

JUL 12 1994



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Karen E. [Signature] 8-18
EXECUTIVE SECRETARY

June 15, 1994

To: Board of Directors (Water Problems Committee--Action)
From: General Manager
Subject: Informal Approval of Concurrent Annexation of Annexation No. 46 to Calleguas Municipal Water District and The Metropolitan Water District of Southern California.

Report

By letter dated May 25, 1994, Calleguas Municipal Water District (Calleguas) has requested informal approval for the concurrent annexation of uninhabited territory designated as Parcels A, B, C, and D of Annexation No. 46 to Calleguas and The Metropolitan Water District of Southern California (Metropolitan). This annexation comprises a total gross area of 44.99 acres of which 12.42 acres are located within public right of ways leaving a total net area of 32.57 acres.

The proposed annexation areas highlighted red on the attached map are located within the City of Oxnard. All of the parcels are located between Rose Avenue and Rice Avenue, north of East Fifth Street. The parcels are currently vacant and there are no immediate plans for development. It is anticipated that the properties will eventually be developed with industrial uses. Attachments "A" through "D" provide additional information on the ownership, zoning, land use matters, and other data pertinent to this annexation.

Calleguas has submitted a Plan for Implementing Water Use Efficiency Guidelines (Plan), copy of which is included as Attachment "E", pursuant to Section 3107 of Metropolitan's Administrative Code. Staff has reviewed the Plan and finds that it adequately addresses the requirements of the guidelines. The projected annual water demand on Metropolitan for the four parcels is approximately 95.8 AFY as shown on Attachment "F".

The annexation charge has been calculated pursuant to Section 3300 of Metropolitan's Administrative Code, utilizing the \$2,132 per-acre rate. The annexation charge amount is \$74,439.24 if completed by December 31, 1994. This charge is the summation of the annexation charge amounts calculated for each of the four parcels, plus the \$5,000 processing charge. The charge associated with each parcel is shown on Attachments

"A" through "D." If the annexation is completed after December 31, 1994, the annexation charge will be calculated based on the then current rate.

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

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. 46 to Calleguas and Metropolitan conditioned upon a cash payment to Metropolitan of the annexation charge of \$74,439.24 if completed by December 31, 1994 or at the then current rate if completed after 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.

John R. Wodraska
General Manager

By 
for Gary M. Snyder
Chief Engineer

Concur:


John R. Wodraska
General Manager

Annexation No. 46 Parcel-A to Calleguas

OWNER(S)

Vista Properties, Inc.

CURRENT LAND USE

Vacant

CURRENT ZONING

M-1-PD (Industrial-Planned Development)

ANNEXATION CHARGE

1.48 acres X \$ 2,132 = **\$ 3,155.36**

Annexation No. 46 Parcel-B to Calleguas

OWNER(S)

Vista Properties, Inc.

CURRENT LAND USE

Vacant

CURRENT ZONING

M-1-PD (Industrial-Planned Development)

ANNEXATION CHARGE

22.88 acres X \$ 2,132 = **\$ 48,780.16**

Annexation No. 46 Parcel-C to Calleguas

OWNER(S)

Vista Properties, Inc.

CURRENT LAND USE

Vacant

CURRENT ZONING

M-1-PD (Industrial-Planned Development)

ANNEXATION CHARGE

8.05 acres X \$ 2,132 = **\$ 17,162.60**

Annexation No. 46 Parcel-D to Calleguas

OWNER(S)

National Diversified Sales Trust

CURRENT LAND USE

Vacant

CURRENT ZONING

M-1-PD (Industrial-Planned Development)

ANNEXATION CHARGE

0.16 acres X \$ 2,132 = **\$ 341.12**

IMPLEMENTATION PLAN

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

GENERAL DESCRIPTION OF ANNEXING AREA

This annexation includes Assessor Parcels 216-0-182-165, -175, 216-0-193-025, -035, -045, -055, -105 -125 and -135, 216-0-194-035 and a portion of the Southern Pacific Railway. Maps and legal descriptions are attached.

The property is Calleguas Annexation No. 46. It consists of approximately 44.99 acres in four components all of which are located in the City of Oxnard between Rose Avenue and Rice Road, north of East Fifth Street in Oxnard.

The site is vacant. No immediate changes in land use are proposed. The owners intend for eventual development of the site for industrial uses consistent with the City General Plan.

City of Oxnard zoning for the site is M-1-PD (Industrial - Planned Development) which is consistent the General Plan designation of "Industry" and the County General Plan which shows the area as "Urban."

ANNUAL WATER USAGE

The projected annual demand for water after development of the property is 191.6 acre feet per year (AFY) or 170,962 gallons per day (GPD). This usage is based on a average daily factor of 3,800 GPD per acre as set forth in the City of Oxnard's Water Master Plan for M-1 zoned land.

The City presently receives water from both Calleguas/MWD 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 one-to-one ratio of Calleguas/MWD water-to-ground water. The properties will receive the blend, thus requiring approximately 95.8 AFY from Calleguas/MWD and 95.8 AFY from local supplies. This water usage is consistent with the City's General Plan.

PEAK WATER USAGELake 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.

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 which 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 Camarillo and Oxnard and the Camrosa Water District have implemented similar programs 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 to 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.

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:

- 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 mg terminal storage Springville Reservoir which is owned by Calleguas

The City of Oxnard has completed the third year of its Seasonal Storage Program. During the second year of participation, Oxnard directly injected 1,211 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 incorporated 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 Ventura County.

- 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 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 Vista Properties 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 fountains and faucets, pipe insulation on hot water lines, etc.

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.

At the time the Vista Properties are developed they will be required 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.

There are no new residential development plans or designations for the annexation area and therefore, the model home requirement of the water use efficiency guidelines is not applicable.

USE OF 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.

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.

It is unlikely that there will be golf courses or decorative lakes within the annexation area. Any landscaped areas exceeding one acre will be irrigated with reclaimed or other not potable supplies when available. To the extent practicable, reclaimed wastewater or other non-potable supplies will be used for industrial processes and other suitable uses. A dual distribution system shall be constructed to accommodate such supplies when they become available in the future.

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 the Jensen Treatment Plant and distribution system.

The second source 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 ground water supplies.

Annexing Area

The City of Oxnard, as a purveyor of Calleguas water, is subject to the conservation measures detailed above. Oxnard is within that portion of Calleguas which has access to alternative sources of supply through extraction of groundwater or purchase directly from the United Water Conservation District.

CAPITAL CONSTRUCTION CHARGES

In 1980 Calleguas imposed a capital construction charge for all new development within its service area. The charge was established to raise funds necessary to build additional facilities required for expansion of Calleguas service area. Additionally Calleguas has 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 intends to apply the Urban Conservation Best Management Practices as set forth in Attachment A to this Implementation Plan.

WATER USE EFFICIENCY GUIDELINES

To the extent practicable, the City and Vista Properties shall comply with the water use efficiency guidelines of MWD and Calleguas:

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.

CALLEGUAS MUNICIPAL WATER DISTRICT

By Donald R. Kendall
Dr. Donald R. Kendall

Dated: 6/14/94

CITY OF OXNARD

By Benjamin Y. Wong
Benjamin Y. Wong, Utilities Director

Dated 6-7-94

VISTA PROPERTIES

By Scott A. Johnson
Scott A. Johnson, Vice President

Dated 5/23/94

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

Proposed Water Use – Parcels A,B,C & D

TOTAL DEMAND 191.6 AFY	1/2 local supplies 1/2 Calleguas/MWD Water
	Demand on local supplies = 95.80 AFY Demand on Calleguas/MWD = 95.80 AFY