



SCV
WATER

September 6, 2023

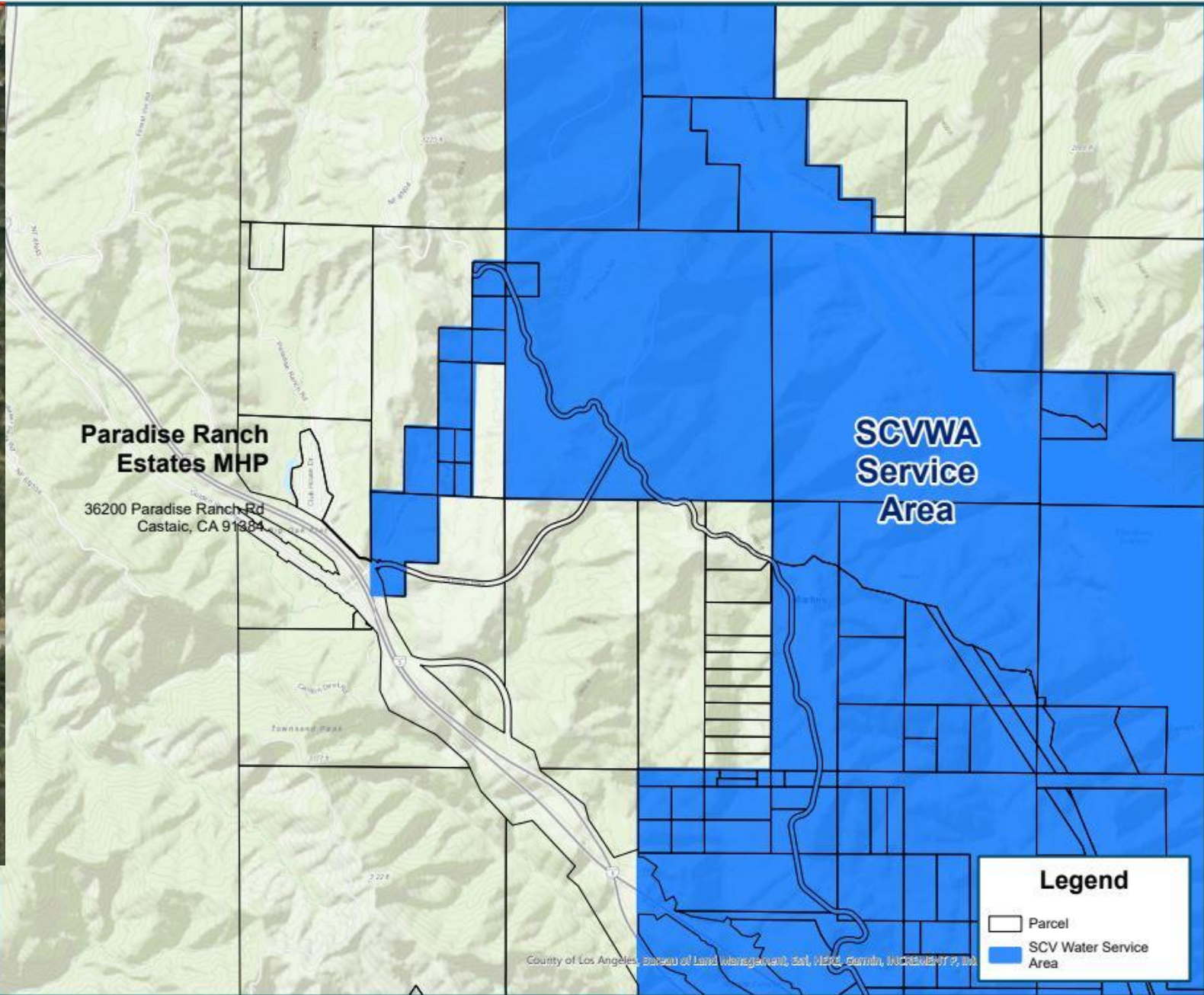
Paradise Ranch Estates

Engineering and Operations
Committee Meeting

Paradise Ranch Estates MHP



- SCV Water Main Line
- SCVWA 2022 Service Area Boundary
- Paradise Ranch Mobile Park



Paradise Ranch Estates MHP

36200 Paradise Ranch Rd
Castaic, CA 91384

**SCVWA
Service
Area**

Santa Clarita Valley Water Agency



0 500 1,000 2,000
Feet

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Legend

- Parcel
- SCV Water Service Area

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Inc.



Restrictions on Use

All water provided to the Mobile Home Park will be subject to the following restrictions.

1. It will be used solely for potable water use by the residents of the Park (not to exceed 96 mobile home units) and at the Park's existing clubhouse and machine shop;
2. It will be hauled, distributed and used in accordance with all federal, state and local laws, rules and regulations, including any health and safety requirements applicable to the provision of potable water for human consumption;
3. It will not be used to expand pool, landscaping or other uses, provided, however, that the use of water by residents to water plants immediately adjacent to mobile homes will not be deemed a violation of this restriction;
4. It will not be used at any location other than the Park or resold to any third party; and
5. It will be subject to any additional restrictions or conditions set forth in any approval of the Application by LAFCO.



Water Charges

All Mobile Home Park will pay for service as follows.

1. A monthly fixed meter charge based on the hydrant meter size and the applicable monthly meter charge for a multi-family class water service serving a similar number of units (for example a 2.5 inch multifamily meter service).
2. A metered base commodity rate equivalent to the commodity rate charged to multi-family residential customers as in effect at any given time during the Term.
3. An out of service area surcharge consisting of two components calculated to approximate the property tax contributions of customers within the service area: (1) the estimated property taxes assessed from the Agency's share of the State Water Project specific tax - consisting of the agency set property tax rate for the State Water Project as same may change from time to time and based on the annual assessed valuation of the Property; and (2) the estimated Agency share of property taxes assessed as part of the general 1% tax, as the same may change from time to time and based on the annual assessed value of the Property. It being understood that the Ranch would be assessed this tax if it were within the service boundaries of the Agency.
4. Such other fees and charges as may be adopted from time to time that are generally applicable to retail customers (such as water supply or energy surcharges that are not included in the base commodity rate) and that would be applicable to the Ranch if the Park were a multi-family residential customer.



<u>Assessed Value</u>				
	2023 Roll Prep	2022 Current Roll	Year	2010 Base Year
Land	\$48,623.00	\$48,650.00	2022	\$43,615.00
Improvements	\$1,240,694.00	\$1,216,367.00	2010	\$1,090,407.00
Total	\$1,289,317.00	\$1,265,017.00		\$1,134,022.00
<u>Out of Area Surcharge Calculation</u>				
	Tax Year 2023 Assessed Value	Agency Set Advolorem Tax per \$100 of Assessed Value	SCVWA share of County 1% Set Tax	Total
Agency Set	\$1,289,317.00	0.0706		\$910.26
Account Numbers				
County 1% Set	\$1,289,317.00	302.01 SANTA CLARITA VALLEY WATER-CLWA	0.060695358	\$782.56
		309.01 SANTA CLARITA VALLEY WATER-NCW	0.001298861	\$16.75
		309.04 STA CLRITA VALLEY WTR-NCWD1	0.046711014	\$602.25
Total Estimated Annual Surcharge				\$2,311.81



State Water Resources Control Board Letter

In conclusion, the Park would not have the ability to serve its resident population without the hauled water source. The Division highly encourages the Park to use local groundwater production with appropriate treatment, but due to the unique characteristics of the Park, the use of hauled water will continue to be another source for the Park.



Paradise Ranch Estates Recommendation

That the Engineering and Operations Committee:

- A. Discuss and provide feedback on an Out-of-Agency Water Service Agreement with Paradise Ranch Estates Mobile Home Park; and
- B. Provide a recommendation to advance the Agreement to the Board for full consideration and approval

