

**MWD**

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

December 16, 1993

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

*From:* General Manager

*Subject:* Informal Approval of Concurrent Annexation of Cactus Valley II Annexation to Eastern Municipal Water District and The Metropolitan Water District of Southern California

Report

By letter dated November 22, 1993, Eastern Municipal Water District (Eastern) has requested informal approval of the concurrent annexation of an uninhabited territory containing a total area of 20.12 acres designated as "Cactus Valley II **Annexation**" to Eastern and The Metropolitan Water District of Southern California (Metropolitan).

The proposed annexation area shown tinted red on the attached map is owned by a private party and is located in the Cactus Valley Area south of Hemet. The current zoning is RA-20 (Residential Agricultural) and the proposed zoning is R-R (Residential). The owner intends to subdivide the property and develop it with eight 2.5 acre residential lots.

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 for this proposed development will be approximately 5.4 AFY.

The annexation charge has been calculated pursuant to Section 3107 of Metropolitan's Administrative Code. Utilizing the \$2,132 per acre rate and the sum of \$5,000.00 for processing costs, the annexation charge amount is \$47,895.84.

This annexation is subject to the provisions of the California Environmental Quality Act (CEQA). CEQA will be complied with prior to the time 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) approve the Plan for Implementing Water Use Efficiency Guidelines for this proposed annexation: and (2) give informal approval for the concurrent annexation of Cactus Valley II Annexation to Eastern and Metropolitan conditioned upon a cash payment to Metropolitan of the annexation charge of \$47,895.84 if completed by December 31, 1994 or at the then current per-acre rate if completed after December 31, 1994, 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 Wodraska

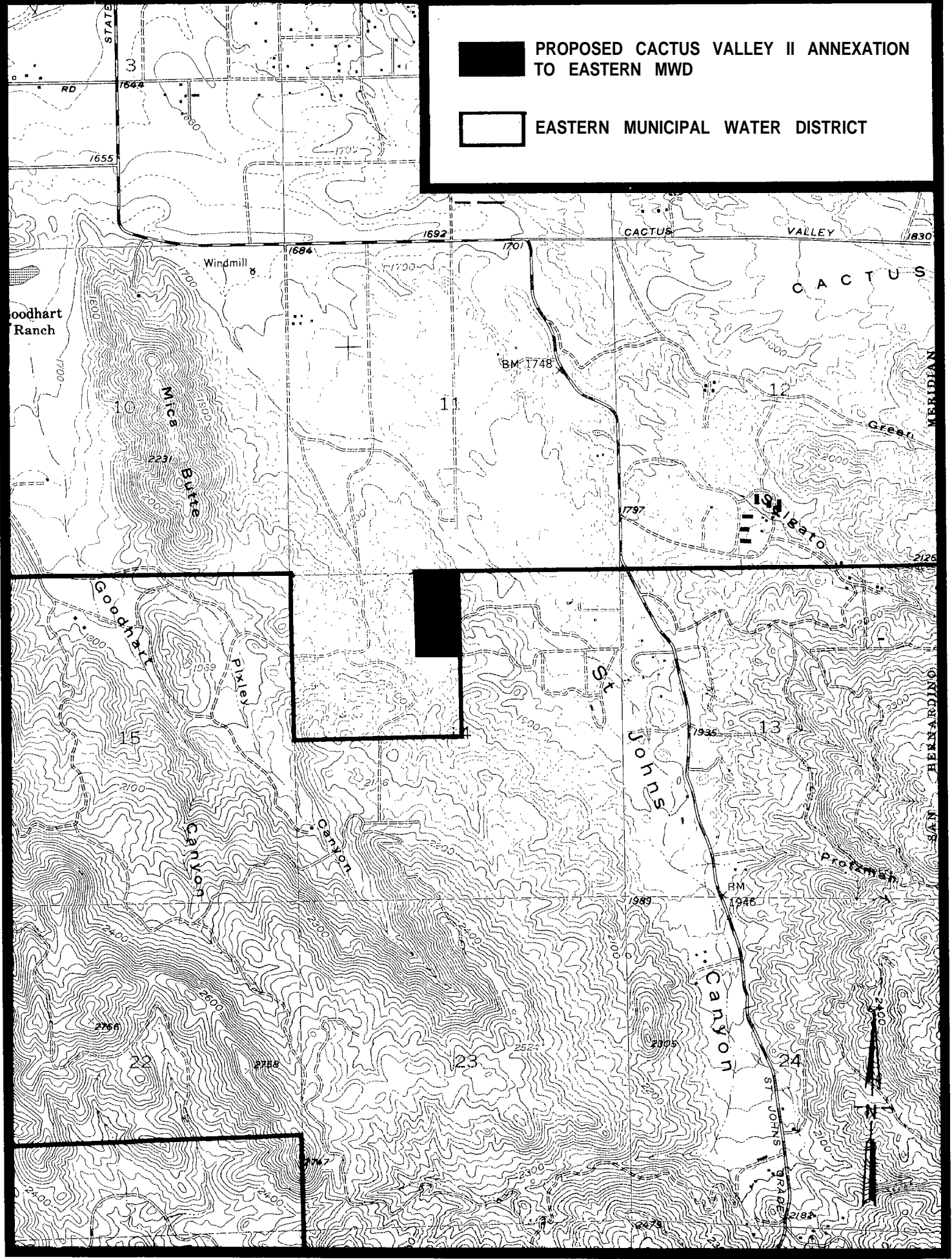
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PROPOSED CACTUS VALLEY II ANNEXATION TO EASTERN MWD



EASTERN MUNICIPAL WATER DISTRICT



## ATTACHMENT A

PLAN FOR IMPLEMENTING WATER USE EFFICIENCY GUIDELINES  
FOR EASTERN MUNICIPAL WATER DISTRICT'S (EASTERN)  
ANNEXATION OF THE CACTUS VALLEY II (DON PEEL) AREA  
TO THE METROPOLITAN WATER DISTRICT OF  
SOUTHERN CALIFORNIA (METROPOLITAN)

### General Description of Annexing Area

The area proposed for annexation is a 20.12 acre parcel of land located in the Cactus Valley Area south of Hemet (a portion of the northwest quarter of Section 14, T6S, R1W, SBB&M) which the owner proposes to develop into eight 2.5 acre residential lots.

### Annual Water Demand - 3107(a)

The projected annual water demand for this area of annexation will be about 5.4 acre feet per year (AFY). This area of annexation will be served by local well water production within the Hemet-San Jacinto Valley, Metropolitan's Lake Skinner Filtration Plant and/or Mills Filtration Plant depending on water demands by this District.

The annual water demands imposed upon Metropolitan may be minimized by incorporating various conservation measures discussed below.

### Peak Day Water Demand - 3107(b)

The projected peak day water demand in the area is estimated to be about 10,000 gpd based on a peaking factor of 2.0 times average daily demand. The peak day water demand on Metropolitan will be minimized by the construction of local storage tanks ON adjacent areas to serve this development. Eastern will be collecting \$270 per dwelling unit to construct these storage facilities.

Since local supplies can not satisfy the total annual water demand of the Hemet-San Jacinto Valley and the annexation's water demands during period of high use, the local water supplies must be supplemented by Metropolitan's water supply facilities.

### 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 No. 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 improvements, wildlife habitat and groundwater recharge. Eastern has a full-time Development Coordinator to provide technical support in promoting the use of reclaimed water.

The nearest reclaimed water distribution system pipeline is twelve miles away. However, 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, including, among other things, ongoing home evaluation programs, participation 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 area;
- (f) Require meters on all new construction along with separate landscape meters for the larger landscape areas, if constructed, and;
- (g) Furnish information on drought tolerant landscaping to all new customers.

To the extent it is practicable to do so and 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.

#### Water Delivery Interruptions - 3107(e)

This area can sustain a 7-day interruption in service from Metropolitan's Skinner and/or Mills plants by utilizing Eastern's local storage, groundwater production capacity, system interconnections and other measures. Eastern currently has 13 wells within the Hemet-San Jacinto Service Area capable of pumping 16,000 gpm and producing 25,800 acre feet of water annually.

#### 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 findings will be reported to Metropolitan, in writing, by Eastern.

## BEST MANAGEMENT PRACTICES

The 16 Best Management Practices are listed below according to the year that signatory water agencies have committed to begin implementation of each measure. According to the Memorandum of Understanding, "implementation means achieving and maintaining the staffing, funding, and in general, the priority levels necessary to achieve the level of activity called for in the descriptions of the various **BMPs** and to satisfy the commitment by the signatories to use good faith efforts to optimize savings from implementing **BMPs**.. . ". Implementation of **BMPs** should begin in the first, second, or third year of the term of the MOU, and should be completed by the tenth year.

**The following **BMPs** will be implemented by the end of the first year of the initial term:**

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. YEAR 1.

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. YEAR 1.
3. DISTRIBUTION SYSTEM WATER AUDITS, LEAK DETECTION AND REPAIR. SYSTEM WATER AUDIT, YEAR 1.

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.

7. PUBLIC INFORMATION. YEAR 1

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. YEAR 1.

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.

13. WATER WASTE PROHIBITION. ALL EXCEPT WATER SOFTENERS, YEAR 1.

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. YEAR 1.

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.



**The following BMPs will be implemented by the end of the second year of the initial term:**

2. PLUMBING, NEW AND RETROFIT.

c. PLUMBING RETROFIT. YEAR 2.

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. LEAK DETECTION AND REPAIR, YEAR 2.

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. YEAR 2.

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.

6. LANDSCAPE WATER CONSERVATION REQUIREMENTS FOR NEW AND EXISTING COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, GOVERNMENTAL, AND MULTI-FAMILY DEVELOPMENTS. YEAR 2.

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 ~~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.

11. CONSERVATION PRICING. WATER SERVICE, YEAR 2.

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.

12. LANDSCAPE WATER CONSERVATION FOR NEW AND EXISTING SINGLE FAMILY HOMES. YEAR 2.

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 ~~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. WATER SOFTENERS, YEAR 2.

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.

16. **ULTRA LOW FLUSH TOILET REPLACEMENT. YEAR 2.**

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.

**The following BMPs will be implemented by the end of the third year of the initial term:**

1. **INTERIOR AND EXTERIOR WATER AUDITS AND INCENTIVE PROGRAMS FOR SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, AND GOVERNMENTAL/INSTITUTIONAL CUSTOMERS. YEAR 3.**

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.

5. **LARGE LANDSCAPE WATER AUDITS AND INCENTIVES. YEAR 3.**

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.

9. COMMERCIAL AND INDUSTRIAL WATER CONSERVATION. YEAR 3.

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. YEAR 3

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. SEWER SERVICE, YEAR 3.

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.

15. FINANCIAL INCENTIVES. YEAR 3.

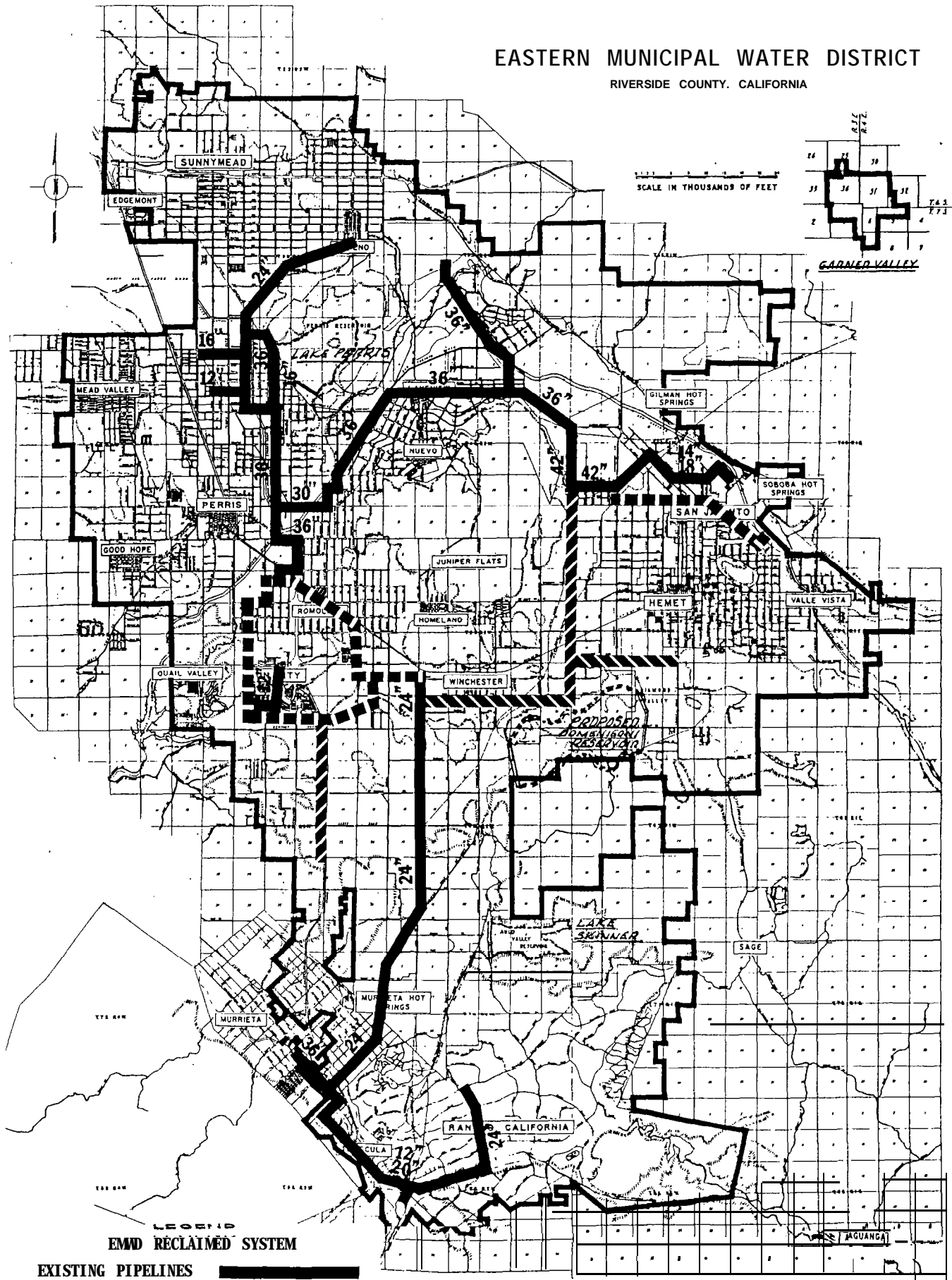
Implementation methods shall be at least as effective as:

- 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.

sbmplist--07/20/92

# EASTERN MUNICIPAL WATER DISTRICT

RIVERSIDE COUNTY, CALIFORNIA



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

CACTUS VALLEY II  
AREA FOR ANNEXATION TO  
EASTERN MUNICIPAL WATER DISTRICT  
AND  
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

1992-93 ASSESSOR'S NUMBER	ASSESSED VALUE			AREA (ACRES)	CURRENT ZONING	PROPOSED ZONING	ANNUAL DEMAND (AF/YR)
	LAND	IMPROVEMENTS	TOTAL				
470-040-002	\$ 114,610	\$ 0	\$ 114,610	20.12	RA-20	R-R (2.5 acre)	5.4