

**MWD**

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

September 17, 1993

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

From: General Manager

Subject: Informal Approval of Concurrent Annexation of Annexation No. 38 to Calleguas Municipal Water District and The Metropolitan Water District of Southern California

Report

By letter dated August 20, 1993, Calleguas Municipal Water District (Calleguas) has requested informal approval of the concurrent annexation of an uninhabited area designated as Annexation No. 38 to Calleguas and The Metropolitan Water District of Southern California (Metropolitan). This annexation area comprises a gross area of 243.76 acres of which 4.96 acres are located within public streets leaving a net area of 238.80 acres.

The proposed annexation area shown tinted red on the attached map is located within the City of Camarillo, and is situated generally northeast of the intersection of Beardsley Road and Wright Road. The property is currently being utilized for commercial lemon cultivation. The owner, Knightsbridge Holdings, Inc., intends to develop the property with 207 single-family dwelling units, 95 condominium units and an 18-hole public golf course.

Calleguas 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. Calleguas' Plan states that the projected annual water demands for this proposed development will be approximately 111.45 AFY.

The annexation charge has been calculated pursuant to Section 3300 of Metropolitan's Administrative Code. Utilizing the \$2,156.00 per acre rate and the sum of \$5,000.00 for processing costs, the annexation charge amount is \$519,852.80.

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.

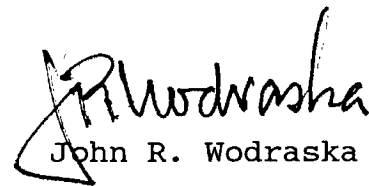
Board Committee Assignment

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 Annexation No. 38 to Calleguas and Metropolitan conditioned upon a cash payment to Metropolitan of the annexation charge of \$519,852.80 if completed by December 31, 1993, and at the then applicable rate if the annexation is completed after December 31, 1993, 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



PROPOSED ANNEXATION NO. 38
TO CALLEGUAS MWD



CALLEGUAS MUNICIPAL WATER DISTRICT



IMPLEMENTATION PLAN

WATER USE EFFICIENCY GUIDELINES FOR THE ANNEXATION OF KNIGHTSBRIDGE HOLDINGS, INC. TO CALLEGUAS MUNICIPAL WATER DISTRICT AND METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

GENERAL DESCRIPTION OF ANNEXING AREA

The parcels involved in this annexation are known as Assessor Parcel Numbers 152-0-010-035 and 152-0-120-015. Maps and legal descriptions are attached.

The site consists of 238.80 acres within the City of Camarillo, located generally northeast of the intersection of Beardsley Road and Wright Road. The property is currently being utilized for commercial lemon cultivation. The site is presently served by a local well which has been drawing approximately 565.42 acre feet per year (AFY) from the aquifer for commercial production.

The proposed land use would allow for development of an eighteen-hole public golf course, 207 single-family dwelling units and 95 condominium units.

ANNUAL WATER USAGE

The annual water demand within the annexing area would be 111.45 AFY. The 207 single-family units would require 68.3 AFY and the 95 condominium units would require 30.4 AFY. Both figures are based on water use data from the City of Camarillo's 1992 Annual Report. The project golf club facility's domestic water use would be 12.75 AFY, based on water use figures of 3,800 gallons per day per acre (GPD/AC) for this land use, developed for the City of Westlake Village by Boyle Engineering in 1989.

The annual water demand from this project on Calleguas/MWD would be approximately 55.45 AFY, with the balance drawn from City wells. The 2.31 acre feet per acre per year required for the golf course within this project will be served by the well that is currently serving the agricultural operation. This well has a historical allocation of 440 AFY from the local Groundwater Management Agency. After servicing the golf course, this well will produce an additional 116 AFY for blending purposes by the City of Camarillo. With the addition of this new water source to the City, this could create a zero net use impact for this project.

CALLEGUAS WATER MANAGEMENT

PEAK WATER USAGE

Bard Reservoir

Calleguas owns and operates Bard Reservoir, which has a capacity of 10,500 acre feet of water. Calleguas' system sets flows based on past system averages for its service area from MWD for a given 24-hour period and meets peak daily water demands from Bard Reservoir.

Seasonal Storage

Calleguas is presently constructing the first of five wells that are planned to be built within the North Las Posas Basin. Each well is designed to inject an estimated 1,000 acre-feet of pre-treated water during the winter months for storage through MWD's seasonal storage program, and will then be extracted during the summer peak months, thereby offsetting peaking from MWD's system. Storage of 5,000 acre-feet of water would represent a six percent demand reduction by Calleguas from MWD through the peak months based on current water demands.

The Cities of Oxnard and Camarillo, and Camrosa Water District have implemented a similar program within their service areas that have significantly reduced summer peaking off of Calleguas' system.

High and Low Flow Penalties

In 1982, Calleguas revised Ordinance No. 12 (water service) to include a penalty to its purveyors for peaking off Calleguas' system. In 1987, Calleguas included a penalty based on low flow. Both penalties were imposed on the purveyor to direct their responsibility for better management of their water system and increase the water storage within their service areas to meet peak water demands.

Local Area Water Management

The City of Camarillo primarily receives water through purchases from Calleguas/MWD and from City-owned wells. The City purchases approximately fifty percent of its daily water requirements from Calleguas on an "as-needed" basis. The remainder of the City's water requirements are provided by water obtained from City water wells.

The water distribution system at the annexed area will be an extension of the existing city water system within the Calleguas service area. The City of Camarillo currently has a storage capacity of 9.4 million gallons and plans are being made for an additional four million gallons for storage and daily peaking.

WATER CONSERVATION

Additional water demands placed on MWD will be minimized by incorporating the following conservation measures.

Calleguas:

Calleguas participates in the Ventura County Water Conservation Management Plan, which is the only Countywide water conservation program in the State. This program is well recognized throughout the State as a positive effort for water management. The program is funded by Calleguas, two other water wholesalers in Ventura County, and the County of Ventura.

- Urban water conservation measures include landscape, educational, commercial/industrial and public information programs.
- Agriculture water conservation measures include educational activities and On-farm Conservation Measures Coordination.

Calleguas also participates in the Mobile Irrigation Laboratory Program of Ventura County, which is funded by the State Department of Water Resources, Special Districts, MWD, Calleguas, and two other water wholesalers in Ventura County. The program provides training courses and on-site audits of irrigation systems for large turf areas and agriculture to maximize efficient use of water for irrigation.

The Board of Directors of Calleguas adopted Resolution No. 772, requiring installation of ultra-low water consumption plumbing fixtures in new construction.

Calleguas also provides to its purveyors residential water conservation kits and literature.

Annexing Area:

The City of Camarillo now requires by Ordinance No. 714 for all new development, redevelopment and rehabilitation projects to:

1. Install ultra low flush toilets (1.6 gallons per flush)
2. Install low flow shower heads (2.5 gallons per minute)
3. Install flow control devices for sinks and lavatories (4.0 gallons per minute)
4. Pressure regulators for areas with pressure in excess of sixty pounds per square inch.

Landscape standards are outlined in the architectural guidelines for all construction built in the annexed area. They require the use of drip and low output sprinkler heads operated by automatic timers. Watering will be limited to the cool hours of the day to reduce evaporation.

With respect to Best Management Practices (BMP), the City of Camarillo and the annexing area agree to:

1. Apply its current conservation activities to the annexing area.
2. Communicate to the residents the need to conserve water and the many ways possible to conserve without affecting their overall lifestyles. Mail out conservation tips for both indoor and outdoor activities.
3. Continue giving notices to water wasters.
4. Monitor parks and median watering and install sensors that can override automatic irrigation timers.
5. Monitor water usage of all City and Housing Authority owned residential units and assess the feasibility of installing water conserving fixtures.
6. Perform water audits of high consumption users and identify the conservation measures that could be taken to save water.

7. Develop an ordinance which could be adopted that would provide for "Zero Net Use" on all new construction projects in the City by offsetting conservation measures implemented on existing buildings and turf areas.
8. Develop a four-tiered rate schedule for water billing based on water usage in cubic feet per month.

RECLAIMED WATER

Calleguas:

The Board of Directors of Calleguas adopted Resolution No. 773, promoting the use of reclaimed wastewater supplies. Calleguas requires that its purveyors develop the use of reclaimed wastewater for green belts and large turf irrigation. At present, approximately 869 AFY of reclaimed wastewater is sold to golf courses within Calleguas' service area with an additional 1,500 AFY to be made available in the next two years.

Calleguas' Board of Directors have approved the construction of a reclaimed water line in the Oak Park/North Ranch area. It is anticipated that upon completion of the project, approximately 1,300 acre feet of reclaimed water will be delivered to the area. The first phase of construction is proposed for the Spring of 1993 with completion by the end of 1993. Calleguas will also pursue reclamation projects in conjunction with its purveyors throughout their service areas.

Annexing Area:

The City of Camarillo presently supplies over 2,000 acre feet of reclaimed wastewater for agricultural purposes and is further studying the use of reclaimed wastewater in other areas.

WATER DELIVERY CURTAILMENT

Calleguas:

Calleguas has an integrated water delivery system which allows all areas in its service area to receive water from two alternative sources of water. The main source of water supply is from MWD via Jensen Treatment Plant and Distribution System. The second source of water is from storage in Bard Reservoir, used for system peaking and emergency storage. Bard Reservoir's storage

capacity (10,500 acre feet) is adequate to supply water for total system usage for periods of 15 to 20 days at maximum demands during the summer and in excess of 45 days during winter months. In addition to Bard Reservoir, Calleguas has seven reservoirs that has a combined storage of 42 million gallons.

Several of Calleguas' purveyors pump water from the local ground water basin within Calleguas' service area. In the event of an emergency, curtailment of water from MWD as a result of a major facility failure that is longer in duration than previously stated, Calleguas could impose a water rationing plan and request its purveyors to increase their groundwater production to extend the District's reservoir reserves for other areas that do not have groundwater supplies.

Annexing Area:

The annexing area is in the city limits of Camarillo, who will be the local water supplier. The City delivers an equal blend of Calleguas/MWD and local ground water to its customers. The total pumping capacity of the city-owned wells is 5.6 million gallons per day (MGD). The City also utilizes five reservoirs that have a combined storage of 9.4 million gallons. In the event of a water curtailment from Calleguas and MWD, the City could sustain a three day interruption of service through emergency water management.

CAPITAL CONSTRUCTION CHARGE

In 1980, Calleguas implemented a capital construction charge for all new development within its service area. The charge was established to raise the funds necessary to build additional facilities required for expansion of Calleguas' service area. Additionally, Calleguas assessed a capital construction water rate charge to its purveyors on water usage to augment the capital construction program. Calleguas' Master Plan approved by the Board of Directors identifies the facilities that will be constructed to meet its future water demands.

URBAN CONSERVATION BEST MANAGEMENT PRACTICES

To the extent practicable to do so, within the limits of its authority and jurisdiction, Calleguas Municipal Water District intends to apply the Urban Conservation Best Management Practices as set out in Attachment A to this Implementation Plan.

WATER USE EFFICIENCY GUIDELINES

To the extent practicable, the City of Camarillo and Knightsbridge Holdings, Inc. shall comply with the following requirements of the Metropolitan Water District of Southern California (hereinafter "Metropolitan"), and Calleguas Municipal Water District (hereinafter "Calleguas"):

A. Reclaimed wastewater or other non-potable water shall be used on all golf courses; decorative lakes; and other landscaped areas exceeding one (1) acre, including multi-family complexes, commercial and industrial developments, and similar areas within the annexing area. Reclaimed wastewater and other non-potable water shall be used for industrial processes and other suitable uses. If such supplies do not presently exist, a dual distribution system shall be constructed to accommodate such supplies when they become available in the future.

B. Best Management Practices Conservation Measures, as identified by Calleguas and Metropolitan from time to time, shall be applied in all new and existing developments within the annexed area. At least one model home constructed in each new development within the annexed area shall demonstrate a water-conserving landscape.

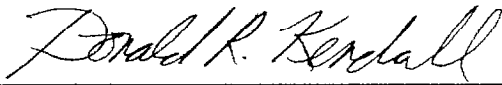
COMPLIANCE

A. Calleguas accepts the responsibility for assuring compliance with the provisions of Metropolitan's Water Use Efficiency Guidelines as indicated in this Plan and shall report to Metropolitan regarding such compliance.

Dated: September 17, 1993.

CALLEGUAS MUNICIPAL WATER DISTRICT

By



Dr. Donald R. Kendall

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