

**MWD**

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

September 17, 1993

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

From: General Manager

Subject: Informal Approval of Concurrent Annexation of the Thirty-Fifth Fringe Area to Western Municipal Water District and The Metropolitan Water District of Southern California

### Report

By letter dated June 3, 1993, Western Municipal Water District (Western) has requested informal approval of the concurrent annexation of an uninhabited area designated as the Thirty-Fifth Fringe Area to Western and The Metropolitan Water District of Southern California (Metropolitan). This annexation area comprises a gross area of 59.43 acres of which 6.89 acres are located within public streets leaving a net area of 52.54 acres.

The proposed annexation area shown tinted red on the attached map is located within the Murrieta area, and is located southeast of the City of Lake Elsinore along the 15 Freeway. The property is currently undeveloped. The owner, Sunset Home Loans, intends to develop the property with 226 single family homes at approximately 4.2 dwelling units per acre with 2 open space lots.

A window will be created by this annexation. Section 3201 of Metropolitan's Administrative Code indicates that windows should not be created unless the Board finds that Metropolitan's interests will not be adversely affected. Even though a small window will be created, the proposed annexation will partially fill an existing larger window.

Western 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. Western's Plan states that the projected annual water demands for this proposed development will be approximately 253 AFY.

The annexation charge has been calculated pursuant to Section 3300 of Metropolitan's Administrative Code. Utilizing the \$2,156.00 per acre rate and the sum of \$3,000.00 for processing costs, the annexation charge amount is \$116,276.24 if the annexation is completed prior to December 31, 1993. A \$3,000.00 processing fee has been utilized for this annexation in lieu of the \$5,000.00 stated in Section 3100 of Metropolitan's Administrative Code because this annexation request was made prior to the Board's approval of the fee increase.

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.

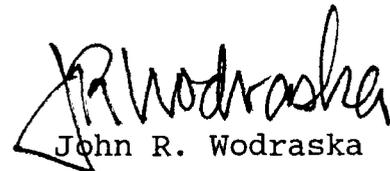
#### Board Committee Assignment

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 Thirty-Fifth Fringe Area to Western and Metropolitan conditioned upon a cash payment to Metropolitan of the annexation charge of \$116,276.24 if the annexation is completed by December 31, 1993, and at the then applicable rate if the annexation is completed after 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.

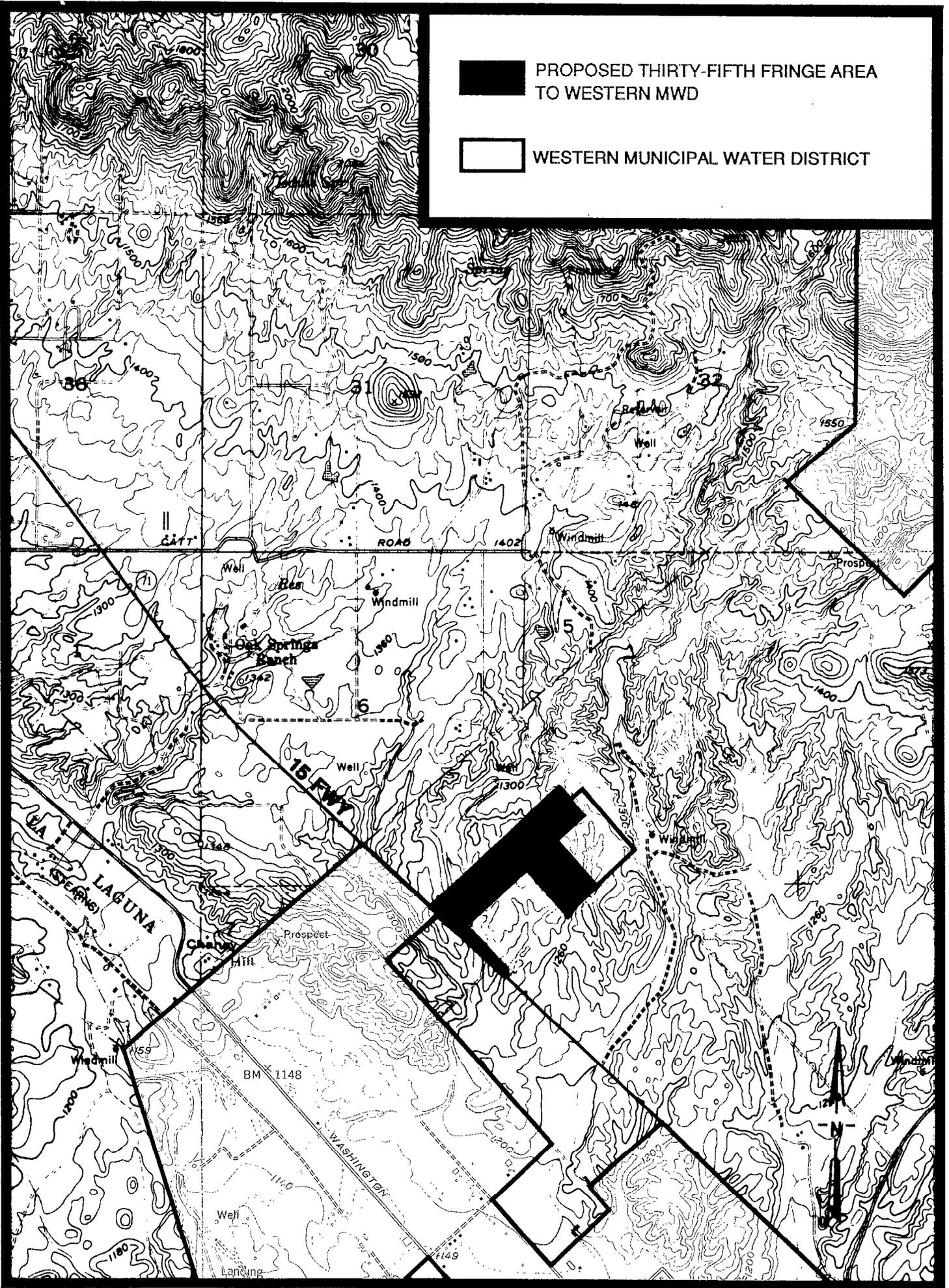
  
John R. Wodraska



PROPOSED THIRTY-FIFTH FRINGE AREA  
TO WESTERN MWD



WESTERN MUNICIPAL WATER DISTRICT



September 8, 1993  
PLAN FOR IMPLEMENTING WATER USE EFFICIENCY  
GUIDELINES FOR WESTERN MUNICIPAL WATER DISTRICT'S  
35TH FRINGE ANNEXATION TO THE  
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

General Description of Annexing Area

The area proposed for annexation is located in the Murrieta area and consists of 59.43 acres of undeveloped land. The proposed annexation area is known as vesting tentative Tract Map No. 25362 located southeast of the City of Lake Elsinore (City), portion of the south west quarter of Section 6, T7S, R3W, SBBM, along the 15 Freeway. Elsinore Valley Municipal Water District (Elsinore Valley MWD) is the water purveyor in this area.

The developer is proposing the construction of 226 single family homes on 54 acres, totaling 4.2 DU per acre with two open space lots. It is expected that construction of Phase I will begin in approximately two (2) years with the remainder to be completed within five (5) years. No specific commercial, industrial, or other types of uses have been proposed.

Annual Water Use

The projected total demand in the annexation area will be about 82.5 million gallons per year (253 AFY). The annexation area will receive water from Metropolitan via the Western/Metropolitan/Eastern EM-17 connection. Some local ground water will also be used for irrigation purposes, but the extent of such use has not yet been determined. The demands on Metropolitan will be minimized by incorporating various conservation measures discussed below into the development plans.

Peak Water Use

The projected maximum day demand in the annexation area is estimated to be about 226,000 gallons (.35 cfs) based on a peaking factor of 2.0 times average daily flow. The peak demand on Metropolitan will be minimized by serving this project from two 3.5 MG local storage tanks in adjacent areas (California Oaks). Elsinore Valley MWD will be collecting \$2,500 per dwelling unit as tank capacity charges for these storage facilities.

Reclaimed Supplies

Western promotes the use of reclaimed water by means of an active program involving its member agencies. Elsinore Valley MWD is the proposed water purveyor and has an approved reclaimed water system master plan for planned landscape and irrigation use throughout their service area. Although the planned construction for this development is scheduled to commence within a two to three year period, at the present time there are no facilities in or near the proposed annexation area. Elsinore Valley MWD routinely conditions proposed developments to have their Engineer evaluate a reasonable potential for tie in to the master plans core distribution system with a separate, parallel irrigation main system to be constructed for future connection. Elsinore Valley MWD also states in its service commitment letter that reclaimed water use is encouraged and can be available for construction and grading purposes at the time of development. Western also is working on a water reclamation program designed to expand the use of reclaimed water. One salient

part of the program requires, to the extent practical, the use of reclaimed water for greenbelt irrigation, agricultural irrigation, industrial processes, commercial uses, landscape or recreation impoundment's, wildlife habitat, and groundwater recharge.

If the final development plan contains parks, schools and other landscape areas exceeding one acre, the developer to the extent practicable shall be required to evaluate the potential to construct a separate irrigation system for a future connection to the reclaimed core distribution system when it becomes available.

### Water Conservation

Western's water conservation program draws on support from several areas. A Water Conservation Specialist, two Communication specialists and clerical staff establish high visibility in the community in providing customer assistance. Every year for the past 3 years, Western's Conservation Specialist has written and directed water conservation plays geared for children with performances throughout our District during Water Awareness Month. Western operates the "Landscapes Southern California Style"; a unique conservation education garden, at their headquarters office located at 450 Alessandro Blvd. in Riverside. The garden is one acre with 2,500 individual plants. It displays many different types of drought tolerant plants and shows the public different planting ideas for different situations. Western also holds seminars on home landscape design in the garden which are open to the public. The goal of Landscapes Southern California Style is to assist in conserving California's water resources by increasing the public's acceptance, use of, and desire for water-efficient landscaping. Home conservation kits are available as well as literature, including periodic bill stuffers. Since 1982 Western has employed one full-time Water Education Specialist who provides water education programs and conducts field trips for school Districts within Western's boundaries. Western also helps fund these field trips by paying the costs for the bus to make it possible for schools to participate. More than 68,000 students have participated in our water education program. Western's Public Affairs staff incorporates conservation messages in press releases, speeches and other customer messages. Western also has an active landscape demonstration program and provides financial support for the local Resource Conversation District in making efficient evaluations available for commercial and agricultural customers.

To the extent it is practicable to do so, within the limits of its authority and jurisdiction, Western intends to apply the 16 BMP's (Best Management Practices as identified by Metropolitan) throughout its service area in accord with and as a part of its continuing water conservation program.

At least one model home within the annexation area shall demonstrate a water conserving landscape.

### Water Delivery Curtailment

Elsinore Valley MWD has one well within the Wildomar/Murrieta Service Area capable of pumping 600 gpm and producing 1100 acre feet of water annually.

### Compliance

As a condition of annexation, Western and Elsinore Valley MWD accept responsibility for assuring compliance with Metropolitan Water District's Water Use Efficiency Guidelines and Western will report to Metropolitan with such compliance.