

- **Board of Directors**

March 13, 2001 Board Meeting

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**8-3**

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**Subject**

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Grant conditional approval for Annexation Nos. 69, 70 and 71 to Calleguas Municipal Water District and Metropolitan, and adopt resolutions of intention to impose water standby charges

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**Description**

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**Item 1.** The Calleguas Municipal Water District (Calleguas) requests conditional approval for Annexation No. 69, concurrently to Calleguas and The Metropolitan Water District of Southern California (Metropolitan). The development plan for the vacant 47.42-acre territory in the city of Oxnard proposes 197 single-family homes. Prior to completion of the annexation, Calleguas will pay in full a fee of \$159,973.40, if completed prior to December 31, 2001. The projected annual water demand on Metropolitan is approximately 36.75 acre-feet per year (AFY). Calleguas also requests that Metropolitan impose water standby charges within the proposed annexing territory. ([Item 1 Attachment 1 - Detailed Report](#), [Attachment 2 - Plan for Implementing Water Use Efficiency Guidelines](#), and [Attachment 3 - Resolution of Intention to Impose Water Standby Charges.](#))

**Item 2.** Calleguas requests conditional approval for Annexation No. 70, concurrently to Calleguas and Metropolitan. The development plan for the vacant three-acre territory in the city of Oxnard is a multi-tenant industrial building. Prior to completion of the annexation, Calleguas will pay in full a fee of \$15,310.80, if completed prior to December 31, 2001. The projected annual water demand on Metropolitan is approximately 1.64 AFY. Calleguas also requests that Metropolitan impose water standby charges within the proposed annexing territory. ([Item 2 Attachment 1 - Detailed Report](#), [Attachment 2 - Plan for Implementing Water Use Efficiency Guidelines](#), and [Attachment 3 - Resolution of Intention to Impose Water Standby Charges.](#))

**Item 3.** Calleguas requests conditional approval for Annexation No. 71, concurrently to Calleguas and Metropolitan. The development plan for this territory, comprised of a 3.67-acre portion of a larger parcel, calls for a single-family residence. Prior to completion of the annexation, Calleguas will pay in full a fee of \$17,767.40, if completed prior to December 31, 2001. The projected annual water demand on Metropolitan is approximately 12.1 AFY. Calleguas also requests that Metropolitan impose water standby charges within the proposed annexing territory. ([Item 3 Attachment 1 Detailed Report](#), [Attachment 2 - Plan for Implementing Water Use Efficiency Guidelines](#), and [Attachment 3 - Resolution of Intention to Impose Water Standby Charges.](#))

The proposed granting of conditional approval for Annexation Nos. 69, 70 and 71 to Calleguas and adopting of resolutions of intention to impose water standby charges are not defined as a project under the California Environmental Quality Act (CEQA), because the proposed actions involve organizational or administrative activities of governments, which are political or do not propose physical changes in the environment (Section 15378 (b)(5) of the State CEQA Guidelines). In addition, where it can be seen with certainty that there are no proposed actions that the activity in question may have a significant effect on the environment, the proposed actions are not subject to CEQA (Section 15061(b)(3) of the State CEQA Guidelines). Prior to the formal approval from the Board, CEQA documentation will be prepared and processed in accordance with CEQA and the State CEQA Guidelines. The Board then will review and consider the CEQA documentation before taking action.

## Policy

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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

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### Option #1

- a. Determine that the proposed actions are not subject to CEQA per Sections 15378(b)(5) and 15061(b)(3) of the State CEQA Guidelines.
- b. Grant conditional approval, as defined in the Metropolitan Water District Administrative Code 3100(b), for Annexation No. 69, concurrently to Calleguas and Metropolitan; conditioned upon receipt in full of annexation charge payment of \$159,973.40 to Metropolitan if subject annexation is completed by December 31, 2001, or, if completed after said date, at the then current annexation charge rate (**Item 1 Attachment 1**);
- c. Approve Calleguas' proposed Annexation No. 69 Plan for Implementing Water Use Efficiency Guidelines (**Item 1 Attachment 2**);
- d. Adopt the resolution of intention to impose water standby charges within the proposed annexation territory for Annexation No. 69, detailed in (**Item 1 Attachment 3**);
- e. Grant conditional approval, as defined in the Metropolitan Water District Administrative Code 3100(b), for Annexation No. 70, concurrently to Calleguas and Metropolitan; conditioned upon receipt in full of annexation charge payment of \$15,310.80 to Metropolitan if subject annexation is completed by December 31, 2001, or, if completed after said date, at the then current annexation charge rate (**Item 2 Attachment 1**);
- f. Approve Calleguas' proposed Annexation No. 70 Plan for Implementing Water Use Efficiency Guidelines (**Item 2 Attachment 2**);
- g. Adopt the resolution of intention to impose water standby charges within the proposed annexation territory for Annexation No. 70, substantially in the form of (**Item 2 Attachment 3**);
- h. Grant conditional approval, as defined in the Metropolitan Water District Administrative Code 3100(b), for Annexation No. 71, concurrently to Calleguas and Metropolitan; conditioned upon receipt in full of annexation charge payment of \$17,767.40 to Metropolitan if subject annexation is completed by December 31, 2001, or, if completed after said date, at the then current annexation charge rate. (**Item 3 Attachment 1**);
- i. Approve Calleguas' proposed Annexation No. 71 Plan for Implementing Water Use Efficiency Guidelines (**Item 3 Attachment 2**); and
- j. Adopt the resolution of intention to impose water standby charges within the proposed annexation territory for Annexation No. 70, substantially in the form of **Item 3 Attachment 3**.

**Fiscal Impact:** Receipt of annexation fees (\$193,051.60) and water sales revenue from newly-annexed territory.

### Option #2

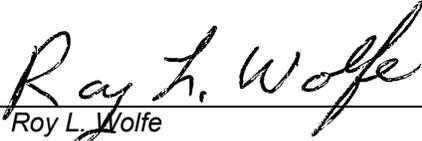
Decline Annexation Nos. 69, 70 and 71.

**Fiscal Impact:** Unrealized annexation fees and water sales revenue from non-annexed territory.

**Staff Recommendation**

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Option #1

 Roy L. Wolfe Manager, Corporate Resources	<u>2/16/2001</u> Date
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 Ronald R. Jester General Manager	<u>2/28/2001</u> Date
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**Item 1**

**Attachment 1 – Detailed Report**

**Attachment 2 – Plan for Implementing Water Use Efficiency Guidelines**

**Attachment 3 – Resolution of Intention to Impose Water Standby Charges**

**Item 2**

**Attachment 1 – Detailed Report**

**Attachment 2 – Plan for Implementing Water Use Efficiency Guidelines**

**Attachment 3 – Resolution of Intention to Impose Water Standby Charges**

**Item 3**

**Attachment 1 – Detailed Report**

**Attachment 2 – Plan for Implementing Water Use Efficiency Guidelines**

**Attachment 3 – Resolution of Intention to Impose Water Standby Charges**

### **Detailed Report – Calleguas Annexation No. 69**

The Calleguas Municipal Water District (Calleguas) requested conditional (informal) approval for Calleguas Annexation No. 69 concurrently to The Metropolitan Water District of Southern California (Metropolitan) and Calleguas. The subject uninhabited annexation territory consists of a 47.42-acre parcel of land in the city of Oxnard. The parcel is shown on the attached map and is located southwest of and adjacent to the intersection of Rose Avenue and Gonzales Road. The parcel is currently zoned A-E-40 (Agricultural Exclusive, 40-acre minimum lot size). The proposed annexation is in accordance with the city of Oxnard's General Plan. The parcel is currently owned by the John McGrath Family Partnership. The owners plan to develop the land into 197 single-family homes. The total estimated water demand for this project is 73.5 acre-feet per year (AFY), of which 50 percent (36.75 AFY) will come from the United Water Conservation District's local sources and the remaining portion (36.75 AFY) from Metropolitan through Calleguas.

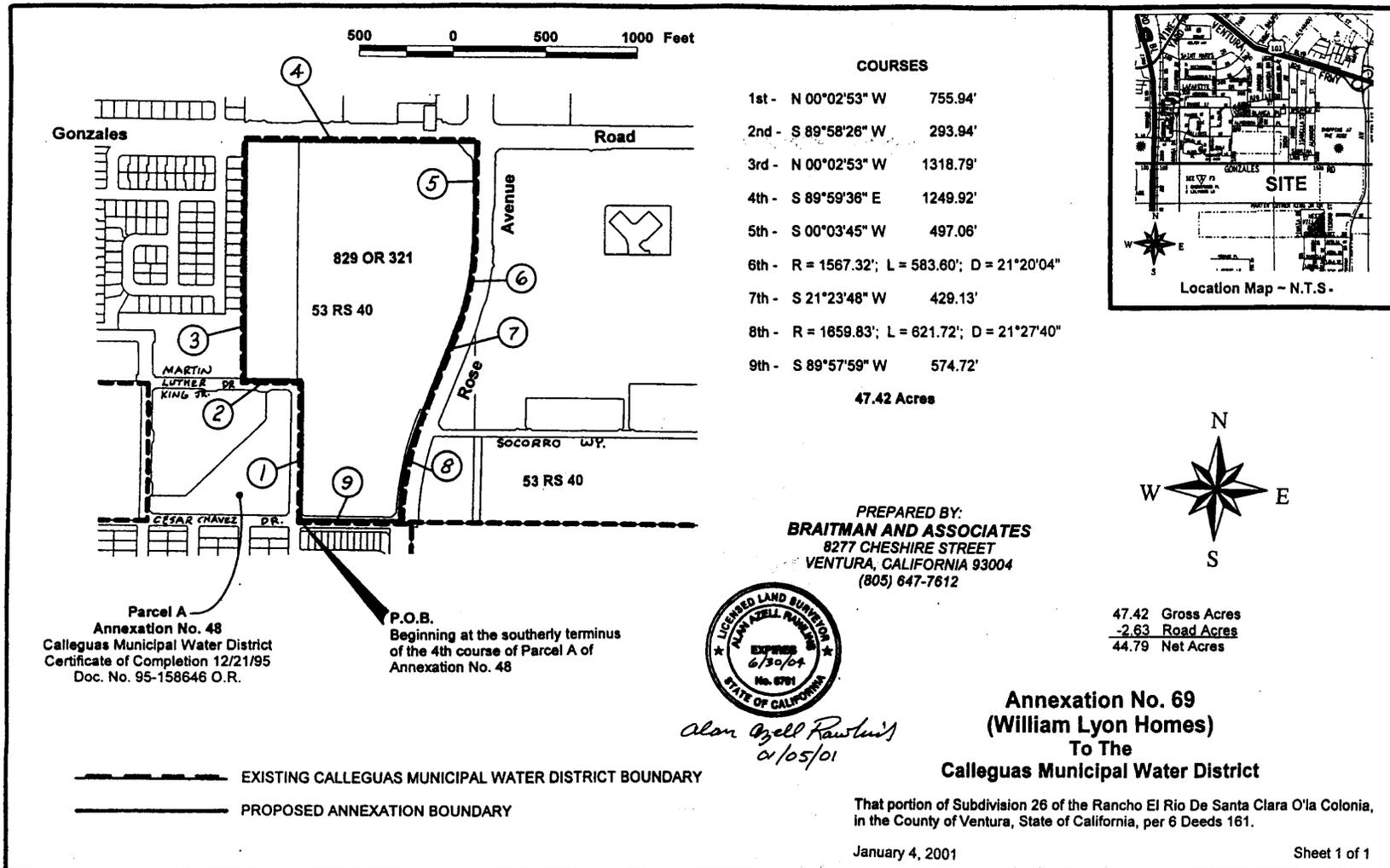
Pursuant to Section 3107 of Metropolitan's Administrative Code, Calleguas has submitted an acceptable plan for Implementing Water Use Efficiency Guidelines for this project (**Attachment 1-2**).

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 \$3,460 per acre and the sum of \$5,000 for processing costs, the annexation charge is \$159,973.40, if completed by December 31, 2001. The \$5,000 processing charge has already been paid. If the annexation is completed after December 31, 2001, 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 XIII 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 1-3** 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 for May 8, 2001. 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.

REVIEWED BY THE  
 METROPOLITAN WATER DISTRICT  
 OF SOUTHERN CALIFORNIA  
 R/W & TITLE ENGINEERING  
 DATE: 02-07-01



**Annexation No. 69  
(William Lyon Homes)  
To The  
Calleguas Municipal Water District**

REVIEWED BY THE  
METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA  
R/W & TITLE ENGINEERING  
DATE: 02-07-01

That portion of Subdivision 26 of the Rancho El Rio De Santa Clara O'la Colonia, in the County of Ventura, State of California, said Subdivision 26 is described in the deed recorded in the office of the County Recorder of said County in Book 6, Page 161 of Deeds, described as follows:

Beginning at 3/4" Iron Pipe with Tag No. RCE 17053 at the southerly terminus of the course shown as "N 0°02'53" W 755.94'" on the Record of Survey Map recorded in the office of said County Recorder in Book 53, Page 40 of Records of Surveys, said 3/4" Iron Pipe also being the southerly terminus of the 4th course of Parcel A of Annexation No. 48 to the Calleguas Municipal Water District as described in the Certificate of Completion recorded on December 21, 1995 in the office of said County Recorder as Document No. 95-158646 of Official Records; thence, along said course have bearing and distance of N0°02'53"W 755.94' and along the existing boundary of said Calleguas Municipal Water District by the following nine courses:

- 1st - North 00°02'53" West 755.94 feet; thence,
- 2nd - South 89°58'26" West 293.94 feet; thence,
- 3rd - North 00°02'53" West 1318.79 feet to a line that is parallel with and distant 25.00 southerly of the centerline of Gonzales Road, said centerline is shown on said Record of Survey Map; thence, along said parallel line,
- 4th - South 89°59'36" East 1249.92 feet to a line that is parallel with and distant 25.00 westerly of the centerline of Rose Avenue, said centerline is shown on said Record of Survey Map; thence, along said parallel line and or concentric line to said centerline by the following four courses:
  - 5th - South 00°03'45" West 497.06 feet to the beginning of a curve concaved westerly and having a radius of 1567.32 feet; thence, along said curve,
  - 6th - Southerly 583.60 feet through a central angle of 21°20'04"; thence,
  - 7th - South 21°23'48" West 429.13 feet to the beginning of a curve concaved easterly and having a radius of 1659.83 feet; thence, along said curve,
  - 8th - Southerly 621.72 feet through a central angle of 21°27'40" to the easterly prolongation of the southerly line of Book 829, Page 321 of Official Records as

shown on said Record of Survey Map; thence, along said prolongation and southerly line,

9th - South 89°57'59" West 574.72 feet to the point of beginning and containing 47.42 acres.

47.42 Gross Acres  
- 2.63 Road Acres  
44.79 Net Acres



*Alan Azell Rawlings*  
*01/05/01*

REVIEWED BY THE  
METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA  
R/W & TITLE ENGINEERING  
DATE: 02-02-01

## IMPLEMENTATION PLAN

### WATER USE EFFICIENCY GUIDELINES FOR ANNEXATION NO. 69 TO THE CALLEGUAS MUNICIPAL WATER DISTRICT AND THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA (William Lyon Homes)

#### GENERAL DESCRIPTION OF ANNEXING AREA

Annexation No. 69 (William Lyon Homes) consists of approximately 47.42 gross acres (44.79 net acres) located southwest of and adjacent to the intersection of Rose Avenue and Gonzales Road, in the Oxnard area. A map and legal description are attached.

The annexation includes Assessor Parcel Numbers 215-0-061-045 and 215-0-061-055 (John McGrath Family Partnership)

The property is zoned A-E-40 (Agricultural Exclusive, 40-acre minimum lot size). The existing use is agriculture (row crops) with a farmhouse and accessory buildings.

The City of Oxnard is in the process of annexing the property. The annexation area is pre-zoned for low medium density residential uses and a tentative tract map has been approved to construct 197 single-family homes.

#### ANNUAL WATER USAGE

The projected annual demand for water after development of the property is 73.5 acre-feet per year (AFY) or an average factor of 65,640 gallons per day (GPD). Peak demands are estimated at approximately 2.5 times the average daily factor, or .5 AF/day.

The property will receive water from the City of Oxnard. It obtains water from both Calleguas/ MWD and the United Water Conservation District. Oxnard currently blends 1:1 with Calleguas; therefore CMWD and MWD would provide 50% of the demand.

#### 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.

### Groundwater Conjunctive Use

In conjunction with MWD, Calleguas is currently developing the first 16 of 30 dual purpose, injection/extraction wells that will be constructed within the 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 later use during emergencies, drought or summer months when imported supplies may be limited.

The cities of Camarillo and Oxnard, as well as the Camrosa Water District, Ventura County Waterworks Districts #1 and #19, Zone Mutual Water Company, and Berylwood 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

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

- 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

### WATER CONSERVATION

Incorporating the following water conservation measures will minimize additional water demands placed on MWD.

#### Calleguas

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, in which Calleguas and Metropolitan are signatories.

Urban water conservation programs include: school education, low consumption plumbing retrofits (i.e., toilets, showerheads), public information (i.e., literature, speaking engagements, tours of Calleguas facilities), landscape maintenance, commercial, industrial, institutional surveys. Additionally, Calleguas provides literature and showerheads, upon request, for distribution by its purveyors.

The City of Oxnard has developed several conservation measures that apply to lands annexed to the City. Through the Building Department the City enforces regulations pertaining to the installation of ultra-low flush toilets (1.6 gallons per flush) and water conserving fixtures (2.5 gallons per minute) for all new construction, redevelopment and rehabilitation projects.

At the time the subject property is developed, the developer shall comply with the following conditions:

1. Satisfy all City of Oxnard Building Department standards for use of water-saving devices in the project buildings.
2. Provision of individual metering for all project buildings to better control water usage and monitoring.
3. Maximize use of drought-resistant materials in the overall landscape plan and minimize turf areas for the project to the extent possible.
4. Monitoring of site landscape water use by installing sensors capable of overriding automatic irrigation timers.

#### Annexing Area

All uses in the annexation area 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.

#### 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 greenbelts and large turf irrigation. Within Calleguas, use of reclaimed wastewater is currently 1,500 AFY.

##### Annexing Area

The Ventura County Board of Supervisors and the City of Oxnard promote the use of reclaimed water and have directed that water reclamation be a priority for use. When such supplies exist, a dual distribution system shall be constructed to accommodate such supplies.

Landscaped areas exceeding one acre and other uses for which non-potable water is practical shall receive local or reclaimed water when available.

### 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. 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 unregulated 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 45 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.

### 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 the 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.

### URBAN CONSERVATION BEST MANAGEMENT PRACTICES

To the extent practicable to do so, within the limits of its authority and jurisdiction, Calleguas intends to apply 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 of Oxnard and the owners of Annexation No. 63 agree to comply with MWD and Calleguas Water Use Efficiency Guidelines as set forth in Attachment B to this Implementation Plan.

### DUAL DISTRIBUTION SYSTEM

To the extent practicable, the City of Oxnard and the owners of the parcels 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 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.

### MODEL HOMES

At least one model home constructed in each new development within the annexed area shall demonstrate a water conserving landscape.

### WATER CONSERVATION MEASURES

To the extent practicable, Calleguas will incorporate Water Conservation measures when development plans are made.

### 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 \_\_\_\_\_ Dated: \_\_\_\_\_  
Dr. Donald R. Kendall

CITY OF OXNARD

By \_\_\_\_\_ Dated: \_\_\_\_\_  
Matthew G. Winegar, Public Services Director

WILLIAM LYON HOMES

By \_\_\_\_\_ Dated: \_\_\_\_\_  
J. Desmond Bunting

THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

RESOLUTION \_\_\_\_\_

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

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WHEREAS, at the meeting of the Board of Directors (“Board”) of the Metropolitan Water District of Southern California (“Metropolitan”) on December 14, 1993, the Board 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;

WHEREAS, pursuant to Section 134.5 of the Metropolitan Water District Act (the “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;

WHEREAS, under the Act, 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;

WHEREAS, certain member public agencies of Metropolitan including the 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;

WHEREAS, the owners of the parcels identified in the attached Engineer’s Report, dated January 2001 (the “Engineer’s Report”) have applied for annexation into Calleguas and Metropolitan;

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

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 on March 13, 2001, or such other date as the Board shall determine, on the General Manager's recommendation to impose a water standby charge for fiscal year 2000-2001 on the properties described in the Engineer's Report attached hereto as Attachment "A" and incorporated herein by reference. A registered professional engineer certified by the State of California prepared the Engineer's Report.

**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. 69, 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 May 8, 2001, 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 landowners 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. 69 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 2000-2001, 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 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)(4) 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.

**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 March 13, 2001.

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Executive Secretary  
The Metropolitan Water District  
of Southern California

**Detailed Report – Calleguas Annexation No. 70**

The Calleguas Municipal Water District (Calleguas) requested conditional (informal) approval for Calleguas Annexation No. 70 concurrently to The Metropolitan Water District of Southern California (Metropolitan) and Calleguas. The subject uninhabited annexation territory consists of a three-acre parcel of land, in the city of Oxnard. The parcel is shown on the attached map and is located on the north side of Eastman Avenue between Rose Avenue and Hearst Drive. The parcel is currently zoned M-L (Limited Manufacturing). The proposed annexation is in accordance with the city of Oxnard's General Plan. The parcel is currently owned by the Prime Business Center. The owner plans to develop the land into a multi-tenant industrial building. The total estimated water demand for this project is 3.27 acre-feet per year (AFY), of which 50 percent (1.64 AFY) will come from United Water Conservation District's local sources and the remaining portion (1.64 AFY) from Metropolitan through Calleguas.

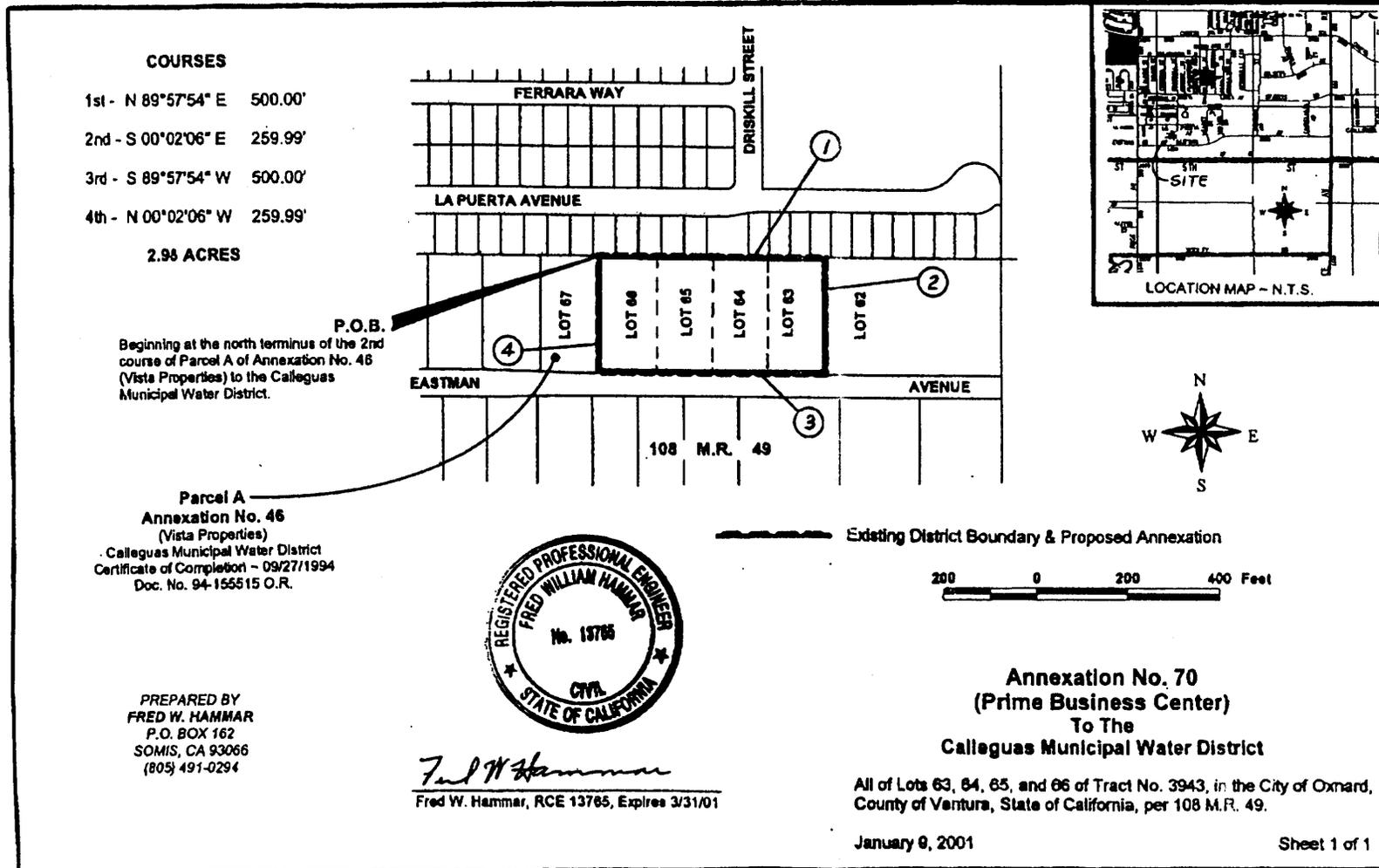
Pursuant to Section 3107 of Metropolitan's Administrative Code, Calleguas has submitted an acceptable Plan for Implementing Water Use Efficiency Guidelines for this project (**Attachment 2-2**).

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 \$3,460 per acre and the sum of \$5,000 for processing costs, the annexation charge is \$15,310.80, if completed by December 31, 2001. The \$5,000 processing charge has already been paid. If the annexation is completed after December 31, 2001, 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 XIII 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 2-3** 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 for May 8, 2001. 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.

REVIEWED BY THE  
METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA  
R/W & TITLE ENGINEERING  
DATE: 2-12-2001



**Annexation No. 70  
 (Prime Business Center)  
 To The  
 Calleguas Municipal Water District**

All of Lots 63, 64, 65, and 66 of Tract No. 3943, in the City of Oxnard, County of Ventura, State of California, as said Lots are shown on the map recorded in the office of the County Recorder of said County in Book 108, Page 49 of Miscellaneous Records, described as follows:

Beginning at the northwesterly corner of said Lot 66, said corner also being the north terminus of the 2nd course of Parcel A of Annexation No. 46 (Vista Properties) to the Calleguas Municipal Water District, as shown in the Certificate of Completion recorded on September 27, 1994 in the office of said County Recorder as Document No. 94-155515 of Official Records; thence, along the north line of said Lots 63, 64, 65, and 66 by the following course and along the existing boundary of said Calleguas Municipal Water District by the following four courses:

- 1st - North 89°57'54" East 500.00 feet to the northeasterly corner of said Lot 63; thence, along the east line of said Lot 63,
- 2nd - South 00°02'06" East 259.99 feet to the southeasterly corner of said Lot 63; thence, along the south line of said Lots 63, 64, 65, and 66,
- 3rd - South 89°57'54" West 500.00 feet to the southwesterly corner of said Lot 66; thence, along the west line of said Lot 66
- 4th - North 00°02'06" West 259.99 feet to the point of beginning and containing 2.98 acres.

*Fred W. Hammar*  
 Fred W. Hammar, RCE 13765, Expires 3/31/01



REVIEWED BY THE  
 METROPOLITAN WATER DISTRICT  
 OF SOUTHERN CALIFORNIA  
 R/W & TITLE ENGINEERING  
 DATE: 2-12-2001

## IMPLEMENTATION PLAN

### **WATER USE EFFICIENCY GUIDELINES FOR ANNEXATION NO. 70 (PRIME BUSINESS CENTER) TO THE CALLEGUAS MUNICIPAL WATER DISTRICT AND TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA**

#### GENERAL DISCRPTION OF ANNEXING AREA:

The territory proposed for annexation consists of one 3-acre parcel on the north side of Eastman Avenue (1901 Eastman Avenue) between Rose Avenue and Hearst Drive in Oxnard. Presently the parcel is an island within Calleguas Municipal Water District surrounded by previously annexed land. The land is vacant and zoned M-L (Limited Manufacturing). The proposed development is a multi-tenant industrial use. The developer plans to proceed with construction as quickly as the entitlement process can be completed.

#### ANNUAL WATER USAGE:

Potable water will be supplied by the City of Oxnard. Annual water demand after development is estimated at 3.27 acre-feet using an annual factor of 1.09 acre-feet per year for industrial development. Peak daily demand is estimated at twice the average daily demand, or 780 cubic feet per-day.

The City presently receives water from both Calleguas/Metropolitan and local ground water supplied by 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. Presently, the City of Oxnard blends local water 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 1.64 acre-feet per year with a peak daily demand of approximately 390 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 peek 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

Price and Metzger, L.L.P. 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 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.

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: \_\_\_\_\_

PRIME BUSINESS CENTER

By: \_\_\_\_\_  
Mario Metzger, General Partner

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

THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

RESOLUTION \_\_\_\_\_

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

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WHEREAS, at the meeting of the Board of Directors (“Board”) of the Metropolitan Water District of Southern California (“Metropolitan”) on December 14, 1993, the Board 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;

WHEREAS, pursuant to Section 134.5 of the Metropolitan Water District Act (the “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;

WHEREAS, under the Act, 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;

WHEREAS, certain member public agencies of Metropolitan including the 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;

WHEREAS, the owners of the parcels identified in the attached Engineer’s Report, dated January 2001 (the “Engineer’s Report”) have applied for annexation into Calleguas and Metropolitan;

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

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 on March 13, 2001, or such other date as the Board shall determine, on the General Manager's recommendation to impose a water standby charge for fiscal year 2000-2001 on the properties described in the Engineer's Report attached hereto as Attachment "A" and incorporated herein by reference. A registered professional engineer certified by the State of California prepared the Engineer's Report.

**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. 70, 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 May 8, 2001, 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 landowners 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. 70 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 2000-2001, 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 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)(4) 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.

**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 March 13, 2001.

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Executive Secretary  
The Metropolitan Water District  
of Southern California

### **Detailed Report – Calleguas Annexation No. 71**

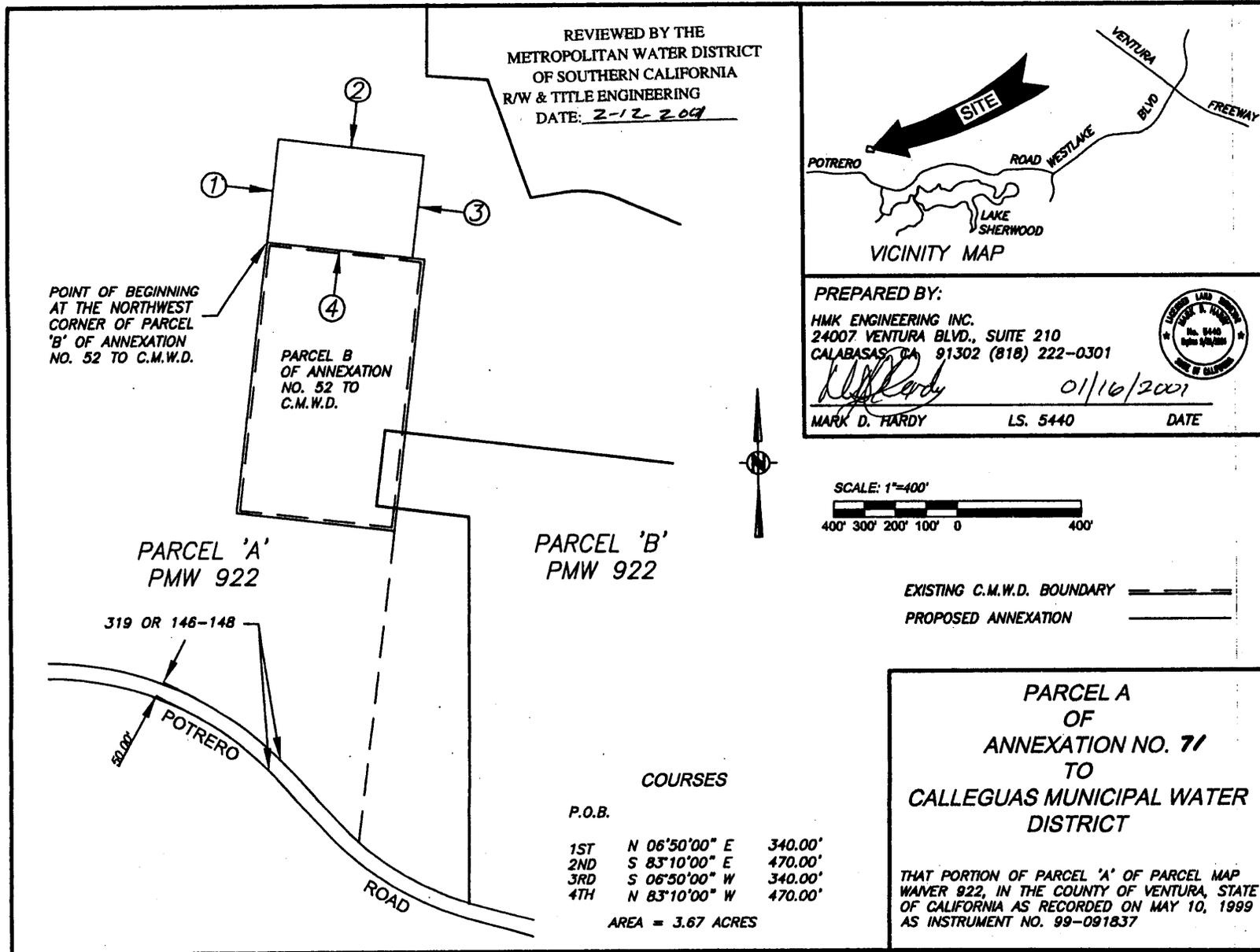
The Calleguas Municipal Water District (Calleguas) requested conditional (informal) approval for Calleguas Annexation No. 71 concurrently to The Metropolitan Water District of Southern California (Metropolitan) and Calleguas. The subject uninhabited annexation territory consists of a 3.67-acre portion of a larger parcel of land in the area of Hidden Valley. The parcel is shown on the attached map and is located 1,500 feet north of Potrero Road. The parcel is currently zoned A-E-40 (Agricultural Exclusive, 40-acre minimum lot size). The proposed annexation is in accordance with the Lake Sherwood/Hidden Valley Area General Plan. The parcel is currently owned by David H. Murdock Trust. The owner plans to extend his home and ancillary structures within the annexing area. The total estimated water demand for this project is 12.1 acre-feet per year (AFY), of which all will come 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 3-2**).

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 \$3,460 per acre and the sum of \$5,000 for processing costs, the annexation charge is \$17,767.40, if completed by December 31, 2001. The \$5,000 processing charge has already been paid. If the annexation is completed after December 31, 2001, 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 XIII 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 3-3** 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 for May 8, 2001. 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.



FEB-09-01 12:16 PM

P.02

**PARCEL A**  
**OF**  
**ANNEXATION NO. 71**  
**TO**  
**CALLEGUAS MUNICIPAL WATER**  
**DISTRICT**

That portion of Parcel A of Parcel Map Waiver 922, in the County of Ventura, State of California as recorded on May 10, 1999 as instrument No. 99-091837 decribed as follows:

Beginning at the northwest corner of Parcel B of annexation No. 52 to Calleguas Municipal Water District as recorded on May 23, 1997 as instrument No. 97-174970; thence, continuing

- 1st - North 06° 50'00" East, 340.00 feet; thence,
- 2nd - South 83° 10'00" East, 470.00 feet; thence,
- 3rd - South 06° 50'00" West to the northerly line of said annexation, 340.00 feet; thence,
- 4th - North 83° 10'00" West along said northerly line, 470.00 feet to the point of beginning.

Said Parcel contains 3.67 acres.



REVIEWED BY THE  
 METROPOLITAN WATER DISTRICT  
 OF SOUTHERN CALIFORNIA  
 R/W & TITLE ENGINEERING  
 DATE: 2-12-2001

## IMPLEMENTATION PLAN

### WATER USE EFFICIENCY GUIDELINES FOR ANNEXATION NO. 71 TO THE CALLEGUAS MUNICIPAL WATER DISTRICT AND THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA (Parcel A, Murdock)

#### GENERAL DESCRIPTION OF ANNEXING AREA

Annexation No. 71 (Murdock No. 2) consists of approximately 3.67 gross acres located 1,500' feet north of Potrero Road in Hidden Valley. The site is north of and contiguous to 10.3 acres that were annexed to the Calleguas Municipal Water District in 1997 (LAFCO 97-7)

The annexation includes Portion of APN 664-0-020-040 (David H. Murdock Trust)

The site is an unused portion of a larger parcel developed with a single-family home and ancillary structures.

The property is zoned OS-40-SRP (Open Space, 40-acre min. lot size) Scenic Resource Protection overlay. All existing and proposed uses conform with existing zoning and the Lake Sherwood/Hidden Valley Area Plan that includes this property.

#### ANNUAL WATER USAGE

The projected annual demand for water after development of the property is 12.1 acre-feet per year (AFY) for the annexation area. Peak demands are estimated at approximately 2.5 times the average daily factor, or 0.08 AF/day.

The Lake Sherwood Community Services District (LSCSD) will provide water to the area being annexed. All of the water supplied to the site will be obtained from Calleguas/MWD. The site is in the unincorporated area of Ventura County.

#### PEAK WATER USAGE

##### Lake Bard Reservoir

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.

##### Lake Sherwood Community Services District Storage Reservoirs

The Lake Sherwood CSD owns and maintains two enclosed storage reservoirs with a combined storage capacity of 5.0 million gallons to meet peak water usage demands

### Groundwater Conjunctive Use

In conjunction with MWD, Calleguas is currently developing the first 16 of 30 dual purpose, injection/extraction wells that will be constructed within the 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 later use during emergencies, drought or summer months when imported supplies may be limited.

The cities of Camarillo and Oxnard, as well as the Camrosa Water District, Ventura County Waterworks Districts #1 and #19, Zone Mutual Water Company, and Berylwood 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

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

- 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

### WATER CONSERVATION

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

### Calleguas

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, in which Calleguas and Metropolitan are signatories.

Urban water conservation programs include school education, low consumption plumbing retrofits (i.e., toilets, showerheads), public information (i.e., literature, speaking engagements, tours of Calleguas facilities), landscape maintenance, commercial, industrial, institutional surveys. Additionally, Calleguas provides literature and showerheads, upon request, for distribution by its purveyors.

#### Annexing Area

All uses in the annexation area 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.

#### 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 greenbelts and large turf irrigation. Within Calleguas, use of reclaimed wastewater is currently 1,500 AFY.

#### Annexing Area

The Ventura County Board of Supervisors, the governing board of the LSCSD, promotes the use of reclaimed water and has directed that water reclamation be a priority for use.

No golf courses or decorative lakes are planned for the annexation area. Landscaped areas exceeding one acre and other uses for which non-potable water is practical will receive groundwater, reclaimed water or other non-potable supplies when available.

#### 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. 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 unregulated 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 45 million gallons and the Lake Sherwood CSD has two reservoirs with a combined storage of 5.0 million gallons

Several of Calleguas' purveyors extract water from 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.

#### 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 the 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.

#### URBAN CONSERVATION BEST MANAGEMENT PRACTICES

To the extent practicable to do so, within the limits of its authority and jurisdiction, Calleguas and the Lake Sherwood CSD intend to apply Urban Conservation Best Management Practices as set forth in Attachment A to this Implementation Plan.

#### WATER USE EFFICIENCY GUIDELINES

To the extent practicable the Lake Sherwood CSD and the owners of the annexation area agree to comply with MWD and Calleguas Water Use Efficiency Guidelines 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 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.

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.

By \_\_\_\_\_  
CALLEGUAS MUNICIPAL WATER DISTRICT  
Dr. Donald R. Kendall

Dated: \_\_\_\_\_

By \_\_\_\_\_  
LAKE SHERWOOD COMMUNITY SERVICES DISTRICT  
Reddy Pakala, Manager

Dated: \_\_\_\_\_

By \_\_\_\_\_  
DAVID H. MURDOCK TRUST, 664-0-020-040

Dated: \_\_\_\_\_

THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

RESOLUTION \_\_\_\_\_

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

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WHEREAS, at the meeting of the Board of Directors (“Board”) of the Metropolitan Water District of Southern California (“Metropolitan”) on December 14, 1993, the Board 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;

WHEREAS, pursuant to Section 134.5 of the Metropolitan Water District Act (the “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;

WHEREAS, under the Act, 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;

WHEREAS, certain member public agencies of Metropolitan including the 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;

WHEREAS, the owners of the parcels identified in the attached Engineer’s Report, dated January 2001 (the “Engineer’s Report”) have applied for annexation into Calleguas and Metropolitan;

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

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 on March 13, 2001, or such other date as the Board shall determine, on the General Manager's recommendation to impose a water standby charge for fiscal year 2000-2001 on the properties described in the Engineer's Report attached hereto as Attachment "A" and incorporated herein by reference. A registered professional engineer certified by the State of California prepared the Engineer's Report.

**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. 71, 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 May 8, 2001, 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 landowners 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. 71 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 2000-2001, 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 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)(4) 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.

**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 March 13, 2001.

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Executive Secretary  
The Metropolitan Water District  
of Southern California