

**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. 41 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. 41 to Calleguas and The Metropolitan Water District of Southern California (Metropolitan). This annexation area comprises a total area of 20.27 acres.

The proposed annexation area shown tinted red on the attached map is located within the City of Oxnard, immediately south of Fifth Street, and immediately east of Victoria Avenue. The current use of the property is agricultural production (row crops). The owner, Raznick & Sons, Inc. proposes to develop the site with an open shopping center which will contain approximately 20 retail stores with 180,000 square feet of leasable space.

A window will be created by this annexation. Section 3201 of Metropolitan's Administrative Code indicates that windows should not be created unless the Board finds that Metropolitan's interest will not be adversely affected. Even though a small window will be created, the proposed annexation will partially fill an existing larger window.

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 21.2 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 \$48,702.12. 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.

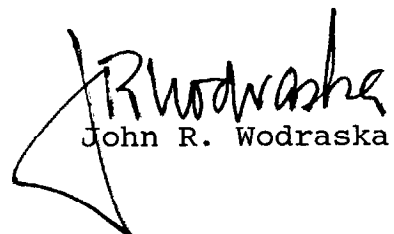
Board Committee Assignment

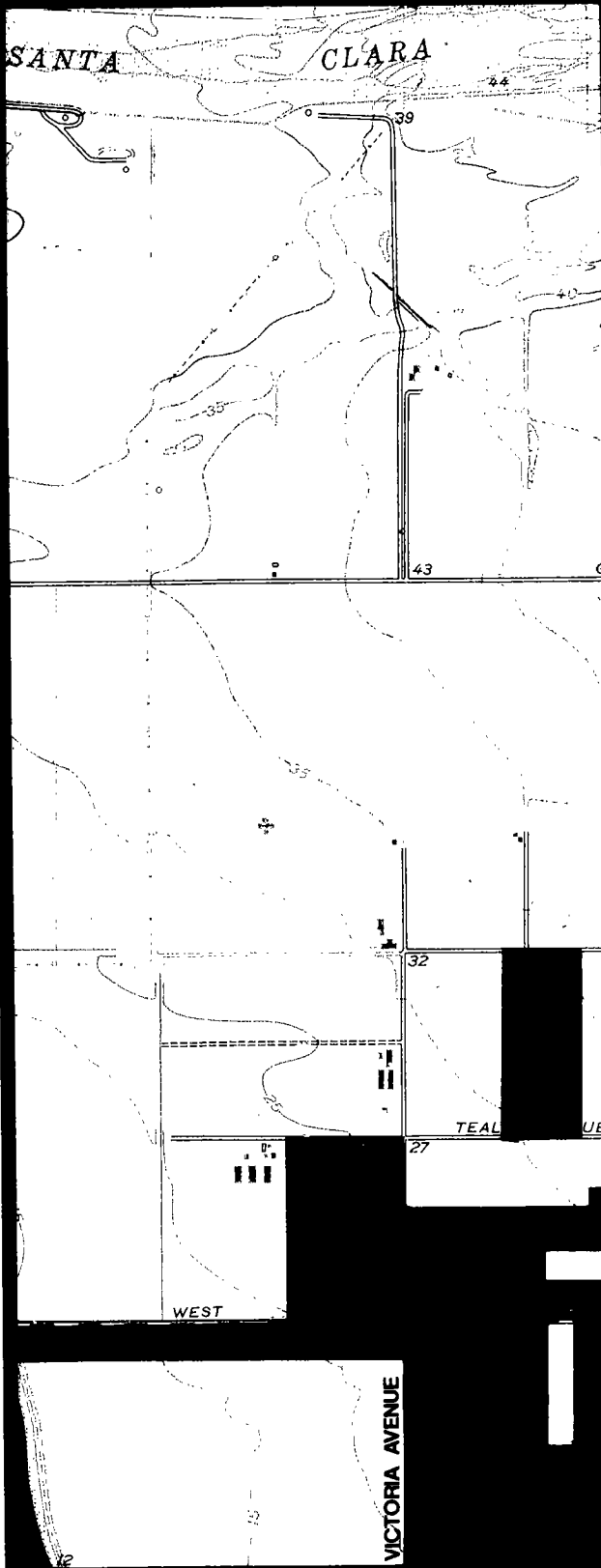
This letter is referred for action to the Water Problems Committee because of its authority to review and consider requests for annexation, pursuant to Administrative Code Sections 2481(g) and 3102.

Recommendation

WATER PROBLEMS COMMITTEE FOR ACTION.

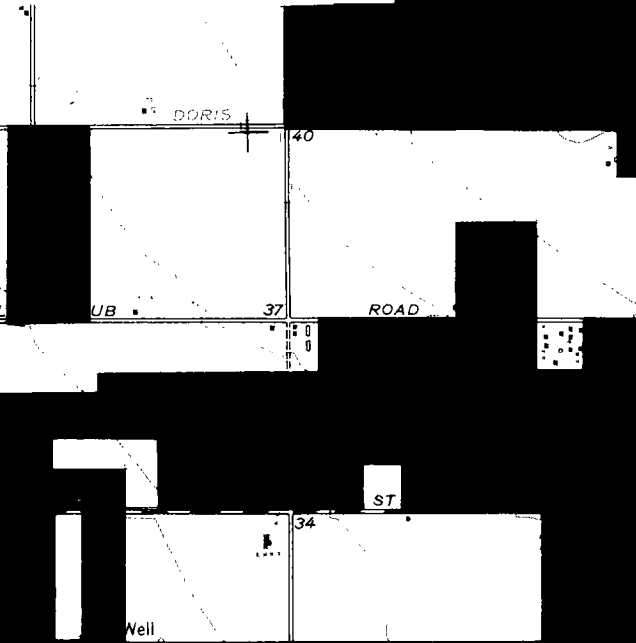
It is recommended that your Board and any committees acting upon this request: (1) find that the interests of Metropolitan will not be adversely affected by the creation of the new resulting window; (2) approve the Plan for Implementing Water Use Efficiency Guidelines for this proposed annexation; and (3) give informal approval for the concurrent annexation of Annexation No. 41 to Calleguas and Metropolitan conditioned upon a cash payment to Metropolitan of the annexation charge of \$48,702.12 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. 41
TO CALLEGUAS MWD

■ CALLEGUAS MUNICIPAL WATER DISTRICT



IMPLEMENTATION PLAN

WATER USE EFFICIENCY GUIDELINES FOR THE ANNEXATION OF RANCHO VICTORIA PLAZA TO CALLEGUAS MUNICIPAL WATER DISTRICT AND METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

GENERAL DESCRIPTION OF ANNEXING AREA

Included in this annexation are Assessor Parcels 183-0-150-260, 183-0-150-415, 183-0-150-425 and 183-0-150-430. Maps and legal descriptions are attached.

The property involved is Calleguas Annexation No. 41. It consists of 20.27 acres located south of and adjacent to Fifth Street, east of and adjacent to Victoria Avenue in the Oxnard area.

It is a policy of the City of Oxnard to require annexation of unincorporated land to Calleguas concurrently with the annexation of such land to the City. The annexation of the subject area to the City is scheduled to be considered by the Local Agency Formation Commission (LAFCO) on September 14, 1992.

The site is in agricultural production (row crops) and is served irrigation water by an off-site water well located on an adjacent parcel. The annual usage as furnished by the contract farmer is approximately 100 acre feet per year (AFY).

City zoning upon annexation will be C-2-PD (General Commercial, Planned Development). The proposed development project, a retail shopping center, is to be constructed pursuant to the City's approved Planned Development Permit No. 476 and Special Use Permit No. 1488.

This proposed commercial use is compatible with the C-2-PD zone, the City General Plan which designates the site as "Community Commercial" and the County General Plan which shows the area as "Agricultural/Urban Reserve Overlay".

ANNUAL WATER USAGE

The projected annual demand for water after development is 21.2 AFY. This usage is based on a factor set forth in the Oxnard General Plan EIR and provided by the City of Oxnard Planning Division for this type of commercial development.

Upon annexation to the Metropolitan Water District of Southern California (MWD)/Calleguas, the Rancho Victoria Plaza property will be connected to the City's water supply system. The City presently receives water from both the MWD/Calleguas water system and local ground water supplied from the United Water Conservation District. The quality of local water supplies are not adequate to meet the standards established by the City without blending with imported water.

Water supplied by the City is blended at a two-to-one ratio, MWD/Calleguas-to-ground water. The Rancho Victoria Plaza project will receive this same blend, thus requiring approximately 14.1 AFY from MWD/Calleguas and 7.1 AY from local supplies. The water usage for the proposed development project is consistent with the City's 2020 General Plan Update and the accompanying Environmental Impact Report (EIR 88-3).

CALLEGUAS WATER MANAGEMENT

PEAK WATER USAGE

Bard Reservoir

Calleguas owns and operates Lake 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 Lake Bard. Lake Bard and the Conejo Control Station are capable of delivering flows ranging from 3 to 200 cfs for short periods of time.

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 pretreated 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 penalize its purveyors for peaking off Calleguas' system. In 1987, Calleguas included a penalty based on low flow. Both penalties were imposed to direct purveyors to their responsibility to increase water storage within their service areas.

Brackish Groundwater Treatment

Calleguas is supportive of a Brackish Groundwater Reclamation Study conducted by Boyle Engineering for MWD that developed several case studies of potential projects. Two of those case studies involve groundwater basins within Calleguas' service area. These potential projects could reclaim approximately 13,000 AFY as outlined in the Boyle study. Calleguas will provide financial support for brackish groundwater desalinization projects within its service area.

Local Area Water Management

Water demands (peaking) from the MWD/Calleguas system can be effectively managed through the inter-connection systems of Calleguas and the City Of Oxnard.

The Oxnard distribution system has the ability to increase water deliveries from several sources to offset peaking:

- Seasonal storage ground water extraction from the upper Oxnard aquifer
- Ground water extraction from the Fox Canyon aquifer
- Direct delivery from the United Water Conservation District
- Drawing from the 18 million gallon terminal storage Springville Reservoir which is owned by Calleguas

The City of Oxnard has completed its third year of the Seasonal Storage Program. During the third year of participation, Oxnard directly injected 1,211.6 acre feet of water during the winter months, and will expend the stored water during the peak summer months.

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, MWD, Calleguas, two other water wholesalers in Ventura County, and other special districts 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. These standards apply in the City of Oxnard and lands annexed to the City.

Calleguas also provides residential water conservation kits and literature for distribution by its purveyors..

Annexing Area:

The City of Oxnard has developed several conservation measures which apply within the City and to lands annexed to the City. Through the Building Department it has introduced the ultra low flush toilets (1.6 gallons per flush) and water conserving fixtures (2 1/2 gallons per minute) for all new construction, redevelopment and rehabilitation projects.

With respect to the annexing area and Best Management Practices (BMP), the builder of Rancho Victoria Plaza agrees to:

1. Comply with all City of Oxnard Building Department standards for use of water saving devices in the project buildings.
2. Provide individual metering of all buildings in the project to better control water usage monitoring.
3. Maximize use of drought resistant materials in the overall landscape plan and reduce turf areas for the project.
4. Monitor medians and site water by installing sensors that can override automatic irrigation timers.
5. During the construction phase of work, construction water will be provided by the on-site well.

City Planning Commission Resolution No. 7629 approving Special Use Permit No. 1488 contains these specific conditions relating to water conservation.

RECLAIMED WATER

Calleguas:

The Board of Directors of Calleguas adopted Resolution No. 773 promoting the use of reclaimed wastewater supplies within the District. 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 Fall of 1992 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 Oxnard's Wastewater Treatment Plant is not presently used for water reclamation and reuse. The City Council has directed that water reclamation be a priority and the City will be issuing a Request for Proposal (RFP) for use of reclaimed water this year.

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 is from MWD via Jensen Treatment Plant and Distribution System.

The second source of water is from Lake Bard Reservoir which is used for system peaking and emergency storage. Lake Bard'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 summer and in excess of 45 days during winter months. In addition to Lake Bard, Calleguas has seven reservoirs with a combined storage capacity of 42 million gallons.

Several of Calleguas' purveyors extract water from the local groundwater basins 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, the District 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 Rancho Victoria Plaza project will be served by the City of Oxnard which, as a purveyor of Calleguas water is subject to the conservation measures detailed above. Oxnard has access to alternative sources of supply through extraction of groundwater or purchase directly from the United Water Conservation District.

CAPITAL CONSTRUCTION CHARGE

Calleguas:

In 1980, Calleguas imposed 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 consistent with the Master Plan of improvements approved by the Board of Directors and required to serve growth within Calleguas.

Additionally, Calleguas has assessed a capital construction water rate charge to its purveyors based on water usage to augment the capital construction program. The Master Plan identifies the facilities that will be constructed to meet its future water demands.

The City of Oxnard and Calleguas are cooperating on the planning and extension of facilities needed to purvey Calleguas water to the City's service area and delivery system. The construction of facilities to implement the City's Master Plan of water improvements is provided primarily from connection fees and other water system revenues.

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 Oxnard and Rancho Victoria Plaza 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. 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. Although it is not anticipated that there be any homes on this particular parcel since a retail shopping center is planned, in the event that homes are constructed on the property, 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 Donald R. Kendall
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