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METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Daron E. Doff
EXECUTIVE SECRETARY

December 19, 1995

To: Board of Directors (Water Planning and Resources Committee--Action)

From: General Manager

Submitted by: Gary M. Snyder
for Chief Engineer

Subject: Informal Approval of Concurrent Annexation of the Brouwer Annexation to Rancho California Water District, Eastern Municipal Water District and The Metropolitan Water District of Southern California

RECOMMENDATION(S)

It is recommended that the Board: (1) approve the Plan for Implementing Water Use Efficiency Guidelines for this proposed annexation; and (2) give informal approval for the concurrent annexation of the Brouwer Annexation to Rancho California Water District (Rancho), Eastern Municipal Water District (Eastern) and The Metropolitan Water District of Southern California (Metropolitan); conditioned upon a cash payment to Metropolitan of the annexation charge of \$50,198.10, if completed by December 31, 1996, or at the then current rate if completed after December 31, 1996, 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.

EXECUTIVE SUMMARY

Eastern has requested informal approval for the concurrent annexation of the Brouwer Annexation to Metropolitan, Eastern, and Rancho. This uninhabited territory contains a gross area of 21.51 acres of which 3.56 acres are located within a public street leaving a net area of 17.95 acres.

The proposed annexation territory shown tinted red on the attached map is located in the Murrieta area of Riverside County, bounded on the southwest by Madison Avenue and southeast on Nick Lane. The undeveloped property is owned by Jacob Brouwer, and is zoned Vacant Commercial. The County of Riverside has not developed a general plan for this area and no zoning changes are planned at this time. The subject property will eventually be developed with an industrial park which will consist of light manufacturing or office buildings. The annexation charge for this area is \$50,198.10, if completed by December 31, 1996.

Eastern has submitted an acceptable Plan for Implementing Water Use Efficiency Guidelines (Plan) pursuant to Section 3107 of Metropolitan's Administrative Code. The total water demand for this project is 69.32 AFY.

DETAILED REPORT





By a letter dated November 15, 1995, Eastern has requested informal approval for the concurrent annexation of the Brouwer Annexation to Metropolitan, Eastern, and Rancho. This uninhabited territory contains a gross area of 21.51 acres of which 3.56 acres are located within a public street leaving a net area of 17.95 acres.

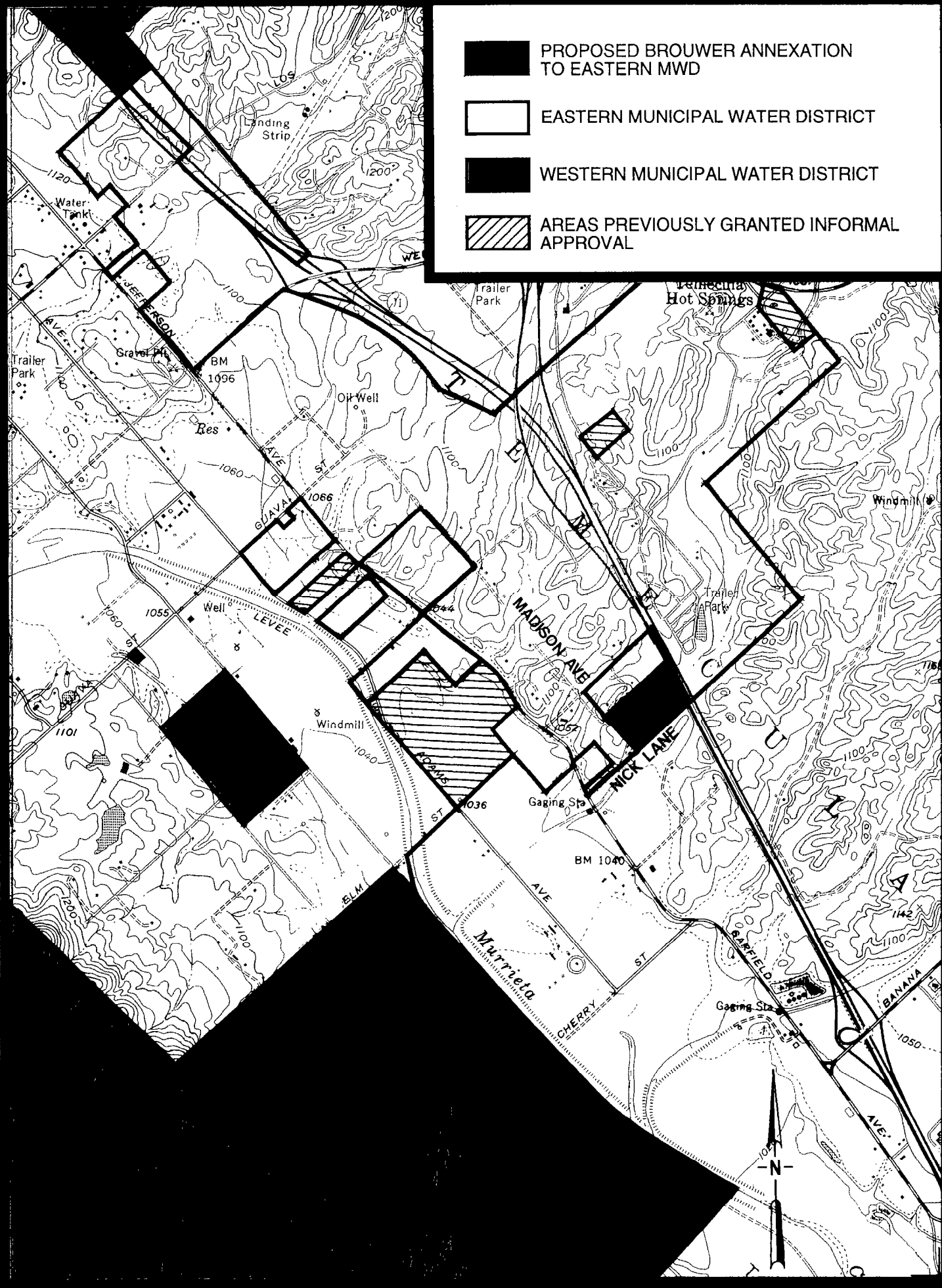
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Eastern has submitted an acceptable Plan for Implementing Water Use Efficiency Guidelines (Plan) pursuant to Section 3107 of Metropolitan's Administrative Code. The total water demand for this project is 69.32 AFY. This annexation area will be served by Rancho's local groundwater supplies and supplemented by Metropolitan's Henry J. Mills Filtration Plant. The Plan states that the local water supplies are not adequate in terms of quality and quantity to meet the needs of future development in the area. The Plan also states that the annual water demands upon Metropolitan will be minimized by incorporating into any development plans, various conservation measures, as described therein. A copy of the Plan is attached hereto.

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 required to review and consider pertinent environmental documentation.

The annexation charge has been calculated pursuant to section 3300 of Metropolitan's Administrative Code. Utilizing the \$2,518 per-acre rate and the sum of \$5,000 for processing costs, the annexation charge amount is \$50,198.10, if completed by December 31, 1996. The \$5,000 processing charge has already been paid. If the annexation is completed after December 31, 1996, the annexation will be calculated based on the then current rate.

-  PROPOSED BROUWER ANNEXATION TO EASTERN MWD
-  EASTERN MUNICIPAL WATER DISTRICT
-  WESTERN MUNICIPAL WATER DISTRICT
-  AREAS PREVIOUSLY GRANTED INFORMAL APPROVAL



Brouwer Annexation to Eastern MWD

OWNER(S)

Jacob Brouwer

CURRENT ZONING

Vacant/Commercial

CURRENT LAND USE

Undeveloped

PROPOSED ZONING

No zoning changes are planned at this time

PROPOSED USE

Industrial Park consisting of Light Manufacturing or Office Buildings

PROPOSED WATER USE

69.32 AFY

PLAN FOR IMPLEMENTING WATER USE EFFICIENCY GUIDELINES
RE: THE BROUWER ANNEXATION
TO EASTERN MUNICIPAL WATER DISTRICT, RANCHO
CALIFORNIA WATER DISTRICT AND THE METROPOLITAN
WATER DISTRICT OF SOUTHERN CALIFORNIA

General Description of Annexing Area

The area proposed for annexation is an 18.43 gross (17.19 net) acre parcel of land located in the City of Murrieta.

Annual Water Demand - 3107(a)

The projected annual water demand shall be computed (based on an average water use of 3,600 gpd/acre) as follows: 17.19 net acres x 3,600 gpd/acre = 69.32 AFY. This area of annexation will be served by Rancho California Water District local groundwater supplies and supplemented by MWD's Mills Filtration Plant. The local supplies are not adequate in terms of quantity and quality to meet the needs of future development in the area.

The annual water demands imposed upon Metropolitan will be minimized by incorporating into any development plans various conservation measures discussed below.

Surface Water - 31.07(a)

Is not available at this time.

Peak Day Water Demand - 3107(b)

The projected peak day water demand in the area is estimated to be about 123,768 gpd based on a peaking factor of 2.0 times average daily demand. The peak day water demand imposed by the project shall be minimized by Rancho California Water District's water storage facilities.

Since local supplies can not satisfy the total annual water demand of the area and the annexation's anticipated water demands during periods of high use, the local water supplies must be supplemented by MWD's water supply facilities.

Reclaimed Wastewater - 3107(c)

Rancho California Water District has initiated a program to promote the use of reclaimed water supplies. At the present time the District produces approximately 1600 acre feet of reclaimed water per year. Reclaimed water is used primarily for greenbelt and golf course irrigation. The District is currently designing the construction a "backbone" reclaimed water system to provide reclaimed water to the areas of the District that will most likely benefit from its use.

RCWD locally produces approximately 60% of its potable water needs from two large aquifers underlying its boundaries. In an effort to protect these basins, the District only allows the use of reclaimed water in areas where to ground water basin will not be degraded by the use of reclaimed water. The District has adopted a Water Resource Master Plan and a Water Reclamation Master Plan to facilitate staff and the public to identify the areas of use for reclaimed water and to promote/require its use.

The proposed development is an industrial park consisting of 11 lots for light manufacturing or office buildings. The area in which this property is located is within a basin that will allow the use of reclaimed water. The site is located approximately three-quarters of a mile from existing District reclaimed water facilities. All landscaped areas exceeding one acre will be irrigated with reclaimed water or other non-potable supplies when available. To the extent practicable, reclaimed wastewater or other non-potable supplies will be used for industrial processes. If such supplies do not presently exist, a dual distribution system shall be constructed to accommodate such supplies when they become available and construction is economically feasible.

Best Management Practices - 3107(d)

To the extent practicable to do so and within the limits of its authority and jurisdiction, Rancho California Water District intends to comply with the Urban Conservation Best Management Practices attached hereto as Exhibit A. Rancho California Water District's water conservation program was established by Ordinance No. 91-2-3 in order to meet the District's water demands in case of a long term drought and to maximize District resources. As stated in the above section, the District has adopted a Water Resource Master Plan and a Water Reclamation Master Plan. The District has also adopted a Water Facility Master Plan and a Wastewater Master Plan. Altogether, these master plans develop the District's strategy to meet the future needs of the District.

By utilizing the above referenced master plans and the enforcement of local water conservation codes, RCWD's water conservation program will provide Best Management Practices throughout its service area.

Water Delivery Interruptions - 3107(e)

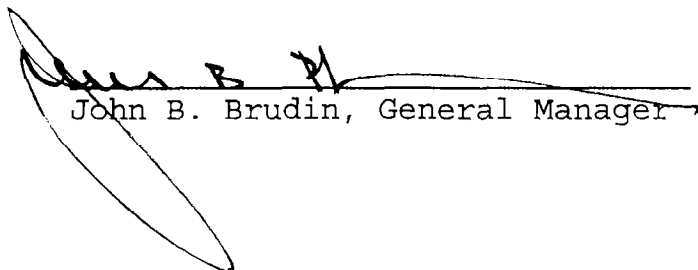
This area can sustain a 7-day interruption in service from MWD's Lake Skinner Filtration plant with local storage, supplies from the Colorado River Aqueduct connections, local groundwater sources, and interties to the Hemet-San Jacinto local water supply.

Compliance

To the extent practicable, Eastern and Rancho will comply with and accepts responsibility for compliance with the provisions of Metropolitan's Water Use Efficiency Guidelines as indicated in

Metropolitan's Administrative Code Section 3107 and shall report to Metropolitan regarding such compliance.

EASTERN MUNICIPAL WATER DISTRICT


John B. Brudin, General Manager

RANCHO CALIFORNIA WATER DISTRICT

John Hennigar, General Manager

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Metropolitan's Administrative Code Section 3107 and shall report to Metropolitan regarding such compliance.

EASTERN MUNICIPAL WATER DISTRICT

John B. Brudin, General Manager

RANCHO CALIFORNIA WATER DISTRICT

Phillip K. ...

FOR John Hennigar, General Manager

ATTACHMENT A
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