

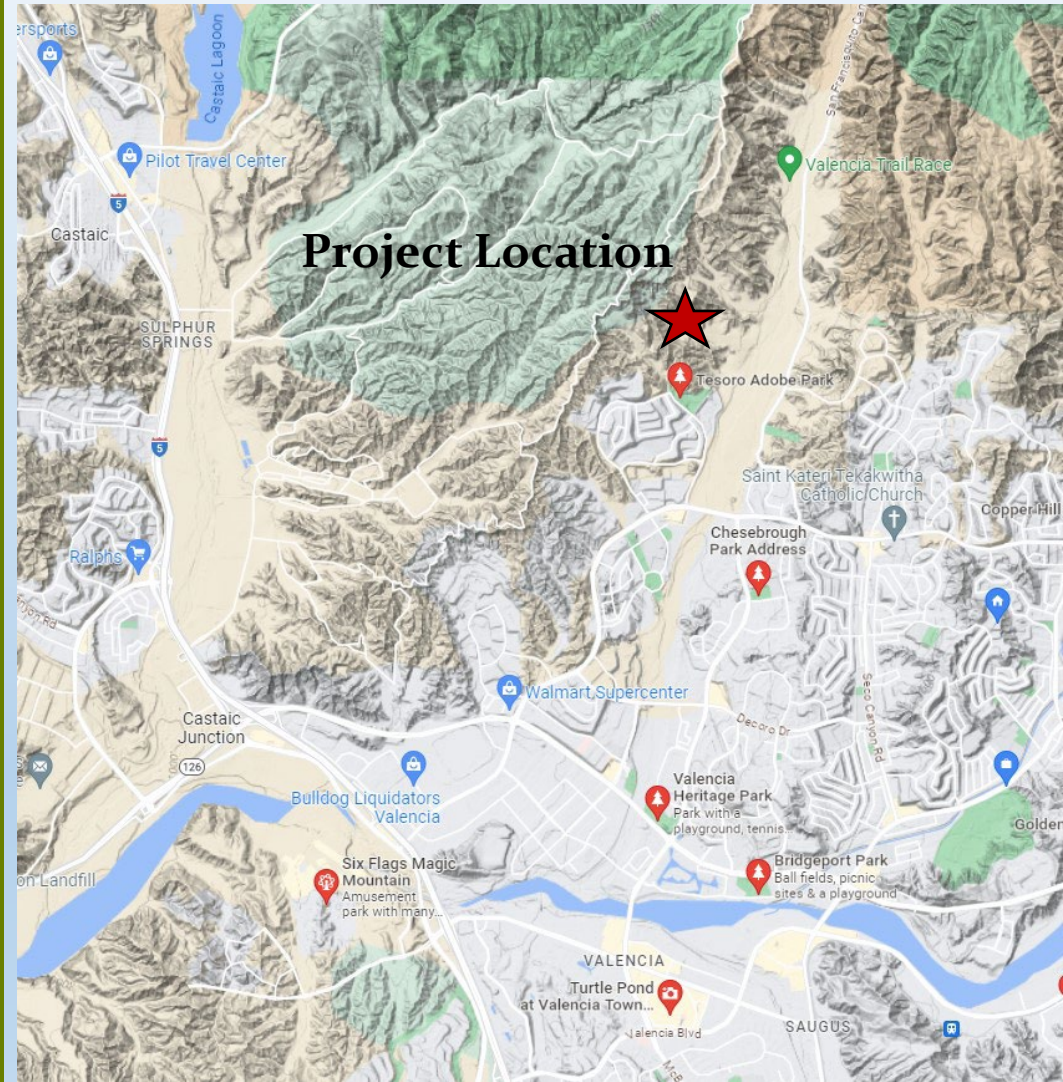


ITEM NO.
5.1

Adoption of the Standby Charge for the Tesoro Del Valle Development



SCV Water Board of Directors Meeting
August 1, 2023



Tesoro Del Valle Development

LANDSCAPE AND IRRIGATION LEGEND

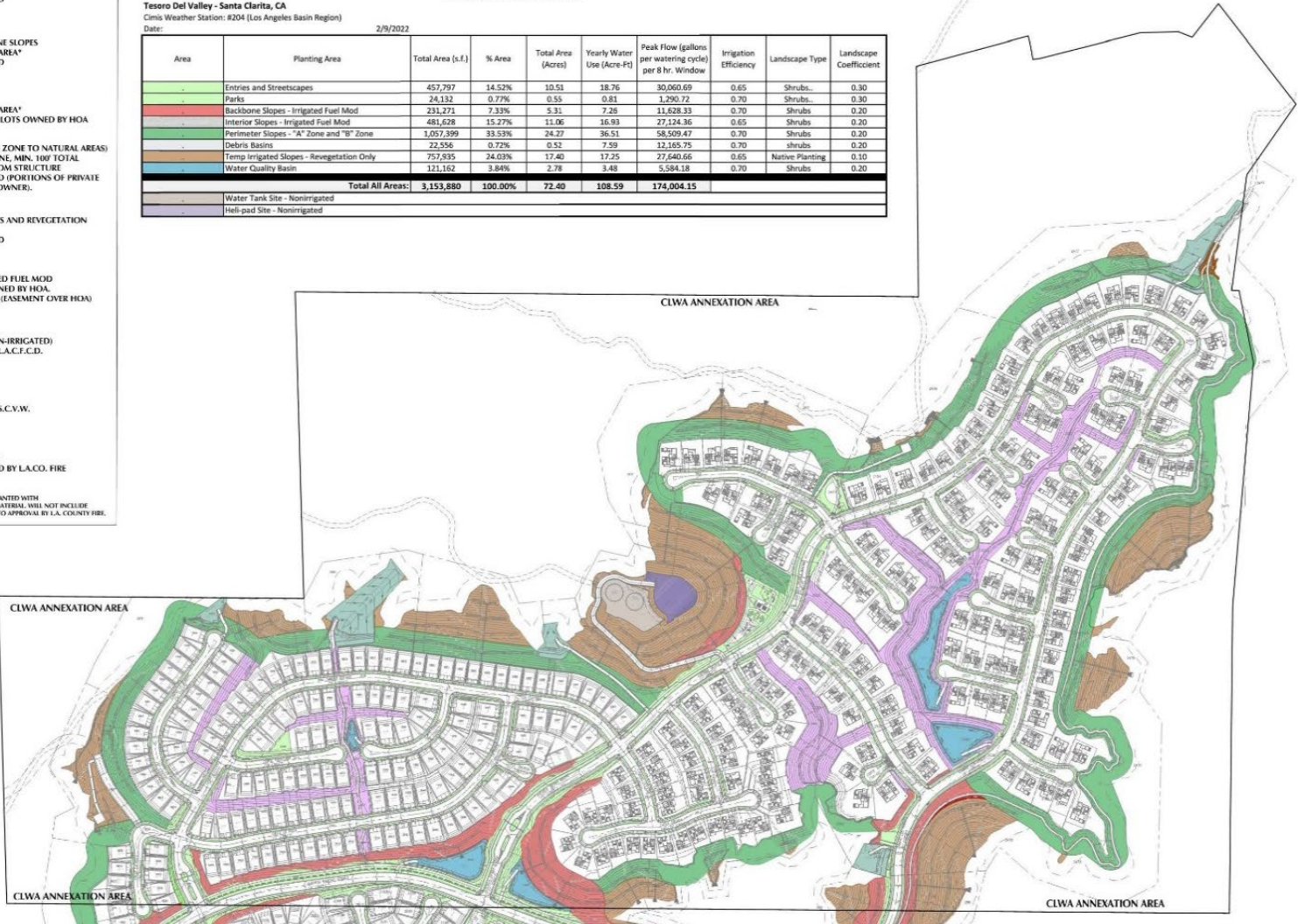
- ENTRIES, STREETSCAPES, PARKS
- HOA OWNED AND MAINTAINED
- PRIMARY SLOPES / BACKBONE SLOPES
IRRIGATED SPECIAL LANDSCAPE AREA*
- HOA OWNED AND MAINTAINED
- INTERIOR SLOPES
IRRIGATED SPECIAL LANDSCAPE AREA*
- HOA MAINTAINED (NUMBERED LOTS OWNED BY HOA)
- PERIMETER SLOPES (TRANSITION ZONE TO NATURAL AREAS)
FUEL MOD WET ZONE, A & B ZONE, MIN. 100' TOTAL
IRRIGATED ZONE MEASURED FROM STRUCTURE
- HOA OWNED AND MAINTAINED (PORTIONS OF PRIVATE
YARDS MAINTAINED BY HOMEOWNER).
- TEMPORARY IRRIGATION SLOPES AND REVEGETATION
NON-FUEL MOD
- HOA OWNED AND MAINTAINED
- WATER QUALITY BASIN IRRIGATED FUEL MOD
- HOA OWNED. SLOPES MAINTAINED BY HOA.
BOTTOM MAINTAINED BY DBAA (EASEMENT OVER HOA)
- DEBRIS / DETENTION BASIN (NON-IRRIGATED)
- OWNED AND MAINTAINED BY L.A.C.F.C.D.
- WATER TANK SITE
- OWNED AND MAINTAINED BY S.C.V.W.
- L.A. COUNTY FIRE HELI-PAD SITE
- HOA OWNED AND MAINTAINED BY L.A.CO. FIRE

* SPECIAL LANDSCAPE AREAS ARE CONDITIONED TO BE PLANTED WITH REGIONALLY APPROPRIATE CALIFORNIA NATIVE PLANT MATERIAL. WILL NOT INCLUDE "UNDESIRABLE" PLANT MATERIAL AND WILL BE SUBJECT TO APPROVAL BY L.A. COUNTY FIRE.

Irrigation Demand Analysis Summary Table (CLWA Annexation Area)
Hypothetical Water Demand Model

Tesoro Del Valley - Santa Clarita, CA
Clima Weather Station: #204 (Los Angeles Basin Region)
Date: 2/9/2022

Area	Planting Area	Total Area (s.f.)	% Area	Total Area (Acres)	Yearly Water Use (Acre-Ft)	Peak Flow (gallons per watering cycle per 8 hr. Window)	Irrigation Efficiency	Landscape Type	Landscape Coefficient
	Entries and Streetscapes	457,797	14.52%	10.51	18.76	30,060.69	0.65	Shrubs.	0.30
	Parks	24,132	0.77%	0.55	0.81	1,290.72	0.70	Shrubs.	0.30
	Backbone Slopes - Irrigated Fuel Mod	231,271	7.33%	5.31	7.28	11,628.33	0.70	Shrubs	0.20
	Interior Slopes - Irrigated Fuel Mod	481,628	15.27%	11.06	16.93	27,124.36	0.65	Shrubs	0.20
	Perimeter Slopes - "A" Zone and "B" Zone	1,057,399	33.53%	24.27	36.51	58,509.47	0.70	Shrubs	0.20
	Debris Basins	22,556	0.72%	0.52	7.59	12,165.75	0.70	Shrubs	0.20
	Temp Irrigated Slopes - Revegetation Only	757,535	24.03%	17.40	17.25	27,640.66	0.65	Native Planting	0.10
	Water Quality Basin	121,162	3.84%	2.78	3.48	5,584.18	0.70	Shrubs	0.20
Total All Areas:		3,153,880	100.00%	72.40	108.59	174,004.15			
	Water Tank Site - Nonirrigated								
	Helipad Site - Nonirrigated								



Final Layout of 346 Homesites
and 95 HOA Landscape Areas

Tesoro Annexation Timeline

WR committee consensus to drop standby charges after homeowner occupancy

Board Adopts Resolution to submit annexation application

LAFCO review of Annexation Application

2006

CLWA adopts Annexation Policy

2007

Acquisition of 11,000 AFY BV-RRB water (3,653 AFY for annexations)

2013

Tesoro Annexation Agreement executed (500 AFY)

2017

Tesoro Annexation Agreement 3rd Amendment (389 AFY)

2018

County adopts Final EIR Nov. 2018

2019

LAFCO Annexation Application Submitted Oct. 2019

2020

2021

Annexation Certificate of Completion June 17, 2021

2023

SCV Water finalize standby charge and submit to County

SCV Water

**Stand-By Charges for the
Annexed Area of the
Tesoro Del Valle Development**

**Board Meeting
August 1, 2023**



Agenda

Background

Stand-By Charge

Tesoro Development

Calculation Process

Water Supply Cost

Land Use Demand

Unit Cost of Water Supply

Stand-By Charge

Background



Stand-By Charges

Description

- Assessments imposed on a property prior to connecting to the water system
- Recovers the costs of water availability, system capacity, and operations and maintenance
- Standby charges are not imposed for a service that is immediately available or used by a parcel

Legal/Regulatory

- Authorized by the Uniform Standby Charge Procedures Act (government code section 54984 et seq)
- Must comply with Proposition 218 because stand-by charges are imposed to recover the cost of a benefit conferred to a parcel.

Tesoro del Valle Development (Tesoro)

Location and Size

- 801.53 acres in the eastern portion of the Santa Clarita Valley
- Annexed into Castaic Lake Water Agency (now SCV Water) to obtain a water supply
- 13 major parcels / 8,265,072 square feet
 - Residential = 3,473,407 square feet
 - Landscape = 4,791,665 square feet

Water Demand and Supply

- Projected water demand of 389 AFY for 346 single-family dwelling units and landscape areas
- Supply provided through a purchase water contract with “BVRRB”
 - Joint project of the Buena Vista Storage District (BV) and the Rosedale-Rio Bravo Water Storage District (RRB)
 - BVRRB = 11,000 AFY of firm supply capacity

Calculation Process



Tesoro Water Supply Cost

- FY 2023 = \$387,724
 - BVRRB firm capacity = 11,000 AFY
 - Tesoro demand = 389 AFY (3.54%)
 - BVRRB FY 2023 carrying cost = \$10,963,920
 - SCV Water FY 2023 cost for Tesoro Demand = \$387,724
(\$10,963,920 * 3.54%)

Residential Demand (224.89 AFY)

- Tesoro development will feature seven different single-family residential lot sizes
 - Average water demand per square foot based on an analysis of 400 homes in an existing Tesoro subdivision

- Estimate before adjustment for water loss = 215.2 AFY

Type	AFY
Indoor	74.6
Outdoor	<u>140.6</u>
Total	215.2

- Total after adjustment for 4.5% water loss = 224.89 AFY

Landscape Demand (164.89 AFY)

- Irrigated Tesoro development landscaping consists of medium-water-use plants (flowers, trees, and shrubs)
 - › Only 10,249 square feet of turf
- Landscape demand based on:
 - › Local evapotranspiration data
 - › Total landscape area
 - › The plant factor
 - › Irrigation system efficiency

Demand Summary	
Before adjustment for water loss	157.79 AFY
After adjustment for 4.5% water loss	164.89 AFY

Unit Cost of Water Supply (\$/SF)

Demand

- Total SFR Demand = 224.89 AFY (57.7%)
- Total Landscape Demand = 164.89 AFY (42.3%)
- Approximate Total Demand = 389.79 AFY (100.0%)

Supply Cost

- Cost Incurred for SFR = \$224,728 (57.97%)
- Cost Incurred for SFR = \$162,941 (42.03%)
- Total Water Supply Cost = \$387,724 (100.0%)

\$/Square Foot Unit Cost By Land Use

- SFR: $\$224,728 \div 3,473,407 \text{ sq. ft} = \0.0647
- Landscape: $\$162,941 \div 4,791,665 \text{ sq. ft.} = \0.0340

SFR Stand-By Charge per Parcel

Parcel	Sq. Ft	\$/Sq. Ft.	Total Annual Stand-By Charge
1	6,100	\$0.0647	\$395
2	651,547	\$0.0647	\$42,165
3	563,013	\$0.0647	\$36,436
4	229,665	\$0.0647	\$14,863
5	0	\$0.0647	\$0
6	0	\$0.0647	\$0
7	294,262	\$0.0647	\$19,043
8	412,299	\$0.0647	\$26,682
9	36,347	\$0.0647	\$2,352
10	726,196	\$0.0647	\$46,996
11	66,262	\$0.0647	\$4,288
12	258,195	\$0.0647	\$16,709
13	<u>229,521</u>	\$0.0647	<u>\$14,853</u>
Total	3,473,407		\$224,782

Landscape Stand-By Charge per Parcel

Parcel	Sq. Ft	\$/Sq. Ft.	Total Annual Stand-By Charge
1	215,192	\$0.0340	\$7,318
2	808,456	\$0.0340	\$27,492
3	273,213	\$0.0340	\$9,291
4	433,565	\$0.0340	\$14,743
5	149,032	\$0.0340	\$5,068
6	0	\$0.0340	\$0
7	708,931	\$0.0340	\$24,107
8	598,731	\$0.0340	\$20,360
9	38,854	\$0.0340	\$1,321
10	539,545	\$0.0340	\$18,347
11	108,075	\$0.0340	\$3,675
12	575,910	\$0.0340	\$19,584
13	342,161	\$0.0340	\$11,635
Total	4,791,665		\$162,942

Summary Stand-By Charge per Parcel

Parcel	Sq. Ft	Total Annual Stand-By Charge (SFR + Residential)
1	221,292	\$7,712
2	1,460,003	\$69,657
3	836,226	\$45,726
4	663,230	\$29,606
5	149,032	\$5,068
6	0	\$0
7	1,003,193	\$43,151
8	1,011,030	\$47,042
9	75,201	\$3,673
10	1,265,741	\$65,343
11	174,337	\$7,963
12	834,105	\$36,293
13	<u>571,682</u>	<u>\$26,489</u>
Total	8,265,072	\$387,724

Q&A



Thank you!

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