

APR 11 1995



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA EXECUTIVE SECRETARY

Baron E. Duff
EXECUTIVE SECRETARY

March 20, 1995

To: Board of Directors (Water Problems Committee--Action)
From: General Manager
Subject: Informal Approval of Concurrent Annexation of Annexation No. 47 to Calleguas Municipal Water District and The Metropolitan Water District of Southern California.

Report

By letter dated February 21, 1995, 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. 47 to Calleguas and The Metropolitan Water District of Southern California (Metropolitan). This annexation comprises a total gross area of 106.50 acres of which 15.06 acres are located within public streets or highways leaving a total net area of 91.44 acres.

The proposed annexation areas highlighted red on the attached map are located within the City of Oxnard (City), with the exception of parcel A which is reported to be in the process of annexing to the City. All parcels are located north of East Fifth Street and east of Rose Avenue. The parcels are currently vacant and there are no immediate plans for development. It is anticipated that the properties will eventually be developed with a Business and Research Park, Residential and Industrial uses consistent with the City General Plan. Attachments "A" through "D" provide additional information on the ownership, zoning, land use matters, and other data pertinent to this annexation.

Four small windows will be created by Annexation No. 47. Section 3201 of Metropolitan's Administrative Code prohibits creation of windows unless the Board finds that Metropolitan's interests will not be adversely affected. The window parcels which would be created by this annexation are vacant with the exception of assessor's parcel number 216-192-075 (lying east of Parcel B) which is developed with a single-family residence (SFR). The parcel is approximately 1/2 acre. The SFR is situated partly on the aforementioned parcel and partly on the parcel lying north thereof. The northerly parcel is annexed to Metropolitan. The SFR, though partially

outside Metropolitan boundaries, receives Metropolitan imported water. Calleguas has stated that this parcel will be included in its next annexation.

The avoidance of windows is desired as situations such as the one described above can occur inadvertently. Also, the ability of Metropolitan to monitor parcels illegally receiving water from Metropolitan after windows are created is diminished.

Calleguas' Annexation Numbers 43 and 44 approved for annexation in 1994 involved several parcels which were inadvertently receiving water from Metropolitan without having annexed to Metropolitan. It was believed that those were the only parcels inadvertently receiving water from Metropolitan without having annexed to Metropolitan. It is now apparent that there remain several additional such parcels, albeit small in size. At the time of approval of Annexation Numbers 43 and 44 in order to provide a method by which to address this problem and to prevent the reoccurrence of this situation, an Annexation Agreement was authorized by your board which was to be executed by Metropolitan, Calleguas and the City. This Annexation Agreement, which has not been executed by Calleguas or the City, provides specific procedures to follow to avoid additional parcels receiving water from Metropolitan without having annexed. The Annexation Agreement also provides for monetary penalties to be imposed upon any parcel discovered receiving water from Metropolitan after the Annexation Agreement is executed. It is suggested that a requirement of this Annexation No. 47 be that the Annexation Agreement be executed before formal approval is given.

Calleguas has submitted a Plan for Implementing Water Use Efficiency Guidelines (Plan), a 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 235.86 AFY. The projected annual water demand for each parcel is detailed on Attachments "A" through "D".

The annexation charge has been calculated pursuant to Section 3300 of Metropolitan's Administrative Code, utilizing the \$2,349 per acre rate. The annexation charge amount is \$219,792.56 if completed by December 31, 1995. 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

March 20, 1995

"A" through "D". If the annexation is completed after December 31, 1995, the annexation charge will be calculated based on the then current rate.

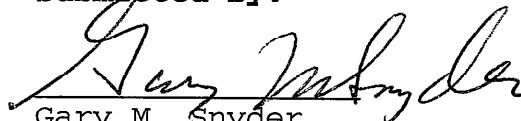
This annexation is subject to the provisions of the California Environmental Quality Act (CEQA). CEQA will be complied with prior to the time that formal approval of this annexation is requested from Metropolitan. At that time, as required by CEQA, your Board will be requested to review and consider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

Recommendation

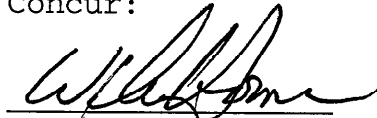
It is recommended that your Board and any committees acting upon this request: (1) approve the Plan for Implementing Water Use Efficiency Guidelines for this proposed annexation; and (2) grant informal approval for the concurrent annexation of Annexation No. 47 to Calleguas and Metropolitan conditioned upon the requirement that the Annexation Agreement be executed before formal approval is given to this annexation and upon a cash payment to Metropolitan of the annexation charge of \$219,792.56 if completed by December 31, 1995, or at the then current rate if completed after December 31, 1995, 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

Submitted by:

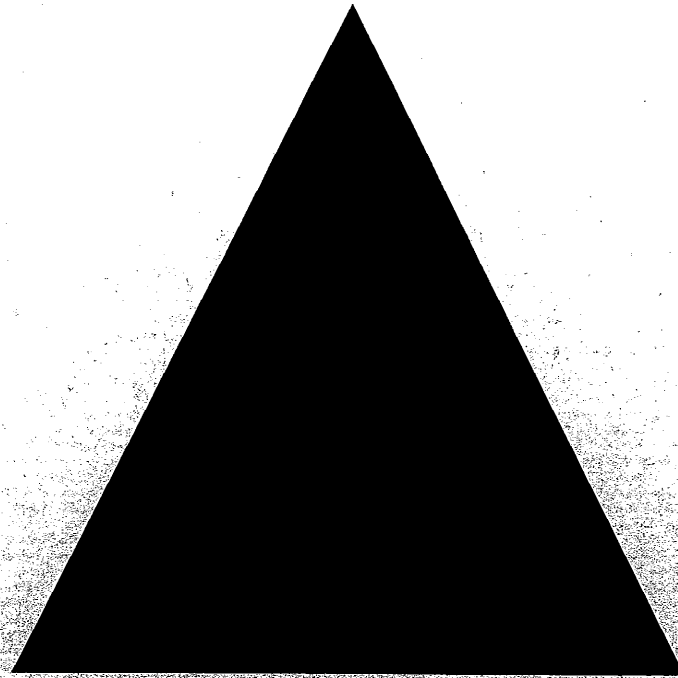

Gary M. Snyder
Chief Engineer

Concur:


John R. Wodraska
General Manager

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IMPLEMENTATION PLAN

WATER USE EFFICIENCY GUIDELINES FOR ANNEXATION NO. 47
TO THE CALLEGUAS MUNICIPAL WATER DISTRICT AND THE
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIAGENERAL DESCRIPTION OF ANNEXING AREA

Annexation No. 47 consists of approximately 106.5 gross acres (91.44 net acres) in four components. Three of the components are in the City of Oxnard and the other is being annexed to the City. All are located north of East Fifth Street and east of Rose Avenue.

The annexation includes Assessor Parcels 213-031-320 (Cambridge), 216-182-095, -105, 115 (Calvary Chapel), 216-182-185, -195 (Gunlock), 216-183-105, -115, -125 (Kavli), 216-192-015, -125 (Lainer), 216-183 -055, -065, -075 (S.T. Lending), 216-183-135, -145, -155, -165 (Schanbacher), 216-192-095 (Heckel Trust), 216-194-115 (Alvarez), 216-194-205 (Carter), 216-160-125 (Chase), and a portion of the Southern Pacific Railway. Maps and legal descriptions are attached.

The annexation area is vacant and no immediate land use changes are proposed. The owners intend for eventual development of the area for business and research park, residential and industrial uses consistent with the City General Plan.

City zoning for the annexation area is B-R-D (Business and Research Park), R-1 and R-2 (Low/Medium and Medium Density Residential) and M-1-PD (Industrial - Planned Development). These are consistent City General Plan designations of Business and Research Park, Low/Medium and Medium Density Residential and Industry. The County General Plan shows the area as "Agriculture/Urban Reserve Overlay."

ANNUAL WATER USAGE

The projected annual demand for water after development of the property is 471.72 acre feet per year (AFY) or 421,189 gallons per day (GPD). This usage is based on a average daily factor of 2,323 gallons per day (GPD) per acre of residential use and 5,818 GPD per acre for industrial and business park uses, for as set forth in Table 5 of the City's Water Master Plan Interim Report. Usage is based on the following acreages:

Residential	35.8 acres
Business Park	11.5 acres
Industrial	46.6 acres

The City presently receives water from both Calleguas/MWD which is blended with local ground water supplied by both City local wells and the United Water Conservation District. The quality of local ground water supplies is not adequate to meet City standards without blending with imported water.

Water distributed by the City is blended at a one-to-one ratio of Calleguas/MWD water-to-ground water. The annexing properties will receive this blend, thus requiring an

equal amount, approximately 235.86 AFY from both Calleguas/MWD and from local supplies. This water usage is consistent with the City's General Plan.

PEAK WATER USAGE

Lake Bard Reservoir

Calleguas

Lake Bard reservoir which is owned and operated by Calleguas has a capacity of 10,500 acre feet of water. The Calleguas' system sets flows from MWD based on past system averages for its service area 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 planned for the North Las Posas Basin seasonal storage program. Each well will be designed to inject an estimated 1,000 acre-feet of pre-treated water during the winter months for storage and extraction during the peak usage summer 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

Calleguas Ordinance No. 12 (water service) was amended in 1982 to penalize its purveyors for peaking off Calleguas' system. Calleguas in 1987 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

Several of Calleguas' purveyors extract water from the local ground water basin within Calleguas' service area. In the event of a curtailment of available water for a duration longer than previously stated, Calleguas is able to request its purveyors to increase their production. Water demands (peaking) from the Calleguas/MWD system can be effectively managed through interconnection of the Calleguas and Oxnard systems.

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

- Direct delivery from the United Water Conservation District
- Ground water extraction from the upper Oxnard aquifer
- Ground water extraction from the Fox Canyon aquifer
- Drawing from Calleguas' 18 mg terminal storage Springville Reservoir

The City of Oxnard has completed the fourth year of its Seasonal Storage Program. During the fourth year of participation, Oxnard directly injected 2,524 acre feet of water during the winter months and will use 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, funded by Calleguas, other water wholesalers in Ventura County and Ventura County, is well recognized throughout the State as a positive effort for water management.

- Urban water conservation measures include landscape, education, commercial/industrial and public information programs.
- Agriculture water conservation measures include education 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, other water wholesalers and purveyors in Ventura County. The program provides training and on-site audits of irrigation systems for large turf areas and agriculture to maximize efficient use of water for irrigation.

Calleguas Resolution No. 772 requires installation of ultra-low water consumption plumbing fixtures in new construction. These standards apply in the City of Oxnard.

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

Annexing Area

City of Oxnard has developed several conservation measures which apply in the City. The Building Department 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.

Future development of properties in Annexation No. 47 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.

At the time properties in Annexation No. 47 are developed, the owners will be required to:

- Comply with all City standards for use of water saving devices in buildings.
- Meter all buildings to better control water usage monitoring.
- Maximize use of drought resistant materials in landscaping and reduce turf areas.
- Monitor medians and on-site water usage by installing sensors that can override automatic irrigation timers.

As residential development plans for the annexation area are known they will be subject to the model home requirement of the water use efficiency guidelines.

USE OF RECLAIMED WATER

Calleguas

Calleguas Resolution No. 773 promotes 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. Within Calleguas use of reclaimed wastewater is expected to reach 1,500 AFY within the next two years.

Annexing Area

The Oxnard City Council has directed that water reclamation be a priority and the City is in the initial implementation phase of its adopted Water Reclamation Master Plan.

It is unlikely that there will be golf courses or decorative lakes within the annexation area. All 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, groundwater recharge, seawater intrusion and other suitable uses.

WATER DELIVERY CURTAILMENT

Calleguas

Calleguas already has the ability to sustain more than a seven-day interruption of water delivery service and this annexation will not oversubscribe that ability.

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 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. As a purveyor of Calleguas water, Oxnard is subject to the conservation measures detailed in this plan.

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 owners within Annexation No. 47 agree to comply with the water use efficiency guidelines of MWD and Calleguas as set forth in Attachment B to this Implementation Plan.

COMPLIANCE

Calleguas accepts the responsibility for assuring compliance with the provisions of Metropolitan's Water Use Efficiency Guidelines as indicated in Metropolitan's Administrative Code Section 3107 and shall report to Metropolitan regarding such compliance.

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 Replacements

ATTACHMENT B

WATER USE EFFICIENCY GUIDELINES

A. Annual water demand shall be minimized by incorporating water conservation measures into the development plans. Use of local groundwater, surface water, and reclaimed wastewater supplies shall be maximized to reduce demands on the District.

B. Peak demands on Calleguas and Metropolitan shall be minimized by construction and operation of local storage and groundwater production facilities. In this case the annexed area is served by an existing water delivery system. These facilities will be added to the existing system.

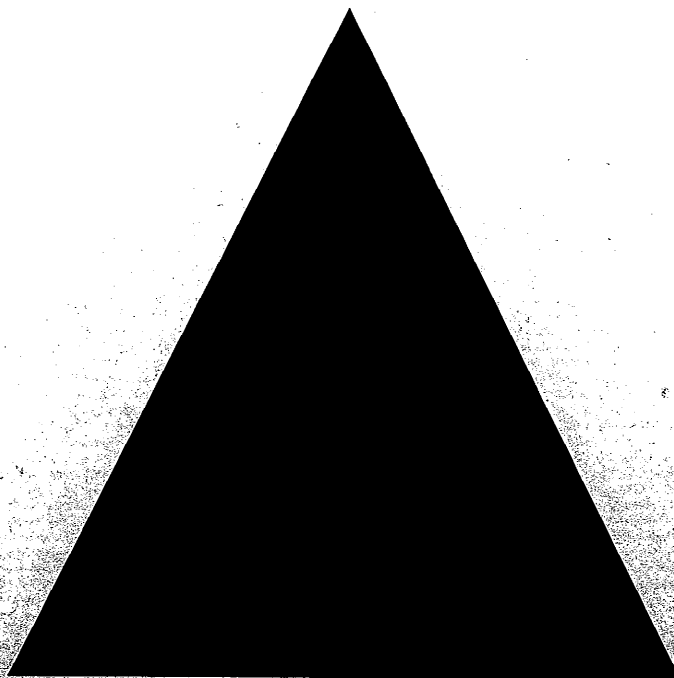
C. Reclaimed wastewater or other non-potable water shall be used on all golf courses; decorative lakes; and other landscaped areas exceeding one acre, including multi-family complexes, commercial and industrial developments, and similar areas. Reclaimed wastewater and other non-potable supplies shall 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.

D. "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.

E. Local storage, groundwater production capacity, system interconnections, and other measures shall be able to sustain a 7-day interruption in service from Metropolitan.

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