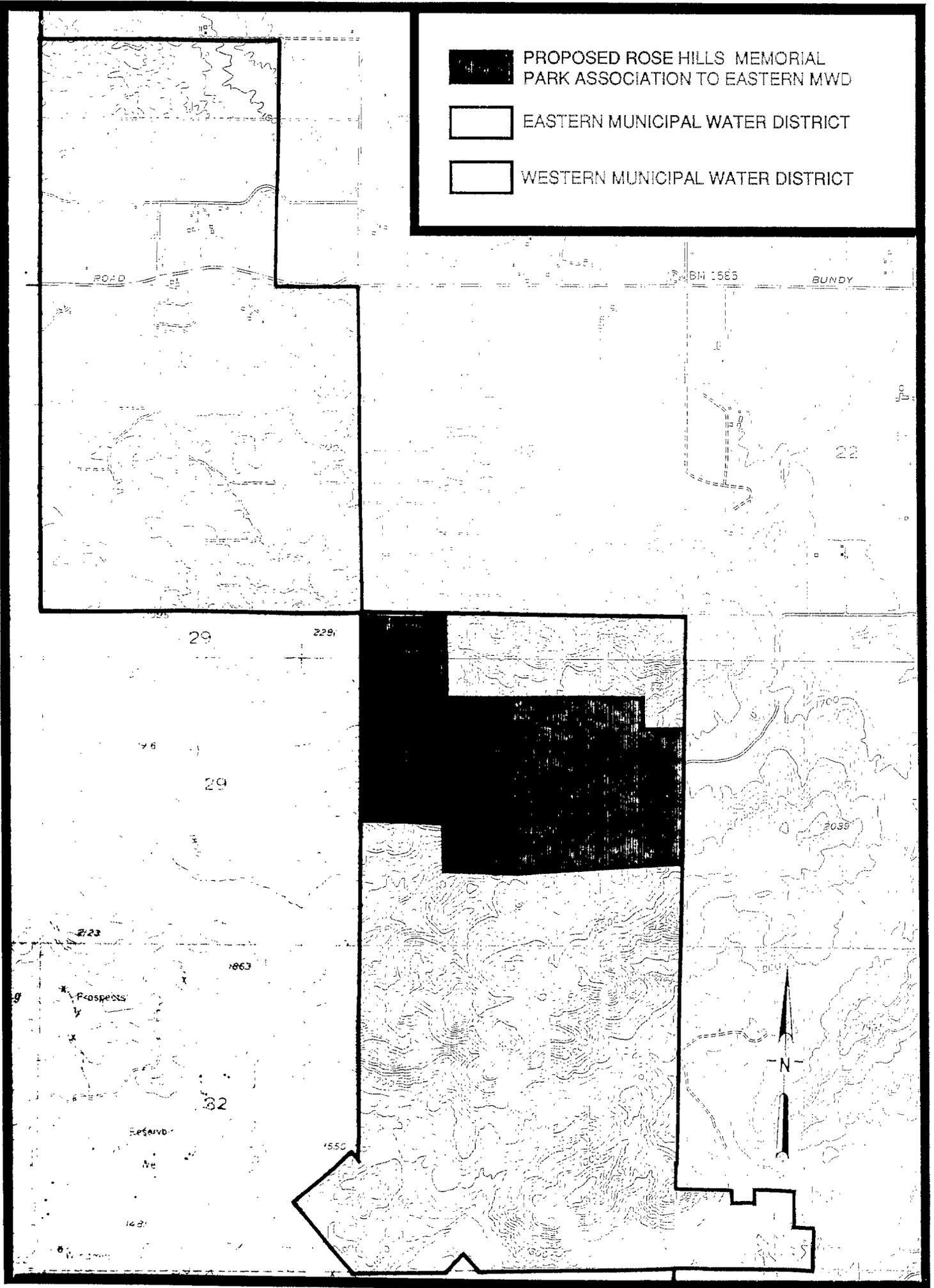
PROPOSED ROSE HILLS MEMORIAL
PARK ASSOCIATION TO EASTERN MWD



EASTERN MUNICIPAL WATER DISTRICT



WESTERN MUNICIPAL WATER DISTRICT



ATTACHMENT A

PLAN FOR IMPLEMENTING WATER USE EFFICIENCY GUIDELINES FOR
EASTERN MUNICIPAL WATER DISTRICT'S (EASTERN) ANNEXATION OF
ROSE HILLS MEMORIAL PARK ASSOCIATION TO THE METROPOLITAN
WATER DISTRICT OF SOUTHERN CALIFORNIA (METROPOLITAN)General Description of Annexing Area

The area proposed for annexation is located approximately one (1) mile west of the intersection of Keller Road and the 215 Freeway; almost to the intersection of Wright Road and Keller Road in the Menifee area of Riverside County. It consists of 344.65 gross acres of undeveloped land. This area is part of the window area between Western Municipal Water District and Eastern.

The owner is in the preliminary planning stage for residential and open space and development proposals have not been finalized.

Annual Water Uses 3107(a)

The projected annual demands in this area using the proposed land use of Riverside County MTN (10 AC MIN) will be about 23.00 acre feet per year (AFY). This area will be served by Metropolitan's Lake Skinner Filtration Plant or Mills Filtration Plant depending on demand by this District.

The demands on Metropolitan will be minimized by incorporating various conservation measures discussed below.

Peak Water Use 3107(b)

The projected peak day demand in the area is estimated to be about .07 cfs based on a peaking factor of 2.0 times average daily flow. The peak demand on Metropolitan will be minimized by the construction of local storage tanks on adjacent areas to serve this development. Eastern will be collecting \$280.00 per dwelling unit to construct these storage facilities.

Since local supplies are not available, the peak demands must be satisfied from Metropolitan's facilities. Based on information from Metropolitan's staff, these projected demands have been incorporated into Metropolitan's long-term construction program as outlined in their 1988 System Overview Study and in on-going demand and facilities planning studies for Riverside County.

Reclaimed Wastewater 3107(c)

Eastern has an aggressive program to promote the use of reclaimed water supplies. At the present time, about 16,000 AFY of reclaimed water is sold for agricultural and golf course irrigation. Additional uses are planned as the reclaimed water distribution system is expanded (68 miles of major distribution system exists, with 16 miles under design with a proposed construction date of 1994). Eastern also has established by Ordinance 68 (adopted October 4, 1989) a water reclamation program designed to expand the use of reclaimed water. One salient part of the ordinance requires, to the extent practical, the use of reclaimed water for greenbelt irrigation, agricultural irrigation, industrial processes, commercial uses, landscape or recreation impoundments, wildlife habitat, and groundwater recharge. Eastern has a full-time Development Coordinator to provide technical support in promoting the use of these supplies.

ROSE HILLS MEMORIAL PARK ASSOCIATION

The nearest reclaimed water distribution system pipeline is five miles away. However, the District is in the preliminary design stage for a reclaimed pipeline that will terminate one mile from the property proposed to be annexed, and if the final development plan contains parks, schools and other landscape areas exceeding one acre, the developer, to the extent practical, shall be required to install separate irrigation for a future connection to the reclaimed system when it becomes available.

Best Management Practices 3107(d)

Eastern's water conservation program draws on support from several disciplines. A Water Conservation Coordinator, two specialists and clerical staff establish high visibility in the community in providing customer assistance. Among the ongoing programs and home evaluations, staff also participates at local community festivals and educational landscaping seminars/workshops. Home conservation kits and literature, including periodic bill stuffers are also provided. Two full-time Education Specialists emphasize conservation and related water resource matters, while a Community Relations staff of three incorporate conservation messages in press releases, speeches and other customer messages. Eastern also has an active landscape demonstration program and provides financial support for the local Resource Conservation District in making efficient evaluations available for commercial and agricultural customers.

With respect to the annexing area and the Best Management Practices (BMP's), Eastern is signatory to the California Urban Water Conservation Council (CUWCC) which incorporates the 16 BMP's (copy attached) and agrees to:

- a) Apply its current conservation activities to the annexing area;
- b) Conduct a home water use audit for any of the existing homes that have higher than normal water use and retrofit those homes with toilet dams and low-flow shower heads;
- c) Require the developers to have at least one model home constructed in each new development demonstrating water conserving landscaping;
- d) Inspect all new housing for compliance with applicable plumbing codes and require installation of ultra low flush toilets and low-flow shower heads as a condition of service;
- e) Work with the developers to maximize irrigation efficiencies where there may be large greenbelt areas;
- f) Require meters on all new construction along with separate landscape meters for the larger landscape areas, if constructed, and
- g) Furnish information on low-water-using landscapes to all new customers.

To the extent it is practical to do so, within the limits of its authority and jurisdiction, Eastern intends to apply the above listed and other appropriate Best Management Practices throughout its service area in accord with and as a part of its continuing water conservation program.

ROSE HILLS MEMORIAL PARK ASSOCIATIONWater Delivery Curtailment 3107(e)

Eastern has an integrated water delivery system. This system allows nearly all areas within Eastern's service area to receive water from alternative sources. Also, Eastern has an aggressive program to increase its local storage facilities both to minimize peak demands on its water delivery system and to provide emergency storage in case of system outage.

For the annexing area, its source of supply is the Skinner plant. In case of outage at the Skinner plant, the area can take delivery of water from the Mills plant.

This area could survive a seven-day outage at the Skinner plant with planned local storage, interties with District wells, and with Mills plant supplies. In case of extended outage, Eastern could develop a water management plan to reduce outdoor water use to stretch available supplies further.

Compliance

Eastern accepts responsibility for compliance with these guidelines. Periodic inspection will be made of water use in this area to make sure Eastern complies with commitments and Metropolitan's requirements. The finding will be reported to Metropolitan, in writing, by Eastern.

URBAN CONSERVATION BEST MANAGEMENT PRACTICES

1. Interior and Exterior Residential and Governmental/Institutional Water Audits
- 2a. Enforcement of ULFT Requirement in New Construction Beginning January 1992
- 2b. Support of State and Federal Legislation Prohibiting Sales of Toilets that Use More Than 1.6 Gallons per Flush
- 2c. Residential Plumbing Retrofits
3. Distribution System Water Audits, Leak Detection and Repair
4. Metering with Commodity Rates for All New Connections and Retrofit of Existing Connections
5. Large Landscape Water Audits and Incentives
6. Support of and Compliance with "Water Conservation in Landscaping Act" (AB325) for Commercial, Industrial, Institutional, Governmental and Multifamily Developments
7. Public Information
8. School Education
9. Commercial and Industrial Water Conservation
10. New Commercial and Industrial Water Use Review
11. Conservation Pricing
12. Support of and Compliance with "Water Conservation in Landscaping Act" (AB325) for Single Family Homes
13. Enactment and Enforcement of Water Waste Prohibition Ordinances
14. Designation of a Water Conservation Coordinator
15. Financial Incentives
16. Ultra Low Flush Toilet Replacement

EXHIBIT 1**BEST MANAGEMENT PRACTICES, IMPLEMENTATION
SCHEDULES, ASSUMPTIONS AND POTENTIAL BEST
MANAGEMENT PRACTICES FOR URBAN WATER CONSERVATION
IN CALIFORNIA****SECTION A. BEST MANAGEMENT PRACTICES**

This section contains those Best Management Practices ("BMPs") that signatory water suppliers commit to implementing. Suppliers' water needs estimates will be adjusted to reflect estimates of reliable savings from this category of BMPs. For some BMPs, no estimate of savings is made.

It is recognized by all parties that a single implementation method for a BMP would not be appropriate for all water suppliers. In fact, it is likely that as the process moves forward, water suppliers will find new implementation methods even more effective than those described. Any implementation method used should be at least as effective as the methods described below.

1. **INTERIOR AND EXTERIOR WATER AUDITS AND INCENTIVE PROGRAMS FOR SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, AND GOVERNMENTAL/INSTITUTIONAL CUSTOMERS.**

Implementation methods shall be at least as effective as identifying the top 20% of water users in each sector, directly contacting them (e.g., by mail and/or telephone) and offering the service on a repeating cycle; providing incentives sufficient to achieve customer implementation (e.g., free showerheads, hose end sprinkler timers, adjustment to high water use bills if customers implement water conservation measures, etc.). This could be a cooperative program among organizations that would benefit from its implementation.

2. **PLUMBING, NEW AND RETROFIT.**
 - a. **ENFORCEMENT OF WATER CONSERVING PLUMBING FIXTURE STANDARDS INCLUDING REQUIREMENT FOR ULTRA LOW FLUSH ("ULF") TOILETS IN ALL NEW CONSTRUCTION BEGINNING JANUARY 1, 1992.**

Implementation methods shall be at least as effective as contacting the local building departments and providing information to the inspectors; and contacting major developers and plumbing supply outlets to inform them of the requirement.

b. **SUPPORT OF STATE AND FEDERAL LEGISLATION PROHIBITING SALE OF TOILETS USING MORE THAN 1.6 GALLONS PER FLUSH.**

c. **PLUMBING RETROFIT.**

Implementation methods shall be at least as effective as delivering retrofit kits including high quality low-flow showerheads to pre-1980 homes that do not have them and toilet displacement devices or other devices to reduce flush volume for each home that does not already have ULF toilets; offering to install the devices; and following up at least three times.

3. **DISTRIBUTION SYSTEM WATER AUDITS, LEAK DETECTION AND REPAIR.**

Implementation methods shall be at least as effective as at least once every three years completing a water audit of the water supplier's distribution system using methodology such as that described in the American Water Works Association's "Manual of Water Supply Practices, Water Audits and Leak Detection;" advising customers whenever it appears possible that leaks exist on the customers' side of the meter; and performing distribution system leak detection and repair whenever the audit reveals that it would be cost effective.

4. **METERING WITH COMMODITY RATES FOR ALL NEW CONNECTIONS AND RETROFIT OF EXISTING CONNECTIONS.**

Implementation methods shall be requiring meters for all new connections and billing by volume of use; and establishing a program for retrofitting any existing unmetered connections and billing by volume of use; for example, through a requirement that all connections be retrofitted at or within six months of resale of the property or retrofitted by neighborhood.

5. **LARGE LANDSCAPE WATER AUDITS AND INCENTIVES.**

Implementation methods shall be at least as effective as identifying all irrigators of large (at least 3 acres) landscapes (e.g., golf courses, green belts, common areas, multi-family housing landscapes, schools, business parks,

cemeteries, parks and publicly owned landscapes on or adjacent to road rights-of-way); contacting them directly (by mail and/or telephone); offering landscape audits using methodology such as that described in the Landscape Water Management Handbook prepared for the California Department of Water Resources; and cost-effective incentives sufficient to achieve customer implementation; providing follow-up audits at least once every five years; and providing multi-lingual training and information necessary for implementation.

6. **LANDSCAPE WATER CONSERVATION REQUIREMENTS FOR NEW AND EXISTING COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, GOVERNMENTAL, AND MULTI-FAMILY DEVELOPMENTS.**

Implementation methods shall be enacting and implementing landscape water conservation ordinances, or if the supplier does not have the authority to enact ordinances, cooperating with cities, counties and the green industry in the service area to develop and implement landscape water conservation ordinances pursuant to the "Water Conservation in Landscaping Act" ("Act") (California Government Code §§ 65590 et seq.). The ordinance shall be at least as effective as the Model Water Efficient Landscape Ordinance being developed by the Department of Water Resources. A study of the effectiveness of this BMP will be initiated within two years of the date local agencies must adopt ordinances under the Act.

7. **PUBLIC INFORMATION.**

Implementation methods shall be at least as effective as ongoing programs promoting water conservation and conservation related benefits including providing speakers to community groups and the media; using paid and public service advertising; using bill inserts; providing information on customers' bills showing use in gallons per day for the last billing period compared to the same period the year before; providing public information to promote other water conservation practices; and coordinating with other governmental agencies, industry groups and public interest groups.

8. **SCHOOL EDUCATION.**

Implementation methods shall be at least as effective as ongoing programs promoting water conservation and conservation related benefits including working with the school districts in the water supplier's service area to provide educational materials and instructional assistance.

9. **COMMERCIAL AND INDUSTRIAL WATER CONSERVATION.**

Implementation methods shall be at least as effective as identifying and contacting the top 10% of the industrial and commercial customers directly (by mail and/or telephone); offering audits and incentives sufficient to achieve customer implementation; and providing follow-up audits at least once every five years if necessary.

10. **NEW COMMERCIAL AND INDUSTRIAL WATER USE REVIEW.**

Implementation methods shall be at least as effective as assuring the review of proposed water uses for new commercial and industrial water service and making recommendations for improved water use efficiency before completion of the building permit process.

11. **CONSERVATION PRICING.**

Implementation methods shall be at least as effective as eliminating nonconserving pricing and adopting conserving pricing. For signatories supplying both water and sewer service, this BMP applies to pricing of both water and sewer service. Signatories that supply water but not sewer service shall make good faith efforts to work with sewer agencies so that those sewer agencies adopt conservation pricing for sewer service.

Nonconserving pricing provides no incentives to customers to reduce use. Such pricing is characterized by one or more of the following components:

- a. Rates in which the unit price decreases as the quantity used increases (declining block rates);
- b. Rates that involve charging customers a fixed amount per billing cycle regardless of the quantity used;
- c. Pricing in which the typical bill is determined by high fixed charges and low commodity charges.

Conservation pricing provides incentives to customers to reduce average or peak use, or both. Such pricing includes:

- a. Rates designed to recover the cost of providing service; and
- b. Billing for water and sewer service based on metered water use.

Conservation pricing is also characterized by one or more of the following components:

- c. Rates in which the unit rate is constant regardless of the quantity used (uniform rates) or increases as the quantity used increases (increasing block rates);
- d. Seasonal rates or excess-use surcharges to reduce peak demands during summer months;
- e. Rates based upon the long-run marginal cost or the cost of adding the next unit of capacity to the system;
- f. Lifeline rates.

12. **LANDSCAPE WATER CONSERVATION FOR NEW AND EXISTING SINGLE FAMILY HOMES.**

Implementation methods shall be at least as effective as providing guidelines, information and incentives for installation of more efficient landscapes and water saving practices (e.g., encouraging local nurseries to promote sales and use of low water using plants, providing landscape water conservation materials in new home owner packets and water bills, sponsoring demonstration gardens); and enacting and implementing landscape water conservation ordinances or, if the supplier does not have the authority to enact ordinances, cooperating with cities, counties, and the green industry in the service area to develop and implement landscape water conservation ordinances pursuant to the "Water Conservation in Landscaping Act ("Act") (California Government Code §§ 65590 et seq.). The ordinance shall be at least as effective as the Model Water Efficient Landscape Ordinance being developed by the Department of Water Resources.

13. **WATER WASTE PROHIBITION.**

Implementation methods shall be enacting and enforcing measures prohibiting gutter flooding, sales of automatic (self-regenerating) water softeners, single pass cooling systems in new connections, nonrecirculating systems in all new conveyer car wash and commercial laundry systems, and nonrecycling decorative water fountains.

14. **WATER CONSERVATION COORDINATOR.**

Implementation methods shall be at least as effective as designating a water conservation coordinator responsible for preparing the conservation plan, managing its implementation, and evaluating the results. For very small water suppliers, this might be a part-time responsibility. For larger suppliers this would be a full-time responsibility with additional staff as appropriate. This work should be coordinated with the supplier's operations and planning staff.

15. **FINANCIAL INCENTIVES.**

Implementation methods shall be at least as effective as:

- a. Offering financial incentives to facilitate implementation of conservation programs. Initial recommendations for such incentives will be developed by the Council within two years of the initial signing of the MOU, including incentives to improve the efficiency of landscape water use; and
- b. Financial incentives offered by wholesale water suppliers to their customers to achieve conservation.

16. **ULTRA LOW FLUSH TOILET REPLACEMENT.**

Water suppliers agree to implement programs for replacement of existing high-water-using toilets with ultra-low-flush toilets (1.6 gallons or less) in residential, commercial, and industrial buildings. Such programs will be at least as effective as offering rebates of up to \$100 for each replacement that would not have occurred without the rebate, or requiring replacement at the time of resale, or requiring replacement at the time of change of service. This level of implementation will be reviewed by the Council after development of the assumptions included in the following two paragraphs using the economic principles included in paragraphs 3 and 4 of Exhibit 3.

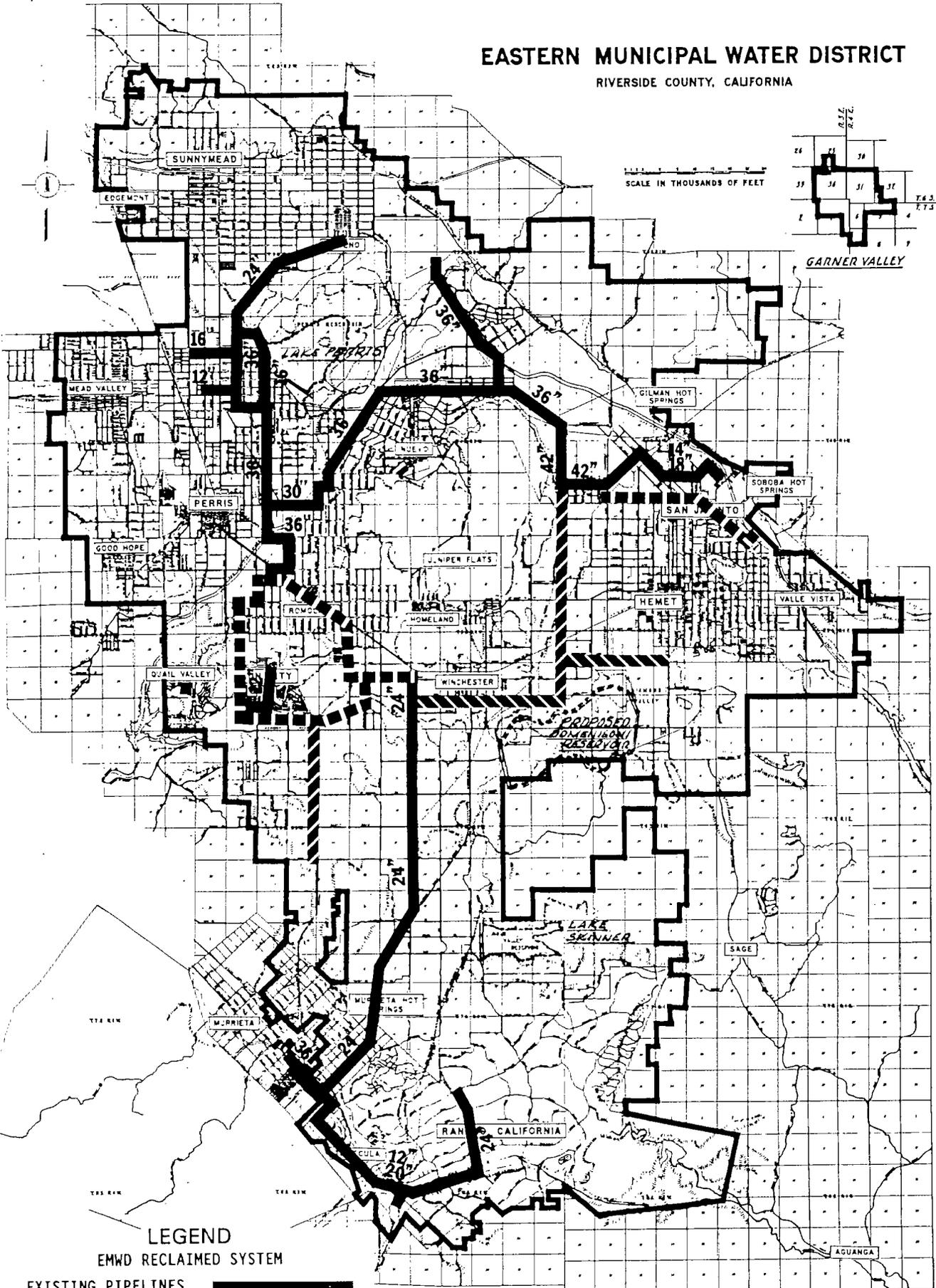
- a. Assumptions for determining estimates of reliable savings from installation of ultra-low-flush toilets in both existing and new residential, commercial, and industrial structures will be recommended by the Council to the State Water Resources Control Board ("State Board") by December 31, 1991 for use in the present Bay/Delta proceedings.

6/11/91

- b. Should the Council not agree on the above assumptions, a panel will be formed by December 31, 1991 to develop such assumptions. The panel shall consist of one member appointed from the signatory public advocacy group; one member appointed from the signatory water supplier group; and one member mutually agreed to by the two appointed members. The assumptions to be used for this BMP will be determined by a majority vote of the panel by February 15, 1992 using the criteria for determining estimates of reliable savings included in this MOU. The decision of the panel will be adopted by the Council and forwarded to the State Board by March 1, 1992.

EASTERN MUNICIPAL WATER DISTRICT

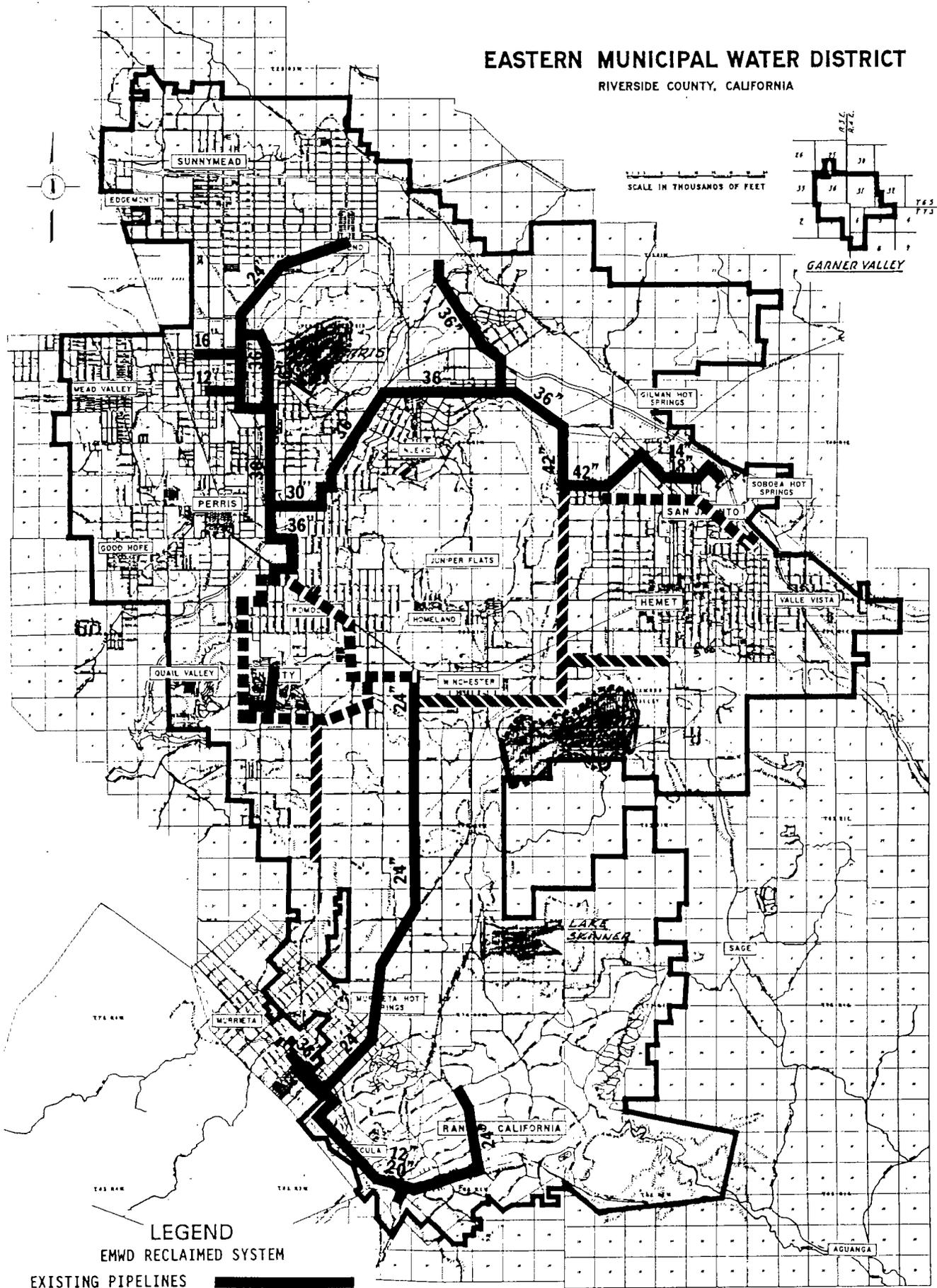
RIVERSIDE COUNTY, CALIFORNIA



- LEGEND**
EMWD RECLAIMED SYSTEM
- EXISTING PIPELINES
 - DESIGNED PIPELINES (WITH A 1994 CONSTRUCTION SCHEDULE)
 - PIPELINES UNDER PRELIMINARY DESIGN

EASTERN MUNICIPAL WATER DISTRICT

RIVERSIDE COUNTY, CALIFORNIA



LEGEND

EMWD RECLAIMED SYSTEM

- EXISTING PIPELINES
- DESIGNED PIPELINES (WITH A 1994 CONSTRUCTION SCHEDULE)
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