



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

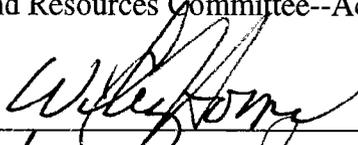
8-4

February 18, 1997

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

From: General Manager

Submitted by: Gary M. Snyder
Chief Engineer





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

RECOMMENDATION

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 Thirty-Seventh Fringe Area to Murrieta County Water District (Murrieta), Western Municipal Water District (Western), and The Metropolitan Water District of Southern California (Metropolitan); conditioned upon a cash payment to Metropolitan of the annexation charge of \$86,594.48, if completed by December 31, 1997, or at the then current annexation charge rate, if completed after December 31, 1997, subject to such terms and conditions as may be fixed by your Board in granting formal consent to such annexation when a request therefore has been received.

EXECUTIVE SUMMARY

Western has requested informal approval for the concurrent annexation of the Thirty-Seventh Fringe Area to Metropolitan, Western, and Murrieta. This uninhabited territory contains an approximate gross area of 33.70 acres, of which approximately 3.79 acres are located within public streets leaving a net area of 29.91 acres.

The proposed annexation territory shown tinted red on the attached map is located in the Murrieta area of Riverside County, bounded on the northeast by the Corona Freeway (I-15), the southeast by Juniper Street, and the southwest by Jefferson Avenue. The annexing territory consists of several contiguous parcels which are zoned for Multiple Use. One of the parcels is currently developed with a commercial gas station and convenience store. The only development proposed at this time is for a commercial shopping center. The annexation charge for this area is \$86,594.48, if completed by December 31, 1997.

Western 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 132 AFY. The projected annual water demand upon Metropolitan for this project is 19.82 AFY.

DETAILED REPORT

By a letter dated January 29, 1996, Western has requested informal approval for the concurrent annexation of the Thirty-Seventh Fringe Area to Metropolitan, Western, and Murrieta. This uninhabited territory, as defined by the Administrative Code, contains an approximate gross area of 33.70 acres, of which approximately 3.79 acres are located within public streets leaving a net area of 29.91 acres.

The proposed annexation territory shown tinted red on the attached map is located in the Murrieta area of Riverside County, bounded on the northeast by the Corona Freeway (I-15), the southeast by Juniper Street, and the southwest by Jefferson Avenue. The annexing territory consists of several contiguous parcels which are zoned for Multiple Use. One of the parcels is currently developed with a commercial gas station and convenience store. The only development proposed at this time is for a commercial shopping center. Attachment "A" provides additional information on the ownership, zoning, land use matters, and other data pertaining to the subject property.

Western has submitted an acceptable Plan pursuant to Section 3107 of Metropolitan's Administrative Code. The total water demand for this project is 132 AFY. The projected annual water demand upon Metropolitan for this project is 19.82 AFY. 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 current rate of \$2,728 per acre and the sum of \$5,000 for processing costs, the annexation charge amount is \$86,594.48, if completed by December 31, 1997. The \$5,000 processing charge has already been paid. If the annexation is completed after December 31, 1997, the annexation will be calculated based on the then current rate.

ATTACHMENT A

Thirty-Seventh Fringe Area Annexation to Western MWD

OWNER(S)

Various

CURRENT LAND USE

Commercial gas station, convenience store & vacant

PROPOSED USE

Commercial shopping center

PROPOSED WATER USE

19.82 AFY

October 3, 1996
PLAN FOR IMPLEMENTING WATER USE EFFICIENCY
GUIDELINES FOR WESTERN MUNICIPAL WATER DISTRICT'S
37TH FRINGE ANNEXATION TO THE
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

General Description of Annexing Area

The area proposed for annexation is located in the City of Murietta and consists of 33.7 acres of mixed commercial use and vacant land. It is located south of Kalmia Street, between Jefferson Avenue and Highway ~~7#~~ (15#) *Red*. Murietta County Water District (MCWD) is the water purveyor.

No development plans have been submitted to the City of Murietta, however it is anticipated that development will occur within the next five years.

Annual Water Use

The projected total demand in the annexation area will be about 43 million gallons per year (132 AF/Y). 85% of this areas water demand will be served by MCWD from local groundwater supply. The remaining 15% will be from MWD at full build-out. 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 236,000 gallons (264 AF/Y). Based on a peaking factor of 2.0 times average daily flow. The peak demand on Metropolitan will be minimized by the construction and operation of local storage and ground water facilities. MCWD will install additional wells as funds become available.

Reclaimed Supplies

Western Municipal Water District (Western) promotes the use of reclaimed water by means of an active program involving its member agencies. At the present time, MCWD does not have any reclaimed water supplies. Therefore, a dual distribution system shall be constructed to accommodate such supplies when they become available in the future. In the event of the inclusion of industrial processes, decorative lakes or landscaped areas exceeding one acre within the annexation area, reclaimed water or non-potable water supplies shall be developed and used for such water requirements.

Water Conservation

Western's water conservation program draws on support from several areas. A water conservation specialist, a garden specialist, an education specialist and other staff establish high visibility in the community to provide information and assistance on water resource conservation. For 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 "Landscapes Southern California Style SM", 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 SM", is to assist conserving California's water resources by increasing the public's acceptance, use of, and desire for water-efficient landscaping. Home conservation literature is available, 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 104,000 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, with the limits of its authority and jurisdiction, Western intends to apply the 16 BMP's, Best Management Practices as identified by Metropolitan (see enclosed Attachment A) 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.

Interruption of Service

Local storage, ^{2,000} groundwater, groundwater production capacity, system meter connections and other measures such as four wells in the area produce ~~4,000~~ acre feet per year. Through the use of groundwater production, MCWD is able to sustain a seven-day interruption in service from Metropolitan.

Compliance

To the extent practicable, Western will assure compliance with the provisions of Metropolitan's water use Efficiency Guidelines as indicated in Metropolitan's Administration Code Section 3107 and shall report to Metropolitan regarding such compliance.

WESTERN MUNICIPAL WATER DISTRICT

By:  Date: 2/10/97
DONALD L. HARRIGER
General Manager

MURIETTA COUNTY WATER DISTRICT

By:  Date: Feb. 3, 1997
TIMOTHY A. CROUGH, P.E.
General Manager / District Engineer

DON MCGHAN - MCGHAN FARMS, A GENERAL PARTNERSHIP

By: _____ Date: _____
DONALD K. MCGHAN
General Partner

JOE LACKO

By: _____ Date: _____
JOE LACKO
as Trustee for Jand, Inc., Profit Sharing Trust

ATLANTIC RICHFIELD COMPANY

By: _____ Date: _____

BJH/dld

Compliance

To the extent practicable, the following Agencies and property owners will assure compliance with the provisions of Metropolitan's water use Efficiency Guidelines as indicated in Metropolitan's Administration Code Section 3107 and shall report to Metropolitan regarding such compliance.

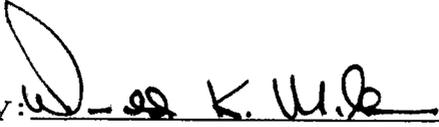
WESTERN MUNICIPAL WATER DISTRICT

By: _____ Date: _____
DONALD L. HARRIGER
General Manager

MURRIETA COUNTY WATER DISTRICT

By: _____ Date: _____
TIMOTHY A. CROUGH, P.E.
General Manager / District Engineer

DON MCGHAN - MCGHAN FARMS, A GENERAL PARTNERSHIP

By:  _____ Date: Nov. 21, 1996
DONALD K. MCGHAN
General Partner

JOE LACKO

By: _____ Date: _____
JOE LACKO
as Trustee for Jand, Inc., Profit Sharing Trust

ATLANTIC RICHFIELD COMPANY

By: _____ Date: _____

BJH/dld

W.O. 1893
KD:MISC:WTR USE EFF PLAN

Compliance

To the extent practicable, the following Agencies and property owners will assure compliance with the provisions of Metropolitan's water use Efficiency Guidelines as indicated in Metropolitan's Administration Code Section 3107 and shall report to Metropolitan regarding such compliance.

WESTERN MUNICIPAL WATER DISTRICT

By: _____ Date: _____
DONALD L. HARRIGER
General Manager

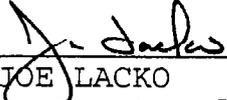
MURRIETA COUNTY WATER DISTRICT

By: _____ Date: _____
TIMOTHY A. CROUGH, P.E.
General Manager / District Engineer

DON MCGHAN - MCGHAN FARMS, A GENERAL PARTNERSHIP

By: _____ Date: _____
DONALD K. MCGHAN
General Partner

JOE LACKO

By:  Date: 11.20.96
JOE LACKO
as Trustee for Jand, Inc., Profit Sharing Trust

ATLANTIC RICHFIELD COMPANY

By: _____ Date: _____

BJH/dld

W.O. 1893
KD:MISC:WTR USE EFF PLAN

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 Replacements