

APR 11 1995



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METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

[Signature]
EXECUTIVE SECRETARY

March 15, 1995

To: Board of Directors (Water Problems Committee--Action)
From: General Manager
Subject: Informal Approval of Concurrent Annexation of Pigeon Pass II
Annexation to Eastern Municipal Water District and The
Metropolitan Water District of Southern California.

Report

By letter dated January 13, 1995, Eastern Municipal Water District (Eastern) has requested informal approval for the concurrent annexation of uninhabited territory designated as Parcels 1, 2, 3, 4, and 5 of Pigeon Pass II Annexation to Eastern and The Metropolitan Water District of Southern California (Metropolitan). This annexation comprises a total gross area of 19.07 acres of which approximately 1.39 acres are located within public streets leaving an approximate net area of 17.68 acres.

The proposed annexation areas, highlighted red on the attached map, are located within the Moreno Valley area, along Pigeon Pass Road, lying north of Highway 60. The parcels are vacant with the exception of three existing dwelling units. Eastern has stated that there are no immediate plans for development. Attachment "A" provides additional information on the ownership, zoning, land use matters, and other data pertinent to this annexation.

Eastern has submitted a Plan for Implementing Water Use Efficiency Guidelines (Plan), a copy of which is included as Attachment "B", 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. The projected annual water demand on Metropolitan for the five parcels is approximately 13 acre feet per year if the property is developed in accordance with the current zoning. The projected annual water demand for each parcel is shown on Attachment "A".

The annexation charge has been calculated pursuant to Section 3300 of Metropolitan's Administrative Code, utilizing the \$2,349 per-acre rate. The annexation charge amount is \$46,530.32 if completed by December 31, 1995. This charge is

the summation of the annexation charge amounts calculated for each of the five parcels, plus the \$5,000 processing charge. The \$5,000 processing charge has already been paid. The charge associated with each parcel is shown on Attachment "C". If the annexation is completed after December 31, 1995, the annexation charge will be calculated based on the then current rate.

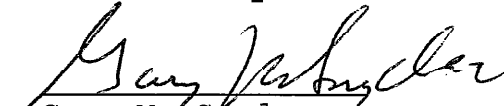
This annexation is subject to the provisions of the California Environmental Quality Act (CEQA). CEQA will be complied with prior to the time that formal approval of this annexation is requested from Metropolitan. At that time, as required by CEQA, your Board will be requested to review and consider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

Recommendation

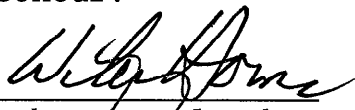
It is recommended that your Board and any committees acting upon this request: (1) approve the Plan for Implementing Water Use Efficiency Guidelines for this proposed annexation; and (2) give informal approval for the concurrent annexation of Pigeon Pass II Annexation to Eastern and Metropolitan conditioned upon a cash payment to Metropolitan of the annexation charge of \$46,530.32 if completed by December 31, 1995, or at the then current rate if completed after December 31, 1995, 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
General Manager

Submitted by:

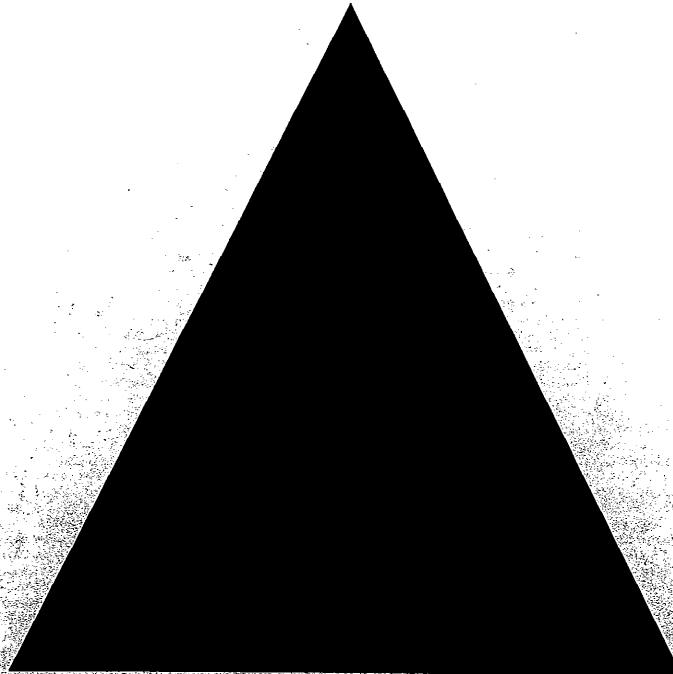

Gary M. Snyder
Chief Engineer

Concur:


John R. Wodraska
General Manager

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PLAN FOR IMPLEMENTING WATER USE EFFICIENCY GUIDELINES
FOR EASTERN MUNICIPAL WATER DISTRICT'S (EASTERN)
ANNEXATION OF THE PIGEON PASS AREA II
TO THE METROPOLITAN WATER DISTRICT OF
SOUTHERN CALIFORNIA (METROPOLITAN)

General Description of Annexing Area

The area proposed for annexation is located in the Pigeon Pass area along Pigeon Pass Road, north of Highway 60. It consists of five parcels totaling 19.07 acres with 3 existing dwelling units.

Annual Water Demand - 3107(a)

The projected annual water demand for each parcel (based on an average density of 1 EDU/acre) is as follows: Parcel 1 (5 EDU) = 3.36 AFY; Parcel 2 (2.52 EDU) = 1.69 AFY; Parcel 3 (2.79 EDU) = 1.88 AFY; Parcel 4 (4.94 EDU) = 3.32 AFY; and Parcel 4 (3.82 EDU) = 2.57 AFY for a total of 13 AFY. This area of annexation will be served by Metropolitan from the Mills Filtration Plant as the limited, local groundwater supplies are not keeping up with existing demands. 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 24,000 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 1.2 MG storage tank constructed to serve the Pigeon Pass area.

Since local supplies can not satisfy the total annual water demand of the Hemet/San Jacinto service area and the annexation's water demands during periods 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 (85 miles of major distribution system exists, with 20 miles under design with a proposed construction date of 1996). 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.

Because development in this area consists of single family houses, there appears to be limited opportunity to use reclaimed supplies. Also, the nearest reclaimed water distribution system pipeline is more than nine 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.

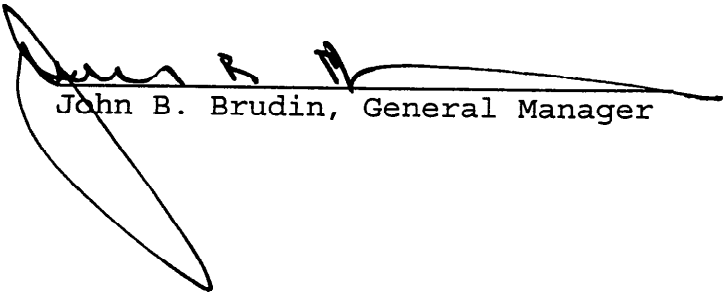
To the extent it is practicable to do so and within the limits of its authority and jurisdiction, Eastern intends to apply the above listed and other appropriate Best Management Practices throughout its service area in accord with and as a part of its continuing water conservation program.

Water Delivery Interruptions - 3107(e)

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

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.


John B. Brudin, General Manager

Enclosure 1

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 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.

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 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. 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.

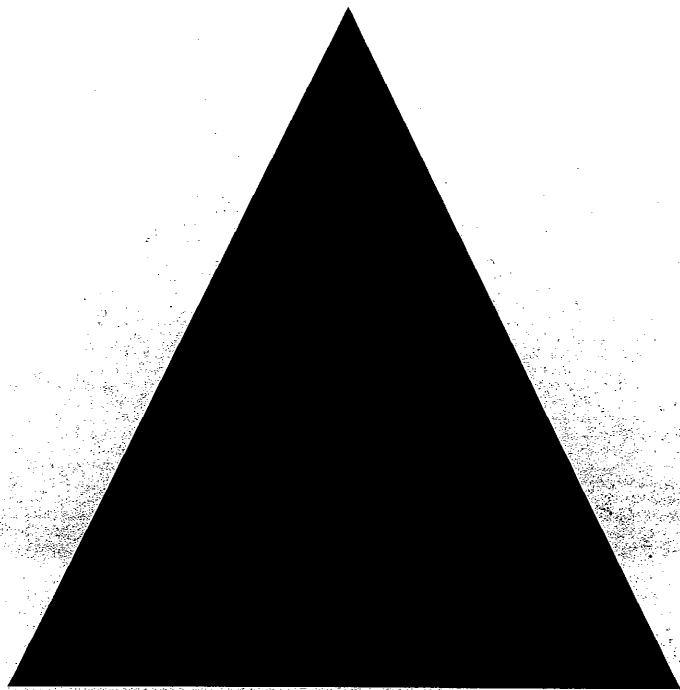
Implementation methods shall be at least as effective as:

- 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.

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