

APR 12 1994



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

[Handwritten Signature]
EXECUTIVE SECRETARY

March 28, 1994

To: Board of Directors (Water Problems Committee--Action)
From: General Manager
Subject: Informal Approval of Concurrent Annexation of Annexation Nos. 43 and 44 to Calleguas Municipal Water District and The Metropolitan Water District of Southern California and Authorization to Enter Agreement Regarding Annexations With Calleguas Municipal Water District and the City of Oxnard

Report

In a recent review of its service area, Calleguas Municipal Water District (Calleguas) discovered that its subagency, the City of Oxnard (Oxnard), has been serving water to properties which have not been annexed to Calleguas or to The Metropolitan Water District of Southern California (Metropolitan). Such delivery is a violation of Section 4200 of Metropolitan's Administrative Code, which provides that "District water will be available only to cities and areas now or hereafter included within the legal boundaries of the District." This situation arose because Oxnard inadvertently approved service connections without determining whether the properties were properly annexed to Calleguas and Metropolitan.

To remedy this situation, Calleguas is requesting informal approval of the annexation of these properties. By letters dated August 20, 1993 and February 22, 1994, Calleguas requests approval for the concurrent annexation of territory containing a total gross area of 121.16 acres and designated as Annexation No. 43 and Parcels A, B, C, D, E, F, and G of Annexation No. 44 to Calleguas and Metropolitan.

Both Calleguas and Oxnard have agreed to pay annexation fees for these annexations on the basis of the fees in place at the time that each area would have been required to annex, plus the tax and assessment revenue that Metropolitan would have generated had these areas annexed timely. In addition, Metropolitan will be paid interest on such amounts based on the rate of return on its investments. A summary of the calculations for these annexation charges is included as Attachment "J".

Specific information on each annexation area is provided in Attachments "A" through "G." Calleguas has submitted Plans for Implementing Water Use Efficiency Guidelines (Plans) for Annexation No. 43, included as Attachment "H", and for Parcels A, B, C, D, E and F of Annexation No. 44 included as Attachment "I", as required by Section 3107 of Metropolitan's Administrative Code. Staff has reviewed the Plans and finds that they adequately address the requirements of the guidelines. The total projected annual water demand on Metropolitan for the subject annexations is approximately 82.31 AFY.

Section 3201 of Metropolitan's Administrative Code states that a window should not be created unless the Board finds that Metropolitan's interests will not be adversely affected. Parcels A, B, D, E and G of Annexation No. 44 will create new windows and/or partially fill in existing windows. However, Metropolitan's interests should not be adversely affected by the resultant window as the newly created window area will annex to Metropolitan prior to being developed. Please see the detailed attachments for the specifics.

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

A good faith effort has been made to ensure that no other properties have been served without annexing. In the event additional properties are discovered, and to establish a basis for calculating annexation charges in the event the situation arises again, Calleguas and Oxnard have proposed to enter an Agreement with Metropolitan which provides:

1. Oxnard will amend and revise Oxnard ordinances within 90 days of Agreement's execution as necessary to ensure compliance with Oxnard's new annexation verification procedure;
2. Upon the discovery of un-annexed property being served with Metropolitan water, Oxnard and Calleguas shall immediately apply for annexation;
3. Annexation fees shall be based upon current rates and any standby charges that should have been paid for the property from the time it would have been required to annex together with interest on such charges at the legal rate;

4. The annexation will be subject to the approval of, and terms and conditions established by, Metropolitan's Board of Directors.

The form of the Agreement will be subject to the approval of the General Counsel.

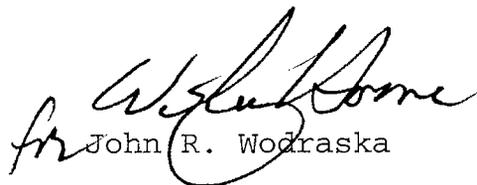
Board Committee Assignment

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 new resulting windows; (2) approve the Plans for Implementing Water Use Efficiency Guidelines for these proposed annexations; (3) give informal approval for the concurrent annexation of Annexation Nos. 43 and 44 to Calleguas and Metropolitan conditioned upon the payment to Metropolitan of the annexation charges shown on Attachment "J", if completed by 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 and (4) authorize the General Manager to enter into an Agreement with Calleguas and the City of Oxnard to establish the procedures for annexation of un-annexed areas being served water, as set forth above and in a form approved by the General Counsel.


for John R. Wodraska

ATTACHMENT A

PARCELS "A" AND "G"

The proposed uninhabited annexation areas shown tinted red on the attached map are located within the City of Oxnard. Parcel "A" is located on the west side of Ventura Road and north of Devonshire and parcel "G" is located on the west side of Ventura Road north of Parcel "A".

Parcel "A" , which is owned by Vera R. Lopes & Louisa Reyna, contains an area of 0.58 acres and is developed with a single family residence. This parcel was recently transferred from a well to water delivered by Oxnard. Water service commenced in 1993. Calleguas' Plan for this parcel indicates that the projected annual water demand on Metropolitan is approximately 0.23 AFY of water as shown in Attachment "A-1" together with other pertinent information.

Parcel "G" which is owned by the Bank of Montecito, contains 0.45 acres and is developed with a 1936 Tudor style farmhouse. This parcel was also recently transferred from a well to water delivered by Oxnard and the water service commenced in 1993. Calleguas' Plan for this parcel indicates that the projected annual water demand on Metropolitan is approximately 0.42 AFY of water as shown in Attachment "A-2" together with other pertinent information.

Section 3201 of Metropolitan's Administrative Code states that a window should not be created unless the Board finds that Metropolitan's interests will not be adversely affected. The proposed annexation of parcels A and G will partially fill in an existing window. Please note that the resultant window is comprised of Calleguas' Annexation No. 45, and will be completely filled in upon that annexation.

The annexation fee associated with these parcels was computed based upon the fees in place as of 1993, when the City should have required annexation together with the revenue that Metropolitan would have generated had these areas annexed timely. The annexation fee is the total amount that Metropolitan would have received if the property annexed in 1993. The annexation charge has been calculated utilizing the back-tax method (Carroll) in effect in 1993. Additionally, property taxes and standby charges together with accrued interest thereon have been calculated into the annexation charge. These amounts are shown on Attachments "A-3" and "A-4" and are included in the annexation charge as they would have been collected by Metropolitan if the property had annexed in 1993. The total annexation charge amount for Parcels A and G is \$3,697.08 if completed by December 31, 1994.

ATTACHMENT A-1

Annexation No. 44 Parcel-A to Calleguas**OWNER(S)**

Vera R. Lopes & Louisa Reyna

CURRENT LAND USE

Single family residential

CURRENT ZONING

R-1-PD (residential)

PROPOSED WATER USE**TOTAL DEMAND****0.46 AFY**

1/2 United Conservation District

1/2 Calleguas/MWD Water

Demand on Calleguas/MWD = **0.23 AFY**

ATTACHMENT A-2

Annexation No. 44 Parcel-G to Calleguas**OWNER(S)**

Bank of Montecito

CURRENT LAND USE

Single family residence

CURRENT ZONING

R-1-PD (residential)

PROPOSED WATER USE**TOTAL DEMAND****0.84 AFY**

1/2 United Conservation District

1/2 Calleguas/MWD Water

Demand on Calleguas/MWD = **0.42 AFY**

CALLEGUAS ANNEXATION NO. 44 -- PARCEL A

Total Annexation Obligation

1993 Annexation Charge	\$2,028.60
Property Taxes	\$23.00
Standby Charges 94-95	\$9.58
Interest*	\$56.29

Total Obligation	\$2,117.47

* Interest calculation:

	Amount Owed	MWD Investment Yield	Interest		
93-94	\$2,028.60	3.70%	\$75.06	X	3/4 = \$56.29

CALLEGUAS ANNEXATION NO. 44 -- PARCEL G

Total Annexation Obligation

1993 Annexation Charge	\$1,511.10
Property Taxes	\$17.00
Standby Charges 94-95	\$9.58
Interest*	\$41.93
Total Obligation	<u>\$1,579.61</u>

* Interest calculation:

	Amount Owed	MWD Investment Yield	Interest			
93-94	\$1,511.10	3.70%	\$55.91	X	3/4	= \$41.93

ATTACHMENT B

PARCEL "B"

The proposed uninhabited annexation area shown tinted red on the attached map is located within the City of Oxnard, at the northwest corner of Rice Avenue and Eastman Avenue. This parcel is owned by Image Labs and is currently developed with the headquarters and manufacturing facility for hair care products. The annexation area comprises a total gross area of 7.12 acres of which 1.67 acres are currently located within public streets, leaving a net area of 5.45 acres. Calleguas' Plan for this parcel indicates that the projected annual water demand on Metropolitan is approximately 11.14 AFY of water as shown in Attachment "B-1" together with other pertinent data.

Section 3201 of Metropolitan's Administrative Code states that a window should not be created unless the Board finds that Metropolitan's interests will not be adversely affected. The proposed annexation, in addition to Parcel "D" of Annexation No. 44 will, create a small window. However, Calleguas has indicated that this window will annex prior to its development.

The annexation fee associated with this parcel was computed based upon the fees in place as of 1986, when the City should have required annexation, together with the revenue that Metropolitan would have generated had this area annexed timely. The annexation fee is the total amount that Metropolitan would have received if the property annexed in 1986. The annexation charge has been calculated utilizing the back-tax method (Carroll) in effect in 1986. Additionally, property taxes and standby charges together with accrued interest thereon have been calculated into the annexation charge. These amounts are shown on Attachment "B-2" and are included in the annexation charge as they would have been collected by Metropolitan if the property had annexed in 1986. The annexation charge amount is \$12,715.57 if completed by December 31, 1994.

ATTACHMENT B-1

Annexation No. 44 Parcel-B to Calleguas**OWNER(S)**

Image Labs

CURRENT LAND USE

Industrial

CURRENT ZONING

M-1 (industrial development)

PROPOSED WATER USE**TOTAL DEMAND****22.28 AFY**

1/2 United Conservation District

1/2 Calleguas/MWD Water

Demand on Calleguas/MWD = **11.14 AFY**

CALLEGUAS ANNEXATION NO. 44 -- PARCEL B

Total Annexation Obligation

1986 Annexation Charge	\$7,278.12
Property Taxes	\$1,367.00
Standby Charges (1992-1995)	\$131.67
Interest*	\$3,938.78
	\$12,715.57

* Interest calculation:

	Amount Owed	MWD Investment Yield	Interest		
87-88	\$7,332.12	7.50%	\$549.91		
88-89	\$7,973.03	8.80%	\$701.63		
89-90	\$8,825.66	8.20%	\$723.70		
90-91	\$9,673.36	7.20%	\$696.48		
91-92	\$10,501.84	5.00%	\$525.09		
92-93	\$11,320.18	3.60%	\$407.53		
93-94	\$12,051.92	3.70%	\$445.92	X 3/4 =	\$334.44
			Total =		\$3,938.78

ATTACHMENT C

PARCEL "C"

The proposed uninhabited annexation area shown tinted red on the attached map is located within the City of Oxnard, west of Rice Avenue, between Eastman Avenue and E. Fifth Street. This parcel owned by Westridge Ventures is currently developed with industrial buildings. The annexation area comprises a total gross area of 5.60 acres of which 1.44 acres are located within public streets and a railroad right-of-way, leaving a net area of 4.16 acres. Calleguas' Plan for this parcel indicates that the projected annual water demand on Metropolitan is approximately 1.40 AFY of water as shown in Attachment "C-1" together with other pertinent data.

The annexation fee associated with this parcel was computed based upon the fees in place as of 1986, when the City should have required annexation, together with the revenue that Metropolitan would have generated had this area annexed timely. The annexation fee is the total amount that Metropolitan would have received if the property annexed in 1986. The annexation charge has been calculated utilizing the back-tax method (Carroll) in effect in 1986. Additionally, property taxes and standby charges together with accrued interest thereon have been calculated into the annexation charge. These amounts are shown on Attachment "C-2" and are included in the annexation charge as they would have been collected by Metropolitan if the property had annexed in 1986. The annexation charge amount is \$17,852.53 if completed by December 31, 1994.

ATTACHMENT C-1

Annexation No. 44 Parcel-C to Calleguas

OWNER(S)

Westridge Ventures

CURRENT LAND USE

Industrial

CURRENT ZONING

M-1 (industrial development)

PROPOSED WATER USE

TOTAL DEMAND	1/2 United Conservation District
2.80 AFY	1/2 Calleguas/MWD Water
	Demand on Calleguas/MWD = 1.40 AFY

CALLEGUAS ANNEXATION NO. 44 -- PARCEL C

Total Annexation Obligation

1986 Annexation Charge	\$10,744.73
Property Taxes	\$1,311.00
Standby Charges (1992-1995)	\$100.50
Interest*	\$5,696.30
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	\$17,852.53

* Interest calculation:

	Amount Owed	MWD Investment Yield	Interest		
87-88	\$10,784.73	7.50%	\$808.85		
88-89	\$11,644.58	8.80%	\$1,024.72		
89-90	\$12,761.31	8.20%	\$1,046.43		
90-91	\$13,909.74	7.20%	\$1,001.50		
91-92	\$15,160.24	5.00%	\$758.01		
92-93	\$16,193.05	3.60%	\$582.95		
93-94	\$17,074.85	3.70%	\$631.77	X 3/4 =	\$473.83
			Total =		\$5,696.30

ATTACHMENT D

PARCEL "D"

The proposed uninhabited annexation area shown tinted red on the attached map is located within the City of Oxnard, south of Sturgis Road and west of Rice Avenue. This parcel owned by Capital Bank of California is currently developed with industrial buildings. The annexation area comprises a total gross area of 4.07 acres of which 0.74 acres are currently located within public streets. Calleguas' Plan for this parcel indicates the projected annual water demand on Metropolitan is approximately 1.29 AFY of water as shown in Attachment "D-1" together with other pertinent information.

Section 3201 of Metropolitan's Administrative Code states that a window should not be created unless the Board finds that Metropolitan's interests will not be adversely affected. The proposed annexation, in addition to Parcel "B" of Annexation No. 44, will create a small window. However, Calleguas has indicated that this window will annex prior to its development.

The annexation fee associated with this parcel was computed based upon the fees in place as of 1986, when the City should have required annexation, together with the revenue that Metropolitan would have generated had this area annexed timely. The annexation fee is the total amount that Metropolitan would have received if the property annexed in 1986. The annexation charge has been calculated utilizing the back-tax method (Carroll) in effect in 1986. Additionally, property taxes and standby charges together with accrued interest thereon have been calculated into the annexation charge. These amounts are shown on Attachment "D-2" and are included in the annexation charge as they would have been collected by Metropolitan if the property had annexed in 1986. The annexation charge amount is \$12,928.37 if completed by December 31, 1994.

ATTACHMENT D-1

Annexation No. 44 Parcel-D to Calleguas**OWNER(S)**

Capital Bank of California

CURRENT LAND USE

Industrial

CURRENT ZONING

M-1 (industrial development)

PROPOSED WATER USE**TOTAL DEMAND****2.57 AFY**

1/2 United Conservation District

1/2 Calleguas/MWD Water

Demand on Calleguas/MWD = **1.29 AFY**

CALLEGUAS ANNEXATION NO. 44 -- PARCEL D

Total Annexation Obligation

1986 Annexation Charge	\$7,278.12
Property Taxes	\$1,521.00
Standby Charges (1992-1995)	\$80.45
Interest*	\$4,048.80
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	\$12,928.37

* Interest calculation:

	Amount Owed	MWD Investment Yield	Interest			
87-88	\$7,443.12	7.50%	\$558.23			
88-89	\$8,202.35	8.80%	\$721.81			
89-90	\$9,021.16	8.20%	\$739.74			
90-91	\$9,963.90	7.20%	\$717.40			
91-92	\$10,922.30	5.00%	\$546.11			
92-93	\$11,731.06	3.60%	\$422.32			
93-94	\$12,367.28	3.70%	\$457.59	X	3/4	= \$343.19
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			Total	=		\$4,048.80

ATTACHMENT E

PARCEL "E"

The proposed inhabited annexation area shown tinted red on the attached map is located within the City of Oxnard, east of "H" Street and south of the railroad right of way. This parcel is currently developed with 83 residential lots. The annexation area comprises a total gross area of 22.33 acres of which 8.80 acres are currently located within a public street, county flood control and railroad rights-of-way, leaving a net area of 13.53 acres. Calleguas' Plan for this parcel indicates that the projected annual water demand on Metropolitan is approximately 18.70 AFY of water as shown on Attachment "E-1" together with other pertinent information.

Section 3201 of Metropolitan's Administrative Code states that a window should not be created unless the Board finds that Metropolitan's interests will not be adversely affected. The proposed annexation will partially fill in an existing window and Calleguas has indicated that this resultant window will annex prior to its development.

The annexation fee associated with this parcel was computed based upon the fees in place as of 1989, when the City should have required annexation, together with the revenue that Metropolitan would have generated had this area annexed timely. The annexation fee is the total amount that Metropolitan would have received if the property annexed in 1989. The annexation charge has been calculated utilizing the per-acre rate of \$785 in effect in 1989. Additionally, property taxes and standby charges together with accrued interest thereon have been calculated into the annexation charge. These amounts are shown on Attachment "E-2" and are included in the annexation charge as they would have been collected by Metropolitan if the property had annexed in 1989. The annexation charge amount is \$24,910.71 if completed by December 31, 1994.

ATTACHMENT E-1

Annexation No. 44 Parcel-E to Calleguas**OWNER(S)**

Numerous owners

CURRENT LAND USE

83 Single family residences

CURRENT ZONING

R-1-PD (residential)

PROPOSED WATER USE**TOTAL DEMAND****37.40 AFY**

1/2 United Conservation District

1/2 Calleguas/MWD Water

Demand on Calleguas/MWD = **18.70 AFY**

CALLEGUAS ANNEXATION NO. 44 -- PARCEL E

Total Annexation Obligation

1989 Annexation Charge	\$14,232.05
Property Taxes	\$7,156.00
Standby Charges (1992-1995)	\$326.89
Interest*	\$3,195.77
	\$24,910.71

* Interest calculation:

	Amount Owed	MWD Investment Yield	Interest		
90-91	\$14,426.05	7.20%	\$1,038.68		
91-92	\$16,721.73	5.00%	\$836.09		
92-93	\$19,476.46	3.60%	\$701.15		
93-94	\$22,337.23	3.70%	\$826.48	X 3/4 =	\$619.86
			Total =		\$3,195.77

ATTACHMENT F

PARCEL "F"

The proposed uninhabited annexation area shown tinted red on the attached map is located within the City of Oxnard, north of Etting Road and southwest of State Highway 1. This parcel is owned by Robert Soshea and is developed with a single family residence. The annexation area comprises a total gross area of 2.45 acres of which 0.99 acres are currently located within a public street and railroad right-of-way, leaving a net area of 1.46 acres. Calleguas' Plan for this parcel indicates that the projected annual water demand on Metropolitan is approximately 0.41 AFY of water as shown on attachment "F-1" together with other pertinent data.

The annexation fee associated with this parcel was computed based upon the fees in place as of 1978, at the time water service began to this property, together with the revenue that Metropolitan would have generated had this area annexed timely. The annexation fee is the total amount that Metropolitan would have received if the property annexed in 1978. The annexation charge has been calculated utilizing the per-acre charge of \$330 in effect in 1978. Additionally, property taxes and standby charges together with accrued interest thereon have been calculated into the annexation charge. These amounts are shown on Attachment "F-2" and are included in the annexation charge as they would have been collected by Metropolitan if the property had annexed in 1978. The annexation charge amount is \$1,665.66 if completed by December 31, 1994.

ATTACHMENT F-1

Annexation No. 44 Parcel-F to Calleguas

OWNER(S)

Robert Soshea

CURRENT LAND USE

Single family residence

CURRENT ZONING

C-R (residential)

PROPOSED WATER USE

TOTAL DEMAND

0.81 AFY

1/2 United Conservation District

1/2 Calleguas/MWD Water

Demand on Calleguas/MWD = **0.41 AFY**

CALLEGUAS ANNEXATION NO. 44 -- PARCEL F

Total Annexation Obligation

1978 Annexation Charge	\$481.80
Property Taxes	\$81.00
Standby Charges (1992-1995)	\$35.28
Interest*	\$1,067.58

Total Obligation	\$1,665.66

* Interest calculation:

	Amount Owed	MWD Investment Yield	Interest		
79-80	\$488.80	10.75%	\$52.55		
80-81	\$547.35	13.16%	\$72.03		
81-82	\$625.38	11.10%	\$69.42		
82-83	\$699.79	8.86%	\$62.00		
83-84	\$769.80	9.91%	\$76.29		
84-85	\$851.08	7.76%	\$66.04		
85-86	\$923.13	6.07%	\$56.03		
86-87	\$984.16	6.50%	\$63.97		
87-88	\$1,052.13	7.50%	\$78.91		
88-89	\$1,135.04	8.80%	\$99.88		
89-90	\$1,239.92	8.20%	\$101.67		
90-91	\$1,345.60	7.20%	\$96.88		
91-92	\$1,446.48	5.00%	\$72.32		
92-93	\$1,530.10	3.60%	\$55.08		
93-94	\$1,603.18	3.70%	\$59.32	X 3/4 =	\$44.49

			Total =		\$1,067.58

ATTACHMENT G

ANNEXATION NO. 43

The proposed inhabited annexation area shown tinted red on the attached map is located within the City of Oxnard, at the southeast corner of Patterson and Gonzales Roads. The property is currently developed with 196 single family homes and a 5.19 acre public park. Another 59 single family homes will be built for a total of 255. The annexation area comprises a total gross area of 78.56 acres of which currently 24.21 acres are located within public streets, leaving a net area of 54.35 acres. Calleguas' Plan for this annexation indicates that the projected annual water demand on Metropolitan is approximately 48.72 AFY as shown on Attachment "G-1" together with other pertinent data.

The annexation fee associated with this parcel was computed based upon the fees in place as of 1989, when the City should have required annexation, together with the revenue that Metropolitan would have generated had this area annexed timely. The annexation fee is the total amount that Metropolitan would have received if the property annexed in 1989. The annexation charge has been calculated utilizing the per-acre rate of \$785 in effect in 1989. Additionally, property taxes and standby charges together with accrued interest thereon have been calculated into the annexation charge. These amounts are shown on Attachment "G-2" and are included in the annexation charge as they would have been collected by Metropolitan if the property had annexed in 1989. The annexation charge amount is \$98,852.96 if completed by December 31, 1994.

Annexation No. 43 to Calleguas

OWNER(S)

Numerous owners

CURRENT LAND USE

Single family residences (255 prop/196 built) & public park

CURRENT ZONING

Residential

PROPOSED WATER USE

TOTAL DEMAND

97.44 AFY

1/2 United Conservation District

1/2 Calleguas/MWD Water

Demand on Calleguas/MWD = **48.72 AFY**

CALLEGUAS ANNEXATION NO. 43

Total Annexation Obligation

1989 Annexation Charge	\$59,204.70
Property Taxes	\$20,261.00
Standby Charges (1992-1995)	\$6,160.80
Interest*	\$13,226.46
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	\$98,852.96

* Interest calculation:

	Amount Owed	MWD Investment Yield	Interest			
90-91	\$61,631.70	7.20%	\$4,437.48			
91-92	\$69,416.18	5.00%	\$3,470.81			
92-93	\$79,051.99	3.60%	\$2,845.87			
93-94	\$89,091.76	3.70%	\$3,296.40	X	3/4	=
						\$2,472.30
			Total	=		<hr/> \$13,226.46

IMPLEMENTATION PLAN

WATER USE EFFICIENCY GUIDELINES
FOR THE ANNEXATION OF
SUMMERFIELD HOMES TO
CALLEGUAS MUNICIPAL WATER DISTRICT
AND
METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

GENERAL DESCRIPTION OF ANNEXING AREA

All that certain property located in the City of Oxnard, County of Ventura, State of California, described as follows:

Tract 4294-1, as per map recorded in Book 115, pages 65 to 69, inclusive, of miscellaneous records (maps);

Tract 4294-2, as per map recorded in Book 117, pages 44 to 46, inclusive, of miscellaneous records (maps);

Tract 4294-3, as per map recorded in Book 120, pages 1 to 3, inclusive, of miscellaneous records (maps);

Tract 4294-4, as per map recorded in Book 120, pages 4 to 7, inclusive, of miscellaneous records (maps), all as recorded in the Office of the County Recorder of said County.

78.14 acres including a park site of 6.0 acres located at the southeast corner of Patterson and Gonzales Roads.

Property has been subdivided into 255 detached residential lots and one park site 6 acre lot. Of the 255 lots, 187 have been sold, 9 lots unsold and 59 lots remaining to be built.

ANNUAL WATER USAGE

The 1983 Water Master Plan Report for the City of Oxnard, completed by ASL Consulting Engineers, gives water consumption factors of 93 gallons per person per day for residential uses.

Residential water use generated by the project upon its completion will be 87,000 gallons per day. Water use of the proposed park, when the park is completed (as of this date, August 20, 1993, the park is bare ground), will be approximately 8,280 gallons per day (at 1,200 gallons per day per acre, based on Oxnard Water Master Plan). Total water use generated by the project will be approximately 95,280 gallons per day.

CALLEGUAS WATER MANAGEMENTPEAK 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

In conjunction with MWD, 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 to increase water storage within their service areas.

Local Area Water Management

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

Several of Calleguas' purveyors extract water from the local ground water basin within Calleguas' service area. In the event of a curtailment of water that is longer in duration than previously stated, Calleguas would be able to request its purveyors to increase their production.

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 county-wide 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 Summerfield Homes will comply with State standards for water-efficient plumbing fixtures. These include toilet fixtures that are water-conserving as defined by ANSI Std. No. A112.19.3 reduced-flow shower heads, lavatory faucets and sink faucets, self-closing valves on drinking fountains and faucets, pipe insulation on hot water lines, etc.

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.

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 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 Summerfield Homes 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 Untied Water Conservation District.

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 Oxnard and Standard Pacific Corp. shall comply with the following requirements of the Metropolitan Water District of Southern California (hereinafter "Metropolitan"), and Calleguas Municipal Water District (hereinafter "Calleguas"):

A. Annual water demand shall be minimized by incorporating water conservation measures into the development plans.

The City of Oxnard presently receives treated water from Calleguas, and local groundwater from United Conservation District, and blends this water at a 2 to 1 ratio, MWD/Calleguas water with local water respectively. The blended water would be used for the Summerfield project.

B. Reclaimed wastewater or other non-potable water shall be used in the park area. 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.

C. 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

IMPLEMENTATION PLANWATER USE EFFICIENCY GUIDELINES FOR
ANNEXATION NO. 44 TO
CALLEGUAS MUNICIPAL WATER DISTRICT
AND
METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIAGENERAL DESCRIPTION OF ANNEXING AREAS

This annexation consists of the following parcels containing the acreage indicated:

- Parcel A, gross and net area .58 acres.
- Parcel B, gross area 7.12 acres, net area 5.45 acres.
- Parcel C, gross area 5.06 acres, net area 3.62 acres.
- Parcel D, gross area 4.07 acres, net area 3.33 acres.
- Parcel E, gross area 22.33 acres, net area 13.53 acres.
- Parcel F, gross area 2.45 acres, net area 1.46 acres.
- Parcel G, gross and net area .45 acres.

The total gross acres in this annexation are 42.06 acres.

Parcel A is owned by Vera R. Lopes & Louisa Reyna. It contains a single family residence. The property has been receiving water from the City of Oxnard since February 1993. It was annexed to the City of Oxnard on December 30, 1980, and a building permit was issued in February of 1993.

Parcel B is owned by Image Labs and is presently receiving water from the City of Oxnard. It was annexed to the City on November 19, 1986, and a building permit was issued on April 3, 1990.

Parcel C is owned by Westridge Ventures and is presently receiving water from the City of Oxnard. It was annexed to the City on November 19, 1986, and a building permit was issued on June 13, 1991.

Parcel D is owned by Capital Bank of California and is presently receiving water from the City of Oxnard. It was annexed to the City on November 19, 1986, and a building permit was issued on June 26, 1989.

Parcel E is comprised of 83 residential lots that have all been developed. The property was annexed to the City on November 1, 1986, and building permits were issued between March 15, 1989, and November 21, 1989.

Parcel F is owned by Robert Soshea and is a residential

property which is presently receiving water from the City of Oxnard. It was annexed to the City on March 9, 1970, and has been receiving water since August 1978.

Parcel G is owned by the Bank of Montecito, contains a 1936 Tudor style farmhouse, and is receiving water from the City of Oxnard. It was annexed to the City in 1980 and has been receiving Oxnard water since 1993.

ANNUAL WATER USAGE

Parcel A	-	200 HCF*
Parcel B	-	9,703 HCF
Parcel C	-	1,219 HCF
Parcel D	-	1,119 HCF
Parcel E	-	16,291 HCF
Parcel F	-	352 HCF
Parcel G	-	368 HCF**

*Actually only 9 months of water service, annual use extrapolated based on current history.

**Actually only 4 months of water service, annual use extrapolated based on current history.

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

In conjunction with MWD, 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 reducing 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 to increase water storage within their service areas.

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.

Several of Calleguas' purveyors extract water from the local ground water basin within Calleguas' service area. In the event of a curtailment of water that is longer in duration than previously stated, Calleguas would be able to request its purveyors to increase their production.

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
- * Groundwater extraction from the Hueneme acquirer

The City of Oxnard has completed its third year of the Seasonal Storage Program. As of July 1993, during the third year of participation, Oxnard directly injected 1,724.83 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 county-wide 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 Oxnard has implemented several water conservation programs, the type of which depends upon numerous factors including, but not limited to, parcel type, use of parcel, and location. As such a detailed summary of the programs applicable to the parcel is impracticable, other than to note that programs apply to the parcel as applicable, except Paarcels A, F, and G, which do not involve any such program.

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.

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 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 have 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.

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 Oxnard and the annexing areas shall comply with the following requirements of the Metropolitan Water District of Southern California (hereinafter "Metropolitan") and the Calleguas Municipal Water District (hereinafter "Calleguas"):

A. Annual water demand shall be minimized by incorporating water conservation measures into any development plans.

The City of Oxnard presently receives treated water from Calleguas, and local ground water from United Conservation District, and blends this water at a 1 to 1 ratio, MWD/Calleguas water with local water respectively. The blended water would be used for all of these annexing areas.

B. Reclaimed wastewater or other non-potable water shall be used wherever possible. If such supplies do not presently exist, a dual distribution system shall be constructed wherever reasonably possible to accommodate such supplies when they become available in the future.

C. Except as noted above, water conservation landscape has been promoted on each and all of the parcels involved in this annexation pursuant to the rules and regulations of the City of Oxnard.

COMPLIANCE

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: *MARCH 15, 1994*

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

ATTACHMENT J

40105

*Summary for
Calleguas Annexations No. 43 & 44*

Annexation No.	Acres (gross)	Annexation Charge (dollars)	Water Use (AFY)	Water Demand On Metropolitan (AFY)
43	78.56	98,852.96 [PER-ACRE]	97.44	48.72
44 Parcel-A	0.58	2,117.47 [BACK TAX]	0.46	0.23
44 Parcel-B	7.12	12,715.57 [BACK TAX]	22.28	11.14
44 Parcel-C	5.60	17,852.53 [BACK TAX]	2.80	1.40
44 Parcel-D	4.07	12,928.37 [BACK TAX]	2.57	1.29
44 Parcel-E	22.33	24,910.71 [PER-ACRE]	37.40	18.70
44 Parcel-F	2.45	1,665.66 [PER-ACRE]	0.81	0.41
44 Parcel-G	0.45	1,579.61 [BACK TAX]	0.84	0.42
TOTAL	121.16 ACRES	172,622.88 \$	164.60 AFY	82.31 AFY

PROCESSING CHARGE (NO. 43) 5,000.00

PROCESSING CHARGE (NO. 44) 5,000.00

ANNEX. CHARGE
GRAND TOTAL \$182,622.88