



● **Board of Directors**
Executive Committee

February 8, 2000 Board Meeting

8-6

Subject

Conditional (Informal) Approval for Annexation No. 66 Concurrently to Calleguas Municipal Water District (Calleguas) and The Metropolitan Water District of Southern California (Metropolitan), and Approval of the Resolution of Intent to Impose Water Standby Charges.

Description

Calleguas requests conditional approval for Annexation No. 66 concurrently to Calleguas and Metropolitan. The development plan for the vacant 6.49-acre territory in the City of Oxnard is a self-storage facility. The projected water demand on Metropolitan is 3.5 acre-feet per year. Calleguas is also requesting that Metropolitan impose water standby charges within the proposed annexing territory.

Policy

Territory may be annexed to Metropolitan upon terms and conditions fixed by the board and in accordance with Chapter 1, Article 1, Sections 350 through 356 of Metropolitan’s Act and Division III of its Administrative Code.

Board Options/Fiscal Impacts

Option #1

- A. Grant conditional approval, as defined in Administrative Code 3100(b), for Annexation No. 66 concurrently to Calleguas and Metropolitan; conditioned upon receipt in full of annexation charge payment of \$27,117.92 to Metropolitan if subject annexation is completed by Dec. 31, 2000, or if completed after said date, at the then annexation current charge rate. (see **Attachment 1**, detailed report);
- B. Subject to the approval of Option #1 A, approve Calleguas’ proposed Annexation No. 66 Plan for Implementing Water Use Efficiency Guidelines **Attachment 2**, and
- C. Subject to the approval of Option #1 A and B, approve the resolution of intention to impose water standby charges within the proposed annexation territory, substantially in the form of **Attachment 3** to this letter.

Fiscal Impact: Realized water sales revenue from newly annexed territory.

Option #2

Decline Annexation No. 66:

Fiscal Impact: Unrealized water sales revenue from non-annexed territory.

Staff Recommendation


Option #1



 Roy L. Wolfe
 Acting Manager, Corporate Resources

1/10/00

 Date



 Ronald R. Jester
 General Manager

1/21/00

 Date

Attachment 1
Attachment 2
Attachment 3

Detailed Report – Calleguas Annexation No. 66

By letter dated December 10, 1999, Calleguas Municipal Water District (Calleguas) requested conditional (informal) approval for Annexation No. 66 concurrently to the Metropolitan Water District of Southern California (Metropolitan) and Calleguas. The subject uninhabited annexation territory, consisting of a 6.49-acre parcel, is on the north side of West Fifth Street and east of Patterson Road, as shown on the attached map Exhibit C. The parcel is currently vacant and zoned CMPD (Commercial Manufacturing Planned Development). The current property owner, Saddletree Development Company, proposed development of the site for a self-storage facility. Total estimated water demand for this project is 7.0 acre-feet per year (AFY), of which 50 percent (3.5 AFY) will come from City of Oxnard local sources and the remaining portion from Metropolitan through Calleguas.

Pursuant to Section 3107 of Metropolitan's Administrative Code, Calleguas has submitted an acceptable Plan for Implementing Water Use Efficiency Guidelines for this project (Attachment 2).

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, the board will review and consider pertinent environmental documentation.

The annexation charge has been calculated pursuant to Section 3300 of Metropolitan's Administrative Code. Utilizing the current rate of \$3,408 per acre and the sum of \$5,000 for processing costs, the annexation charge is \$27,117.92, if completed by December 31, 2000. The \$5,000 processing charge has already been paid. If the annexation is completed after December 31, 2000, the annexation will be calculated based on the then current rate.

Completion of this annexation will be subject to such terms and conditions as may be fixed by the board in granting formal consent to such annexation. Calleguas has requested that Metropolitan impose water standby charges within the annexation territory at the rate of \$9.58 per acre or per parcel of less than one acre (the rate at which water standby charges are presently levied in other portions of Calleguas). Under the requirements of Article XII D of the California Constitution (Proposition 218), such charges must be treated as new assessments, subject to approval by the property owners in the area to be annexed through mailed ballot proceedings. Attachment 3 is the form of resolution of intention to impose water standby charges, which if adopted by the board, will authorize the Executive Secretary to mail notices to the property owners. The notices to property owners will include ballots, which the property owners will be asked to mark and return. Ballots will be tabulated at a public hearing on the assessments scheduled to commence on April 11, 2000, and unless a majority of those ballots received from property owners (weighted according to the proportionate obligation of each property) protest the charges, imposition of the water standby charges in the annexed area may be considered by the board concurrently with formal approval of annexation.

LEGAL DESCRIPTION

**ANNEXATION NO. 66
(OXNARD SECURED SELF STORAGE)
TO
CALLEGUAS MUNICIPAL WATER DISTRICT**

That portion of Lot 108 of the Patterson Ranch Subdivision, in the City of Oxnard, County of Ventura, State of California, as shown on the map recorded in the office of the County Recorder of said County in Book 8, Pages 1-9 of Miscellaneous Records (Maps), described as follows:

Beginning at the intersection of the north line of West Fifth Street, 110.00 feet wide, and the east line of said Lot 108, said intersection being the north terminus of the 3rd course of Parcel B of Annexation No. 35 to the Calleguas Municipal Water District as shown in the Certificate of Completion recorded on February 16, 1993 as Document No. 93-028451 of Official Records; thence, along the existing Calleguas Municipal Water District boundary by the following four courses:

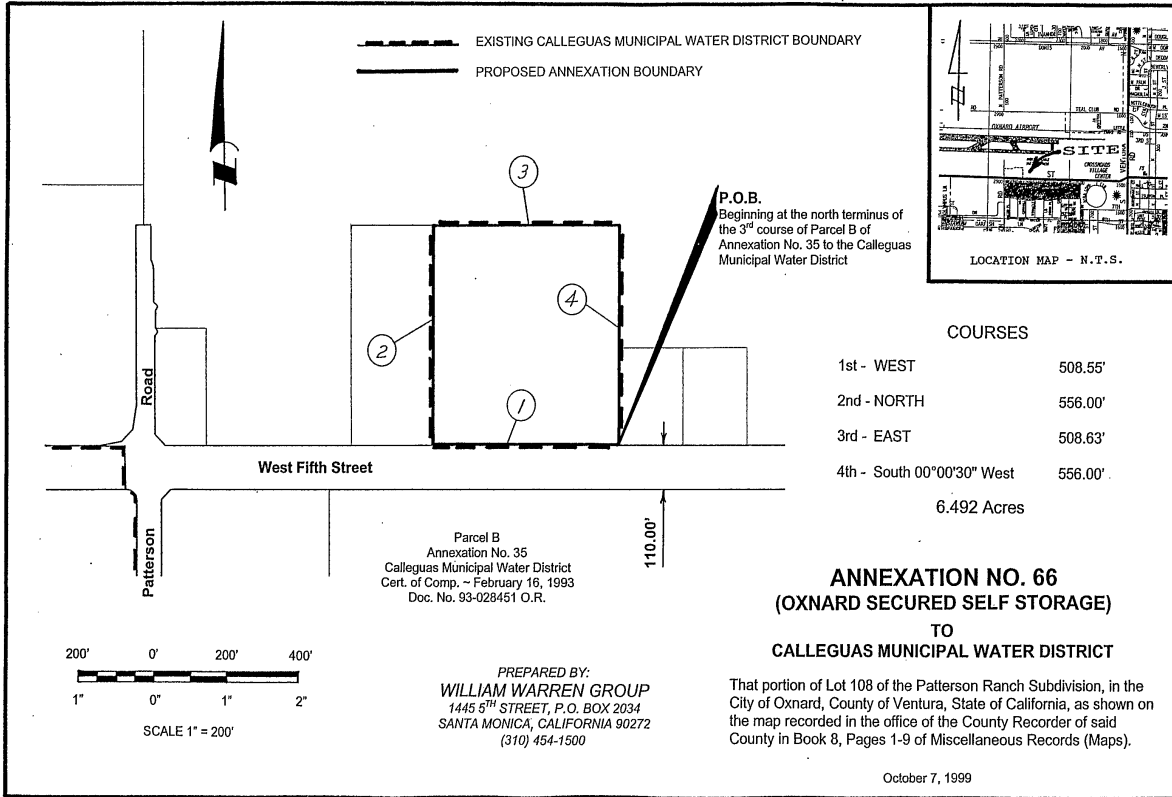
1st - WEST 508.55 feet; thence,

2nd - NORTH 556.00 feet; thence,

3rd - EAST 508.63 feet; thence,

4th - South 0°00'30" West 556.00 feet to the point of beginning and containing 6.492 acres.

MAP



IMPLEMENTATION PLAN

WATER USE EFFICIENCY GUIDELINES FOR ANNEXATION NO. 66 (OXNARD SECURED SELF STORAGE) TO THE CALLEGUAS MUNICIPAL WATER DISTRICT AND TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

GENERAL DESCRIPTION OF ANNEXING AREA:

The territory proposed for annexation consists of one 6.49-acre parcel on the north side of West Fifth Street east of Patterson Road in Oxnard. Presently the parcel is an island within Calleguas Municipal Water District surrounded by previously annexed land. The land is vacant and zoned CMPD (Commercial Manufacturing Planned Development). The proposed development is a self-storage facility. The developer plans to proceed with construction as quickly as the entitlement process can be completed.

Estimated Annual Water Usage:

Potable water will be supplied by the City of Oxnard. Annual water demand after development is estimated at 7.0 acre feet.

Peak daily demand is estimated at one and one-half times average daily demand, or 1,253 cubic feet per-day. Presently, the City of Oxnard blends water provided by other sources with that supplied by Calleguas at a ratio of 1:1. Therefore, the water to be provided by Calleguas and Metropolitan is 50% of that demand or 3.5 acre-feet per year with a peak daily demand of approximately 626 cubic feet.

PEAK WATER USAGE

Lake Bard Reservoir

Calleguas owns and operates Lake Bard reservoir, which has a capacity of 10,500 acre-feet of water. Calleguas' system sets flow 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.

Ground Water Conjunctive Use.

In conjunction with MWD, Calleguas is currently developing the first 17 of 30 dual purpose, injection extraction wells that will be installed within the North Las Posas Groundwater Basin. Each well is designed to inject an estimated 1,000 acre-feet of pre-treated water during the winter months for storage, which will be extracted during emergency drought of summer months, when imported supplies may be limited.

The cities of Camarillo and Oxnard and the Camrosa Water District, Ventura County Water Works Districts #1 and #19, Zone Mutual Water Company and Berlywood Heights Mutual Water Company have also participated in groundwater storage programs which allow for storage

of water during periods when excess water is available and subsequent extraction during times of shortage.

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.

Local Area Water Management

Water demands and peaking from the MWD/Calleguas system can be additionally managed through the interconnection systems of Calleguas' purveyors who extract water from the local ground water basin within Calleguas' service area. In the event of a curtailment or interruption of imported water supplies, Calleguas would be able to request its purveyors to increase groundwater production.

The Calleguas distribution system has the ability to increase water deliveries from several sources to offset peaking within the overall District:

1. District delivery from the United Water Conservation District.
2. Groundwater extraction from the upper Oxnard aquifer.
3. Groundwater extraction from the Fox Canyon aquifer.
4. Drawing from Calleguas' 18mg terminal storage in Springville Reservoir.

WATER CONSERVATION

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

Calleguas Municipal Water District

Calleguas, in conjunction with the Metropolitan Water District of Southern California, offers a variety of conservation programs. These programs are designed to satisfy the Best Management Practices referred to by the California Urban Water Conservation Council in its Memorandum of Understanding, to which Calleguas and Metropolitan are signatories.

Urban water conservation programs include: school education, low consumption plumbing retrofits, public information, landscape maintenance, commercial, industrial, institutional surveys. Additionally, Calleguas provides literature and shower heads, upon request, for distribution by its purveyors.

Annexing Area

Saddletree Development will comply with State standards for water-efficient plumbing fixtures in the building to the extent possible. These include toilet fixtures that are water conserving as defined by ANSI Std. No. A112.19.3 low flow showerheads, lavatory faucets, self-closing valves on fountains and faucets, pipe insulation on hot water lines, etc.

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 enforces regulations pertaining to the installation of 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 this annexation is developed, the following will be required:

1. Comply with all City of Oxnard Building Department standards for use of water saving devices in the building.
2. Maximize use of drought tolerant landscape materials. There will be minimal landscaping.
3. Monitoring of site landscape water use by installing sensors capable of overriding irrigation timers.

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 with 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 and reuse be a priority of the City. When such supplies exist, a dual distribution system shall be constructed in the annexation area to accommodate such supplies. No large landscaped areas or water features are to be installed in the annexed area, which is less than one acre in size. Uses for which non-potable water is practical will be required to use groundwater, reclaimed water or other non-potable supplies. Reclaimed wastewater and other non-potable supplies shall be used for industrial processes and other suitable uses.

WATER DELIVERY CURTAILMENT

Calleguas Municipal Water District

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 that 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.

In addition to Lake Bard, Calleguas has seven reservoirs with a combined storage capacity of 45 million gallons. The North Las Posas Basin Aquifer Storage and Recovery Program will provide over 300,000 acre-feet of storage. Several Calleguas' purveyors extract water from local groundwater basins within Calleguas' service area. In the event of an emergency curtailment of water from MWD for any reason, the District could impose a water-rationing plan and request its purveyors to increase their groundwater production to extent the Districts' reservoir for other areas that do not have groundwater supplies.

Annexing Area:

The City of Oxnard, as purveyor of Calleguas water, is subject to the conservation measures detailed above. The City of Oxnard is located within that portion of Calleguas, which has access to alternate sources of supply through purchase from 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, a component of Calleguas' water rate is designed to provide funds for the District's capital improvement program. Calleguas' Master Plan approved by its Board of Directors identifies the facilities that will be constructed to meet its future 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 to Urban Conservation Best Management Practices as set forth in Attachment "A" to this Implementation Plan.

WATER USE EFFICIENCY GUIDELINES

To the extent practicable, the owners of the parcel proposed for annexation agree to comply with Water Use Efficiency Guidelines of MWD and Calleguas as set forth in Attachment "B" to this Implementation Plan.

DUAL DISTRIBUTION SYSTEM

To the extent practicable, the local water purveyors and the owner to the parcel to be annexed shall comply with the following:

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

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.

CALLEGUAS MUNICIPAL WATER DISTRICT

By: _____
Dr. Donald R. Kendall, General Manager

Date: _____

CITY OF OXNARD

By: _____
Matthew G. Winegar, Director of Public Services

Date: _____

OXNARD SECURED SELF STORAGE

By: _____
William H. Hobin,

Date: _____

ATTACHMENT "A"
URBAN CONSERVATION BEST MANAGEMENT PRACTICES

1. Interior and Exterior Residential and Governmental/Institutional Water Audits
2. a. Enforcement of ULFT Requirement in New Construction Beginning January, 1992
- b. Support of State and Federal Legislation Prohibiting Sales of Toilets that use More Than 1.6 Gallons per Flush
- c. 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 Requirements

ATTACHMENT B

MWD Administrative Code

§ 3107. Water Use Efficiency Guidelines

To the extent practicable, local water purveyors and owners of parcels, as appropriate, within an area for which a request for annexation is considered by the Board shall comply with the following:

- (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 the district shall be minimized by construction and operation of local storage and groundwater production facilities. In cases where the annexed area is served by an existing water delivery system, this provision may be satisfied by showing that 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 the District 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 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 the District.

The member public agency within which the annexed area is located shall be responsible for assuring compliance with these provisions and shall report to the District regarding such compliance.

MI 38538- October 9, 1990; amended by MI 39787- August 20, 1992; amended by MI 41898- May 14, 1996

RESOLUTION**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE METROPOLITAN WATER DISTRICT OF
SOUTHERN CALIFORNIA
GIVING NOTICE OF INTENTION TO IMPOSE
WATER STANDBY CHARGE
CONTINGENT UPON ANNEXATION**

A. WHEREAS, at its meeting on December 14, 1993, the Board of Directors (“Board”) of The Metropolitan Water District of Southern California (“Metropolitan”) approved the rate structure and additional revenue sources described in the Board letter on the Financial Structure Study dated December 1, 1993, including a readiness-to-serve charge;

B. WHEREAS, under authority of Section 134.5 of the Metropolitan Water District Act, a readiness-to-serve charge may be collected as an availability service charge from the member public agencies within Metropolitan, or may be imposed as a water standby charge against individual parcels within Metropolitan;

C. WHEREAS, under such authority, the water standby charge may be imposed on each acre of land or each parcel of land less than an acre within Metropolitan to which water is made available for any purpose by Metropolitan, whether the water is actually used or not;

D. WHEREAS, certain member public agencies of Metropolitan including Calleguas Municipal Water District (Calleguas) have requested the option to provide collection of all or a portion of their readiness-to-serve charge obligation through a Metropolitan water standby charge imposed on parcels within those member agencies;

E. WHEREAS, the owners of the parcels identified in the attached Engineer’s Report dated December 1999 have applied for annexation into Calleguas and Metropolitan;

F. WHEREAS, upon annexation, Metropolitan water will be available to such properties and such parcels will receive the benefit of the projects provided in part with proceeds of Metropolitan water standby charges, as described in the Engineer’s Report; and

G. WHEREAS, Calleguas has requested that Metropolitan impose water standby charges on such properties at the rate specified in the Engineer’s Report and provided herein, following annexation of such properties into Metropolitan;

NOW THEREFORE, the Board of Directors of The Metropolitan Water District of Southern California does hereby resolve, determine and order as follows:

Section 1.

That notice is hereby given to the public and to each member public agency of The Metropolitan Water District of Southern California of the intention of Metropolitan’s Board

to consider and take action at its regular meeting to be held April 11, 2000, or such other date as the Board shall determine, on the General Manager's recommendation to impose a water standby charge for fiscal year 1999-2000 on the properties described in the Engineer's Report attached as Attachment 1 to this Resolution and incorporated herein by reference. The Engineer's Report was prepared by a registered professional engineer certified by the State of California.

Section 2.

That the proposed water standby charge per acre of land, or per parcel of land less than an acre, as shown in the Engineer's Report, shall be \$9.58, which is equal to the amount of Metropolitan's existing standby charge on other properties located within the territory of Calleguas. The Engineer's Report separates the special benefits from the general benefits and identifies each of the parcels on which a special benefit is conferred. No charge on any parcel shall exceed the reasonable cost of the proportional special benefit conferred on that parcel.

Section 3.

That the proposed water standby charge, if imposed following completion of the proposed Annexation No. 66, shall be collected on the tax rolls, together with the ad valorem property taxes which are levied by Metropolitan for the payment of pre-1978 voter-approved indebtedness, or at Metropolitan's election may be billed directly to the property owners. Any amounts so collected shall be applied as a credit against Calleguas' obligation to pay its readiness-to-serve charge. After such member agency's readiness-to-serve charge allocation is fully satisfied, any additional collections shall be credited to other outstanding obligations of such member agency to Metropolitan or future readiness-to-serve obligations of such agency.

Section 4.

That the Executive Secretary is hereby directed to provide written notice of the proposed water standby charge by mail to the record owner of each property identified in the Engineer's Report not less than 45 days prior to the date of the public hearing identified in Section 5. Each notice shall be given in accordance with the requirements of Article XIII D, Section 4, of the California Constitution, and shall be in a form approved by the General Counsel. Each notice shall include an assessment ballot whereby the owner may indicate his or her name, reasonable identification of his or her parcel, and his or her support for or opposition to the proposed water standby charge. Each notice shall also include a description of the procedures for the completion, return and tabulation of ballots, which shall be in a form approved by the General Counsel.

Section 5.

That the Board will meet in regular session at its meeting on April 11, 2000, to hold a public protest hearing at which interested parties may present their views regarding the proposed water standby charges and the Engineer's Report. All written protests and comments presented at the hearings or received by the Executive Secretary on or before the conclusion of the public hearing which contain a description sufficient to identify the land owned by the landowner will be given due consideration by the Board before its final action on the proposed water standby charge, and all assessment ballots will be tabulated. If, upon the conclusion of the hearing, ballots submitted in opposition to the water standby charge (weighted according to the

proportionate financial obligation of the affected property) exceed the ballots submitted in favor of the water standby charge, the water standby charge shall not be imposed.

Section 6.

That imposition of the proposed water standby charges, if authorized by the Board following the public protest hearing, will be contingent upon completion of the concurrent annexation of the Annexation No. 66 to Metropolitan and Calleguas. If water standby charges are approved and such annexation is not completed in time to permit imposition of standby charges for fiscal year 1999-2000, Metropolitan may levy standby charges at the rate stated in this Resolution beginning in a subsequent fiscal year.

Section 7.

That in the event that the water standby charge, or any portion thereof, is determined to be an unauthorized or invalid fee, charge or assessment by a final judgment in any proceeding at law or in equity, which judgment is not subject to appeal, or if the collection of the water standby charge shall be permanently enjoined and appeals of such injunction have been declined or exhausted, or if Metropolitan shall determine to rescind or revoke the water standby charge, then no further standby charge shall be collected within the territory described in the Engineer's Report and Calleguas Municipal Water District shall pay its readiness-to-serve charge obligation to Metropolitan in full, as if imposition of such water standby charges had never been sought.

Section 8.

That this Board finds that the proposed water standby charges provided in this Resolution are exempt from the provisions of the California Environmental Quality Act (CEQA) under State CEQA Guidelines 15378(b)(5) since they constitute the creation of government funding mechanisms which do not involve commitment to any specific project which may result in a potentially significant physical impact on the environment or which will be used to fund projects which have CEQA documentation in place prior to construction of any facility or facilities.

Section 9.

That the General Manager is hereby authorized and directed to take all necessary action to satisfy relevant statutes requiring notice by mailing or by publication.

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of a Resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California, at its meeting held on February 8, 2000.

Executive Secretary
The Metropolitan Water District
of Southern California

Attachment 1 to Resolution of Intent to Impose Standby Charge
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

ENGINEER'S REPORT

**PROPOSED PROGRAM TO LEVY WATER STANDBY CHARGES IN CALLEGUAS
MUNICIPAL WATER DISTRICT ANNEXATION NO. 66**

December 1999

REPORT PURPOSE

The Metropolitan Water District of Southern California (Metropolitan) has built and is building major capital facilities and has implemented water management programs that provide water supplies and delivery throughout its service area. This report has two purposes: (1) to describe the water supply and delivery capital projects and programs, which provide benefits both locally and throughout the service area and will be financed in part by Metropolitan's readiness-to-serve (RTS) charge, including a request by Calleguas Municipal Water District (Calleguas) to collect a portion of its RTS obligation through the levy of a Metropolitan water standby charge, and (2) to address the method and basis for levying a water standby charge on benefiting properties.

These facilities and programs consist of the State Water Project system, a major regional water storage reservoir, and system-wide improvements and rehabilitation, water conservation projects, financial assistance for water recycling and ground water recovery facilities. This combination of facilities and programs is an integral part of the region's and Metropolitan's strategic plan to maintain reliable water supplies and to insulate the service area from disruptions in water service during droughts and natural emergencies.

Metropolitan levies the RTS charge on its member agencies to recover a portion of the debt service on bonds issued to finance capital facilities needed to maintain reliable service of good quality water to meet existing demands on Metropolitan's system. The water standby charge is an existing charge levied on parcels of land within certain of Metropolitan's member agencies, including Calleguas, as a method of collecting part or all of the RTS charge obligation of the member agency containing the parcel. At the request of these member agencies, a water standby charge is levied as a method of collecting part or all of the RTS charge obligation of the member agency containing the parcel. The water standby charge will be utilized for capital payments, and debt service on capital projects.

The properties identified on Exhibit "A" have applied for annexation into Metropolitan. Consent by the property owners to Metropolitan's levying of an annual water standby charge in the amount of \$9.58 per acre, or \$9.58 per parcel of less than one acre, is a condition to annexation of these properties into Calleguas and Metropolitan.

BACKGROUND

Delivery of water is one of the essential infrastructure services in an industrial economy. Like electrical energy, natural gas, transportation, and telecommunications, every household and virtually every business and industry in Southern California uses water. Because

these services are so widespread in a modern economy, shortages can have far reaching and serious consequences.

Metropolitan imports supplemental water supplies for over 16 million residents in portions of six counties: Los Angeles, Orange, Ventura, Riverside, San Bernardino, and San Diego. In Metropolitan's almost 5,200-square mile service area, nearly 60 percent of the water supplies are imported from the Colorado River and California's State Water Project (SWP). Metropolitan, a public agency, provides these water supplies as a supplement to local groundwater and surface water resources.

Growing Demand for Water

About one out of every two Californians lives in Metropolitan's service area. During the 1980's more than 300,000 people were added to the service area each year, as a result of a strong economy. Regional growth management plans project that Southern California's population will continue to grow by more than 230,000 people each year over the next 23 years -- increasing from the current 16.1 million in 1997 to over 21.5 million by 2020. Based on this projected growth, regional water demands under normal weather conditions are expected to increase from the current 3.6 million acre-feet to 4.9 million acre-feet by 2020. Above-normal demands, under hot and dry weather conditions, can be about seven to nine percent greater than normal-weather demands.

The ongoing competition for water to serve the urban, agricultural, and environmental needs of the western states has resulted in the need to invest in infrastructure and operational improvement, to ensure the continued certainty of firm deliveries to southern California from the Colorado River and the State Water Project. Coupled with the diverse and competing needs of locally developed water in the region, the problem of providing a reliable water supply becomes even more difficult. What is needed is a coordinated and balanced regional response to growing demands.

METROPOLITAN'S RESPONSE TO GROWING WATER DEMANDS

To respond to growing demands for water, Metropolitan and its member agencies collectively examined all of the available local and imported resource options in order to develop a least-cost plan that meets the reliability and quality needs of the region. The product of this intensive effort is a 25-year Integrated Resources Plan (IRP) that offers a realistic means of achieving a reliable and affordable water supply for Southern California into the next century.

The major objective for the IRP was developing a comprehensive water resources plan that ensures: (1) reliability, (2) affordability, (3) water quality, (4) diversity of supply, and (5) adaptability for the region, while recognizing the environmental, institutional, and political constraints to resource development.

As part of the IRP, Metropolitan is continuing its water supply program to maintain the reliability of its water supply and delivery system and to meet the needs of existing and potential consumers and land uses within its service area. This program includes the construction of capital facilities and implementation of water management programs. Capital facilities, representing substantial current expenditures, include the State Water Project aqueduct system, the Eastside Reservoir Project, and water transmission system improvements and

rehabilitation. These facilities provide the storage and transmission of water required throughout Metropolitan's service area. The benefits of these capital projects are local and also system wide, as the facilities directly increase the reliable delivery of water throughout Metropolitan's service area.

State Water Project

The State Water Project (SWP) is a major water source for Metropolitan. Metropolitan, one of twenty-nine agencies that have contracts for water service with the Department of Water Resources, is entitled to over 2 million acre-feet of the total SWP entitlements of 4.2 million acre-feet. The SWP transports water directly from the Sacramento-San Joaquin Delta and Feather River water released from Oroville Dam that has traveled to the Delta. The SWP conveys this supply south via the California Aqueduct to Metropolitan's service area. Under certain dry conditions, the State Department of Water Resources (DWR) cannot meet all of its contractors' demands for SWP entitlement water. DWR is participating in the CALFED process to develop additional facilities and programs to increase the reliability of SWP supplies.

In 1960, Metropolitan contracted with DWR to receive SWP supplies. Under this contract Metropolitan pays allocable portions of the construction and operation and maintenance costs of the system through at least year 2035, regardless of the quantities of project water Metropolitan takes.

All Metropolitan member agencies benefit from SWP and State project water is distributed to existing consumers in all six counties within Metropolitan's service area. The potential benefit of the SWP in fiscal year 1999-2000 is shown in Table 1.

Eastside Reservoir Project

The Eastside Reservoir Project, along with water transfers, comprehensive groundwater management, conservation, and recycling programs already implemented, is needed to ensure reliable water supplies and delivery to Metropolitan's consumers throughout the service area. This new reservoir will provide 800,000 acre-feet of storage capacity. Water from the Colorado River Aqueduct and SWP is scheduled for Eastside Reservoir Project storage and subsequent distribution throughout Metropolitan's service area.

Storage within Metropolitan's water system is vital to regulate fluctuating sources of supply, to meet varying customer demands, and to ensure water service during droughts and earthquakes. The water sources available to Metropolitan are subject to extended droughts and to interruption from earthquakes, since both the California Aqueduct and the Colorado River Aqueduct cross major faults. The reservoir will permit Metropolitan to accumulate water from a variety of sources, to be held in storage or scheduled for replenishment delivery to groundwater basins. This stored water provides a reserve against shortages when supply sources are limited or disrupted. The reservoir also preserves Metropolitan's capability to deliver water during scheduled maintenance periods, when facilities must be removed from service for rehabilitation, repair, or maintenance. The potential benefit of the Eastside Reservoir Project in fiscal year 1999-2000 is shown in Table 1.

System Improvements

Metropolitan has an ongoing commitment, through physical system improvements, to maintain the reliable delivery of water throughout the entire service area. System improvement projects include additional conveyance facilities to increase dependable water supplies, provide alternative system delivery capacity, and enhance system operations. It also includes projects to upgrade obsolete facilities or equipment, or to rehabilitate or replace spent facilities or equipment. These projects are needed to enhance system operations, comply with new regulations, and maintain a reliable distribution system. A list of distribution system improvement projects is given in Table 2.

LONG-RANGE FINANCIAL PLANNING

The development and delivery of a reliable water supply comes at a cost. Since passage of Article XIII A of the California Constitution (Proposition 13 of 1978), Metropolitan has necessarily relied more on water sales revenue than on ad valorem property taxes for the payment of construction debt. Water sales have become the dominant source of revenue, not only for operation and maintenance of the vast network of facilities supplying water to Southern California's coastal plains, but also for replacement and improvement of capital facilities.

The increased reliance on highly variable water sales revenue increases the probability of substantial rate swings from year to year mainly resulting from changing weather patterns and has placed an increasing burden on current rate payers, which might more equitably be paid in part by assessments on land that in part derives its value from the availability of water.

Water Standby Charge

Metropolitan's water standby charge is authorized by the State Legislature and has been levied by Metropolitan since fiscal year 1992-93. The projects to be supported in part by a water standby charge are capital projects that are of both local and Metropolitan-wide benefit to existing water users, as well as current landowners. The estimated potential benefits system-wide are several times the amount to be recovered by means of the water standby charge.

Water standby charges are levied by Metropolitan only within the areas served by member agencies which requested that water standby charges be utilized as a means of collecting that agency's RTS obligation. Calleguas has requested that a water standby charge be utilized to collect part of its RTS obligation.

The following table lists the parcel included in Annexation No. 66 and the proposed water standby charge for fiscal year 1999-2000.

Water standby charges for Annexation No. 66

<u>Parcel Number</u>	<u>Acres</u>	<u>Standby Charge (FY 99-2000)</u>
183-0-100-220	6.59	\$63.13
Total		\$63.13

The estimated potential benefits of Metropolitan's water supply program to property throughout its service area is approximately \$317 million for fiscal year 1999-2000, as shown in Table 1. An average total water standby charge of \$77 per acre of land or per parcel of less than one acre would be necessary to pay for the total potential program benefits. Benefits in this amount will accrue to each acre of property and parcel within Annexation No. 66 upon annexation into Metropolitan, as these properties become eligible to use Metropolitan water. Because (except for certain contractual deliveries as permitted under section 131 of the Metropolitan Water District Act) only properties located within Metropolitan's boundaries may receive water supplies from Metropolitan, any benefit received by the public at large or by properties outside of the proposed area to be annexed is merely incidental. It is estimated that the general benefit portion of the benefit received from the improvements to be financed in part through the proposed water standby charges is less than five percent of the total benefit.

Table 3 shows that the distribution of water standby charge revenues from the various counties and agencies, including Annexation No. 66, would provide a net revenue flow of approximately \$42 million for fiscal year 1999-2000. This total amount is less than projected collections from the RTS charge. Metropolitan will use other revenue sources, such as water sale revenues, readiness-to-serve charge revenues (except to the extent collected through water standby charges, as described above), interest income, and revenue from sales of hydroelectric power, to pay for the remaining program benefits. About eighty percent of the total cost of the improvements benefiting the annexing area will be paid from these other sources, thus ensuring that no parcel within Annexation No. 66 is assessed water standby charges in excess of the reasonable cost of the proportional special benefit conferred on that parcel.

SUMMARY

The foregoing and the attached tables describe the current benefits provided by the projects listed as mainstays to the water supply system for Metropolitan's service area. Calleguas has requested that a water standby charge be imposed on lands within Annexation No. 66 as a credit against Calleguas's readiness-to-serve charge for fiscal year 1999-2000, in the amount of \$9.58 per acre or parcel of less than one acre levied by Metropolitan within Calleguas. The special benefits described in this Engineer's Report far exceed the recommended charge. The water standby charges for parcels within Annexation No. 66 total \$63.13.

Prepared Under the Supervision Of:

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Recommended By:

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Calleguas MWD Annexation No. 66

OWNER(S)		
Carol Unglett Trust		
CURRENT LAND USE		
Vacant		
PROPOSED USE		
The proposed development of the site consists of a self-storage facility.		
PROPOSED WATER USE		
Total Demand 7.0 AFY	½ Local Sources Surface/Ground Water ½ Calleguas/ MWD Water Demand on Calleguas/MWD= 3.5 AFY	
ENVIRONMENTAL INFO		
Mitigated Negative Declaration No. 98-34		
ANNEXATION CHARGE		
(6.492 net acres x \$3,408) + \$5000 = \$27,124.74		

TABLE 1

**ESTIMATED DISTRIBUTION OF BENEFITS OF WATER SUPPLY
PROGRAM THAT COULD BE PAID BY RTS CHARGE**

Water Transmission Storage and Supply Program	Estimated Potential Program Benefits FY 1999-2000	\$ Per Acre or \$ Per Parcel Less Than 1 Acre
Net Capital Payments to State Water Project (Less Portion Paid by Property Tax Revenue)	\$113,497,388	\$27.42
Debt Service for Water Storage Including the Eastside Reservoir Project	\$83,766,798	\$20.24
Debt Service for System Improvements (less Portion Paid by Treatment Surcharge)	\$86,772,439	\$20.97
Sub-Total Capital and Debt Service Payments	\$284,036,625	\$68.63
less Estimated Water Standby Charge Revenues (Including Annexation No. 66)	(\$41,653,393)	(\$10.06)
Remaining Capital and Debt Service Costs Recovered By RTS, Water Sales, Interest Income and Other Revenues	\$242,383,232	\$58.56
Water Management Programs: Water Recycling, Groundwater Recovery and Water Conservation Projects	\$33,153,360	\$8.01
Subtotal Capital, Debt Service and Water Management Programs Costs not Paid by Water Standby Charge Revenues	\$275,536,592	\$66.58
Total Cost: Capital, Debt Service and Water Management Programs	\$317,189,985	\$76.64

TABLE 2

DISTRIBUTION SYSTEM IMPROVEMENT PROJECT BENEFITS**Distribution System Improvement**

All Plants - Replace Power Supply System
 All Plants - Replace Water Flowmeter Instruments
 All Pump Plants 230KV External Heat Exchangers
 Allen-McColloch Pipeline Purchase
 Auld Valley Pipeline #1
 Box Springs Feeder – Schedule 316
 Central Pool Augmentation Project
 Centralized Control System – Eagle Rock Area
 Centralized Control System – General Design
 Centralized Control System – Hdqtrs Monitoring
 Chemical Unloading Facility
 Chlorination Structure – Foothill Feeder
 Chlorination System at Reservoirs
 Colorado River Aqueduct – Gene Plant Heat Exchanger
 Colorado River Aqueduct – Hinds Pump Plant, Modify Pump Impeller
 Colorado River Aqueduct – Install Water Level Alarm System
 Colorado River Aqueduct – Modification of Blowoff Structure
 Colorado River Aqueduct – Replace Circuit Breakers
 Colorado River Aqueduct – Replace Gene Pump Plant Station Service
 Colorado River Aqueduct – Replace Transformer Bank No. 1
 Colorado River Aqueduct – Water Storage
 Colorado River Aqueduct – Intake Pump Plants, Replace Sta Service
 CRA Lakeview Siphon – Repair Deteriorated Joints in 1st Barrel
 Desalination Demonstration Project
 Distribution System – Replace Flowmeter Instruments
 District Reservoirs – Aqueous Ammonia Feed
 Dist. System Improvements – Chemical Unloading
 Eagle Mountain, Hinds – Service Facilities
 Eagle Mountain, Hinds - Modify Pumps
 Eagle Mountain, Hinds - Pump Modifications
 Eagle Mountain, Hinds Rehabilitate 2 Main Transformer
 Eagle Mountain, Hinds – Replace Vibration Monitors
 East Valley Feeder – Relocate at Hollywood
 East Valley Feeder – Structural Modifications
 Enlarge Foothill Feeder Control Structure
 Enlargement of Chemical Unloading Facility
 Etiwanda Pipeline
 Foothill Area Study
 Foothill Feeder - Devil Canyon Power Plant
 Foothill Feeder - Rialto Pipeline
 Foothill Feeder - San Dimas Facilities
 Foothill Feeder - San Fernando Tunnel
 Foothill Feeder - San Fernando Tunnel
 Garvey Reservoir Junction Structure
 Garvey Reservoir Junction Structure - Replace Valves
 Garvey Reservoir – Floating Cover
 Garvey Reservoir - Inlet & Outlet Conduit
 Garvey Reservoir – Junction Structure
 Garvey Reservoir – Modify Desilting Basins

TABLE 2 (CONTINUED)

DISTRIBUTION SYSTEM IMPROVEMENT PROJECT BENEFITS**Distribution System Improvement**

Gene Pump Plant – Mechanical Maintenance Shop
 Gene Pump Plant – Replace 230KV Circuit Breaker
 Gene Pump Plant – Replace Power Cable
 Gene Pumping Plants – Testing Lab Addition
 Hinds - Rehabilitation Bank 1 Main Transformer
 Hinds - Replace 230V Circuit Breakers
 Inland Feeder R/W (BSF, Lakeview, SD 4 & 5)
 Inland Feeder System – Perris Control Facility
 Inland Feeder
 Install Chlorine & Ammonia Analyzers
 Intake Pumping Plant – Replace Standby Generator
 La Verne Facility – Machine Shop
 La Verne Facility – Maintenance Shop
 La Verne Facility - Paint Drying Facility
 La Verne Facility – Replace Machine Shop
 La Verne Facility – Wheeler Ave Entrance
 La Verne Maintenance Facility Expansion
 Lake Mathews – Chlorination Facility
 Lake Mathews - Control Tower – Replace Valves
 Lake Mathews - Dike #1 – Install Piezometers
 Lake Mathews - Forebay Outlet Structure
 Lake Mathews - Outlet Tower – Maintenance
 Lake Mathews – Domestic Water System
 Lake Mathews – Electrical System
 Lake Mathews - Lumber Storage Building
 Lake Mathews – Propane Storage Tank
 Lake Mathews – Rehabilitate Electrical System
 Lake Mathews - Replace Electrical Service
 Lake Mathews - Replace Howell-Bunger Valve
 Lake Mathews - Replace Southerly Security Fence
 Lake Mathews – Seepage Alarms
 Lake Perris Bypass Pipeline
 Lake Perris Pumpback Expansion
 Lake Perris Pumpback Facility
 Lake Skinner
 Lake Skinner - Install Aeration System
 Lake Skinner - Propane Storage Tank
 Lake View Pipeline – Install Cathodic Protection
 Live Oak Reservoir – Foothill Feeder System
 Live Oak Reservoir – Improvements
 Lower Feeder – Relocation in Imperial Hwy
 Lower Feeder - Replace/Protect Imperial Highway
 Mathews & Diemer – Modify Chlorine Tanks
 Microwave Communication System
 Microwave Communication System – ROW
 Mills Filtration Plant – Service Connection
 Modify Control System
 MWD Share Design & Construction LA-35

TABLE 2

DISTRIBUTION SYSTEM IMPROVEMENT PROJECT BENEFITS

Distribution System Improvement	
Oak St Pressure Control Station – Valve Replacement	
OC Reservoir - Modify Electrical Control Center	
Orange County Feeder Relocation	
Orange County Feeder – Pressure Relief Structure	
Orange County Feeder – Relocation at Kimber	
Orange County Feeder – Service Connection PM-1	
Orange County Reservoir – Floating Cover	
Orange County Reservoir – Replace Chlorination Equipment	
PABX Communication System	
Palos Verdes Feeder – Modifications of L.A. City	
Palos Verdes Feeder – Relocation (MWD's Portion)	
Palos Verdes Feeder – Washington	
Palos Verdes Reservoir – Bypass Pipelines	
Pump Plants - Rehabilitate Main Pumps	
Pumping Plants - Replace Recorders	
Replace 75 Underground Storage Tanks	
Replace Flowmeters on Service Connections	
Rialto Pipeline - Delivery Facilities	
San Diego Aqueduct Rep San Jacinto	
San Diego Canal Enlarge Phase 2	
San Diego Pipe #5 - Schedule SD-17	
San Diego Pipeline Nos. 2, 3 – Modifications	
San Diego Pipeline No. 5 Schedule SD-16	
San Diego Pipeline No. 6	
Santa Ana River Crossing – Seismic	
Santa Monica Feeder - Modify Control Structure	
Santa Monica Feeder - Repair/Retrofit 28 Manhole Risers	
Sepulveda Feeder System, West Valley Feeder No. 2	
Sepulveda Feeder System – Calabasas Feeder	
Sepulveda Feeder - Balboa Inlet	
Sepulveda Feeder - Sepulveda Canyon Control	
Skinner Filtration Plant - Area Maintenance Center	
Soto Street Maintenance Center – Propane Storage	
South (Orange) County Pipeline – Joint Participation & Purchase	
Supervisory Control of Copper Basin Facility	
Upgrading Communication System	
West Orange County Feeder – Relocation	
West Valley Area Study	
West Valley Feeder No. 1 – Modifications	
West Valley Feeder No. 2	
White Water Siphon Delivery Structure	
Yorba Linda Feeder	
Other System Reliability/Rehabilitation Projects	
Estimated Fiscal Year 1999-2000 Benefit	\$86,772,439

TABLE 3

**PROJECTED FOR FISCAL YEAR 1999-2000
WATER STANDBY CHARGE
ESTIMATED REVENUE**

Member Agencies	Unit Parcel Charge	These items estimated (a,b)	
		Number Of Parcels Or Acres	Gross Revenues (Dollars)
Beverly Hills			
Burbank	\$14.20	28,100	\$399,018
Central Basin MWD	\$10.44	338,317	\$3,532,031
Compton	\$8.92	18,093	\$161,394
Foothill MWD	\$10.28	30,153	\$309,969
Glendale	\$12.23	44,481	\$544,006
Las Virgenes MWD	\$8.03	63,495	\$509,865
Long Beach	\$12.16	88,243	\$1,073,039
Los Angeles			
Pasadena	\$11.73	36,803	\$431,697
San Fernando	\$7.87	5,151	\$40,539
San Marino	\$8.24	4,972	\$40,970
Santa Monica			
Three Valleys MWD	\$12.21	151,224	\$1,846,451
Torrance	\$12.23	37,755	\$461,748
Upper San Gabriel Valley MWD	\$9.27	208,682	\$1,934,485
West Basin MWD			
Los Angeles County Total		1,055,471	\$11,285,212
Anaheim	\$8.55	68,278	\$583,776
Coastal MWD	\$11.60	84,759	\$983,209
Fullerton	\$10.71	32,982	\$353,238
MWD of Orange County	\$10.09	589,431	\$5,947,355
Santa Ana	\$7.88	53,264	\$419,723
Orange County Total		828,714	\$8,287,301
Eastern MWD	\$6.94	375,802	\$2,608,063
Western MWD of Riverside Co.	\$9.23	356,469	\$3,290,212
Riverside County Total		732,271	\$5,898,275
Chino Basin MWD	\$7.59	221,104	\$1,678,178
San Bernardino County Total		221,104	\$1,678,178
Calleguas MWD	\$9.58	244,634	\$2,343,589
Calleguas Annexation No. 66	\$9.58	7	\$63
Ventura County Total		244,640	\$2,343,652
San Diego CWA	\$11.51	1,056,540	\$12,160,774
San Diego County Total		1,056,540	\$12,160,774
TOTAL	\$10.06	4,138,740	\$41,653,393

Notes:

- a. The revenues and parcels are only estimates. Actual revenue collected could be less than projected due to tax payment delinquencies.
- b. Based on estimates provided 11/12/98 by Reiter-Lowry Consultants, excepting Annexation No. 66