

### 3.5 WATER AND SEWER PLAN

#### 3.5.1 APPROACH

May Ranch Specific Plan (December 27, 1988)

Although there are no sewers servicing the site, sewer service is currently available in the vicinity of May Ranch. The Eastern Municipal Water District (EMWD) is the agency responsible for serving the project area and have master planned a gravity sewer that will run in Morgan Street from Bradley Avenue to a proposed pump station on the north side of the MWD Aqueduct and the west side of the Perris Valley Storm Drain. From that point, the sewage will be pumped over the aqueduct and will flow south to a trunk line proposed for construction (Figure 54). The trunk line will connect to the Perris Valley Treatment and Reclamation Plant located approximately five miles south of the project site. The southerly portion of the project will be directed to this sewer main.

The Eastern Municipal Water District (EMWD) is the responsible agency for providing water service to the site and surrounding area (Figure 55). The EMWD obtains its water primarily from the Colorado River through the Metropolitan Water District. Additional water comes from Northern California via the Rose Water Project and local wells. The current water system includes 12-inch trunk lines in the Ramona Expressway, Bradley Avenue, and Rider Street.

#### 3.5.2 PLAN DESCRIPTION

The Master Sewer Plan for May Ranch is divided into two areas separated by the Metropolitan Water District's Colorado River Aqueduct. The northerly portion of the project will have a collection system that is proposed to consist of 8-inch and 12-inch collector lines discharging to a 15-inch trunk sewer line in Morgan Street. The sewage will flow in a westerly direction through the trunk line in Morgan Street and will then be pumped over the aqueduct into a gravity flow main to ultimately connect to the Perris Valley Treatment Plant. The southerly portion of the project will also have a collection system consisting of 8-, 10-, and 12-inch collector lines, that discharge to a 15-inch trunk sewer line to be built to the Perris Valley Reclamation and Treatment Plant.

#### **May Ranch Specific Plan Amendment No. 1:**

The proposed May Farms Community will continue to rely on the Eastern Municipal Water District for its water consumption and sewage disposal. The amended plan is consistent with the approved May Ranch Specific Plan; no changes are proposed. Connection points will occur on May Ranch Parkway, Evans Road, and Bradley Street. This area will be served with sewer systems; no septic tanks are proposed.

#### **May Ranch Specific Plan Amendment No. 2:**

Sewer disposal and water supply services for the May Ranch Specific Plan will continue to be provided by EMWD under SPA No. 2. However, both the Master Sewer and Water Plans were revised to accommodate the current demand requirements.

Eight-inch collector lines will still transport sewage from the northern half (including Phase 2) of the Specific Plan site to existing 15 and 18-inch lines constructed within the Morgan Street and May Ranch Parkway rights-of-way. However, instead of the sewage being pumped across the

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Perris Valley Storm Drain at Morgan Street, it will now flow southerly in a new 21-inch line to be constructed off-site within an easement between Morgan and Rider Streets. At Rider Street, the 21-inch line will run easterly within the Rider Street right-of-way and connect to a 24-inch line within the Evans Road right-of-way (where sewage from the northern half combine with the remaining southern portions of the Specific Plan). The 24-inch line will run southerly and connect to a 27-inch line to be constructed within the Placentia Avenue right-of-way. The 27-inch line will convey the sewage under the drainage channel (the Perris Valley Storm Drain) where it will connect to a 42" interceptor. As with SPA No. 1, the interceptor will connect to the Perris Valley Treatment and Reclamation Plant.

Eight-inch lines will connect the housing and commercial developments with potable water lines within the public rights-of-way. The Specific Plan will receive water from various 12-inch and 21-inch lines carrying water from reservoirs located in the District's 1627 Zone. An existing pump station located north of Rider Street and Planning Area 18 pumps water to an existing 1720 Zone reservoir. The southwest portion of the Specific Plan site will be served by extending 1720 Zone pipelines.

Reclaimed water supplies will be provided by EMWD via an existing 16-inch line traversing the Specific Plan in a north-south alignment along Evans Road. Six-inch and 8-inch lines will branch off the existing main lines to provide irrigation for the parks and public landscaping, respectively.

### **May Ranch Specific Plan Amendment No. 3:**

There are no proposed changes to the May Ranch Water and Sewer Plans in SPA No. 3.

### **3.5.3 DEVELOPMENT STANDARDS**

The following design standards will be followed in preparation of the detailed design: All lines will be designed per EMWD and MWD requirements. The infrastructure system will be designed and installed to meet the requirements of the City of Perris Engineering Department, subject to adoption of the Master Plan of Sewers by EMWD.

- Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department.
- The applicant shall participate in a domestic water program with Eastern Municipal Water District to upgrade/extend domestic water to the project site.
- The developer shall participate in financing the costs of all sewage transmission, treatment, and disposal facilities to serve the specific plan area as required by EMWD.
- Domestic and reclaimed water service to May Ranch will be provided by the Eastern Municipal Water District. Additional domestic and reclaimed water distribution facilities will be constructed in accordance with street improvement development activities. The use of reclaimed water shall be utilized in open space areas where feasible.



