



**WOODS VALLEY RANCH WATER RECLAMATION
FACILITY SERVICE AREA 2 – UPDATED SEWER
STANDBY FEE**

**ENGINEER'S REPORT
FISCAL YEAR 2015/2016**

FEBRUARY 17, 2015

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TABLE OF CONTENTS

SECTION I. OVERVIEW	1
SECTION II. IMPROVEMENTS AND UPDATED SEWER STANDBY FEE COMPONENTS	3
SECTION III. COST ESTIMATE.....	9
SECTION IV. METHOD OF APPORTIONMENT.....	10
A. GENERAL.....	10
B. BENEFIT ANALYSIS.....	11
SECTION V. ASSESSMENT ROLL.....	14
SECTION VI. SERVICE AREA DIAGRAM.....	15

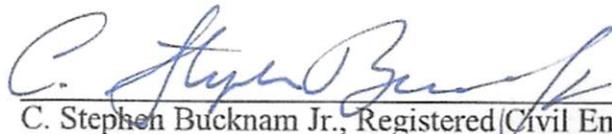
WOODS VALLEY RANCH WATER RECLAMATION FACILITY
SERVICE AREA 2
UPDATED SEWER STANDBY FEE
ENGINEER'S REPORT

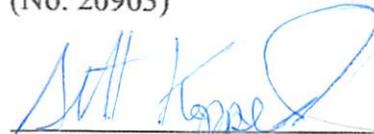
CERTIFICATIONS

The undersigned respectfully submits the enclosed report and as directed by the Board of Directors of Valley Center Municipal Water District, County of San Diego, State of California.

Date 2/17, 2015.




C. Stephen Bucknam Jr., Registered Civil Engineer
(No. 20903)


Koppel & Gruber Public Finance

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Service Area Diagram thereto attached, was filed in my office on the _____ day of _____, 2015.

Christine Johnson – Secretary to the Board
Valley Center Municipal Water District
County of San Diego, State of California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Service Area Diagram thereto attached, was approved and confirmed by the Board of Directors of the Valley Center Municipal Water District County of San Diego, State of California, on the _____ day of _____, 2015.

Christine Johnson – Secretary to the Board
Valley Center Municipal Water District
County of San Diego, State of California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Service Area Diagram thereto attached, was recorded in my office on the _____ day of _____, 2015

Wally Grabbe, PE – Superintendent of Streets
Valley Center Municipal Water District
County of San Diego, State of California

SECTION I. OVERVIEW

A. Introduction and Background

In early 2013, the Valley Center Municipal Water District (“VCMWD”) established the Sewer Standby Fee (the “2013 Sewer Standby Fee”) to be levied on properties that were to be served by the Woods Valley Ranch Water Reclamation Facility – Service Area 2. The purpose of the 2013 Sewer Standby Fee was to fund a portion of the operations and maintenance, including capital replacement reserves, of certain wastewater collection, conveyance, treatment improvements and other appurtenant facilities that serve certain properties located in the South Village and North Village areas. The 2013 Sewer Standby Fee was authorized pursuant to the provisions of California Government Code Section 54984 et. seq., California Health and Safety Code Section 5470 et seq. (the “Act”), Article XIID of the Constitution of the State of California (“Article XIID”), and the Proposition 218 Omnibus Implementation Act (commencing with Section 53750 of the California Government Code) (the “Implementation Act”) (the Act, Article XIID and the Implementation Act are referred to collectively as the “Assessment Law”).

The 2013 Sewer Standby Fee is proposed to be updated (the “Updated Sewer Standby Fee”) to accommodate the increased capacity reservations in the Woods Valley Ranch Water Reclamation Facility Expansion Project (“Expansion Project”) as a result of (1) new properties being included in Assessment District No. 2012-1 (the “Assessment District”) and (2) additional capacity reservation requests received for properties currently within the Assessment District. The Updated Sewer Standby Fee is proposed to be assessed on property owners signing wastewater service agreements to participate in the Expansion Project and obtain wastewater service for their property. Specifically, this includes all properties that have subsequent to the establishment of the 2013 Sewer Standby Fee requested new or additional equivalent dwelling units (“EDUs”) of capacity, along with the original 350 EDUs included in the 2013 Sewer Standby Fee. Properties participating in the Expansion Project are designated as Service Area 2.

The Updated Sewer Standby Fee as set forth in this Engineer’s Report is the maximum rate that may be imposed and will be balloted for compliance with Assessment Law in order to establish the Updated Sewer Standby Fee for new or additional capacity properties.

B. Contents of Engineer's Report

This Engineer's Report ("Report"), submitted for consideration by the Board of VCMWD, consists of six (6) sections as follows:

SECTION I OVERVIEW

This section contains an introduction and background of the original 2013 Sewer Standby Fees and the reason and purpose for the Updated Sewer Standby Fee.

SECTION II IMPROVEMENTS

This section contains the description of the proposed improvements to be operated and maintained from the Updated Sewer Standby Fee, including the system updates and reserve collection.

SECTION III COST ESTIMATE

This section contains an estimate of the costs comprising the Updated Sewer Fee and is on file in the Office of the District Engineer of VCMWD.

SECTION IV METHOD OF APPORTIONMENT

This section describes the basis upon which costs have been assigned to lots or parcels located within the Service Area.

SECTION V ASSESSMENT ROLL

This section contains an assessment roll, displaying the Updated Sewer Standby Fee assessed on each lot or parcel located within the Service Area 2.

SECTION VI SERVICE AREA DIAGRAM

This section contains a diagram showing lots and parcels subject to the Updated Sewer Standby Fee and the lines of each parcel within the Service Area 2.

For this Report, each lot or parcel to be assessed refers to an individual property assigned its own Assessment Parcel Number ("APN") by the San Diego County ("County") Assessor's Office as shown on the last equalized roll of the assessor.

Following the conclusion of the Public Hearing, the Board will confirm the Report as submitted or amended, tabulate the ballots, and may establish the Updated Sewer Standby Fee if there is not a majority protest.

SECTION II. IMPROVEMENTS AND UPDATED SEWER STANDBY FEE COMPONENTS

A. General Description and Background

The VCMWD previously approved a Sewer Service Charge and Sewer Standby Fee to be imposed on properties within the Assessment District. The Sewer Standby Fee was established to fund the participant's share of the cost to maintain Expansion Project, storage and refuse facilities prior to connecting to the sewer collection system. Once a parcel is connected to the sewer collection system the Sewer Standby Fee will be replaced on the parcel's following year's tax roll with the approved annual Sewer Service Charge. With the increased participation in the Expansion Project, it is now necessary to include the new parcels being annexed to the Assessment District and those parcels currently in the Assessment District for which a capacity reservation increase has been requested. The Engineer's Report will provide a means to establish an Updated Sewer Standby Fee based on estimated costs of the Expansion Project that will serve the South Village and North Village areas of Valley Center (see Figure 1).

The Updated Sewer Standby Fee is calculated to recover from each property owner the reasonable cost of the proportional special benefit conferred on their parcel from the maintenance of the Expansion Project, collection, treatment, storage and reuse facilities ("Expansion Project Facilities"). The proportionate special benefit derived by each identified parcel has been determined in relationship to the entirety of the cost of the operation and maintenance expenses of the Expansion Project Facilities to be provided. The cost of the operation and maintenance expenses is determined on the basis of the total of certain line items from the estimated Operation and Maintenance ("O&M") budget for the expanded reclamation facility components, including the seasonal storage, collection system and recycled water facilities. The budget line items used to determine the Updated Sewer Standby Fee include permits and regulatory fees, insurance, maintenance of facilities, administrative overhead, and a replacement reserve contribution (referred to as "Maintenance Items").

The Updated Sewer Standby Fee is based on 1,375 EDU's covering all Service Area 1 and Service Area 2 properties (see below for further details) which is the total additional number of EDU's that can be served after the plant expansion. The plant expansion will provide facilities that can directly treat 200,000 gallons per day of wastewater, which is equivalent to $\frac{200,000 \text{ gallons per day}}{200 \text{ gallons per day per EDU}} = 1,000 \text{ EDU}$. The expansion also provides ancillary facilities that enable 95 additional EDUs to be served by the existing Phase 1 facilities, which allows the Phase 1 facilities to treat its full design capacity of 75,000 gallons per day, which is equivalent to $\frac{75,000 \text{ gallons per day}}{200 \text{ gallons per day per EDU}} = 375 \text{ EDU}$. The Phase 1 facilities consist of the existing 75,000 gpd MBR (Membrane Bioreactor) unit constructed by Newland Communities and dedicated to the District for ownership, maintenance and operation. The Phase 1 facilities provide service to Service Area 1 (the 270 unit Woods Valley Ranch Subdivision and 10 EDUs for the Golf Course). Phase 1 capacity is limited to this service area (280 EDUs)

until the additional redundancy and seasonal storage facilities included in the Expansion Project are constructed. Without the Expansion Project these additional 95 EDUs cannot be served.

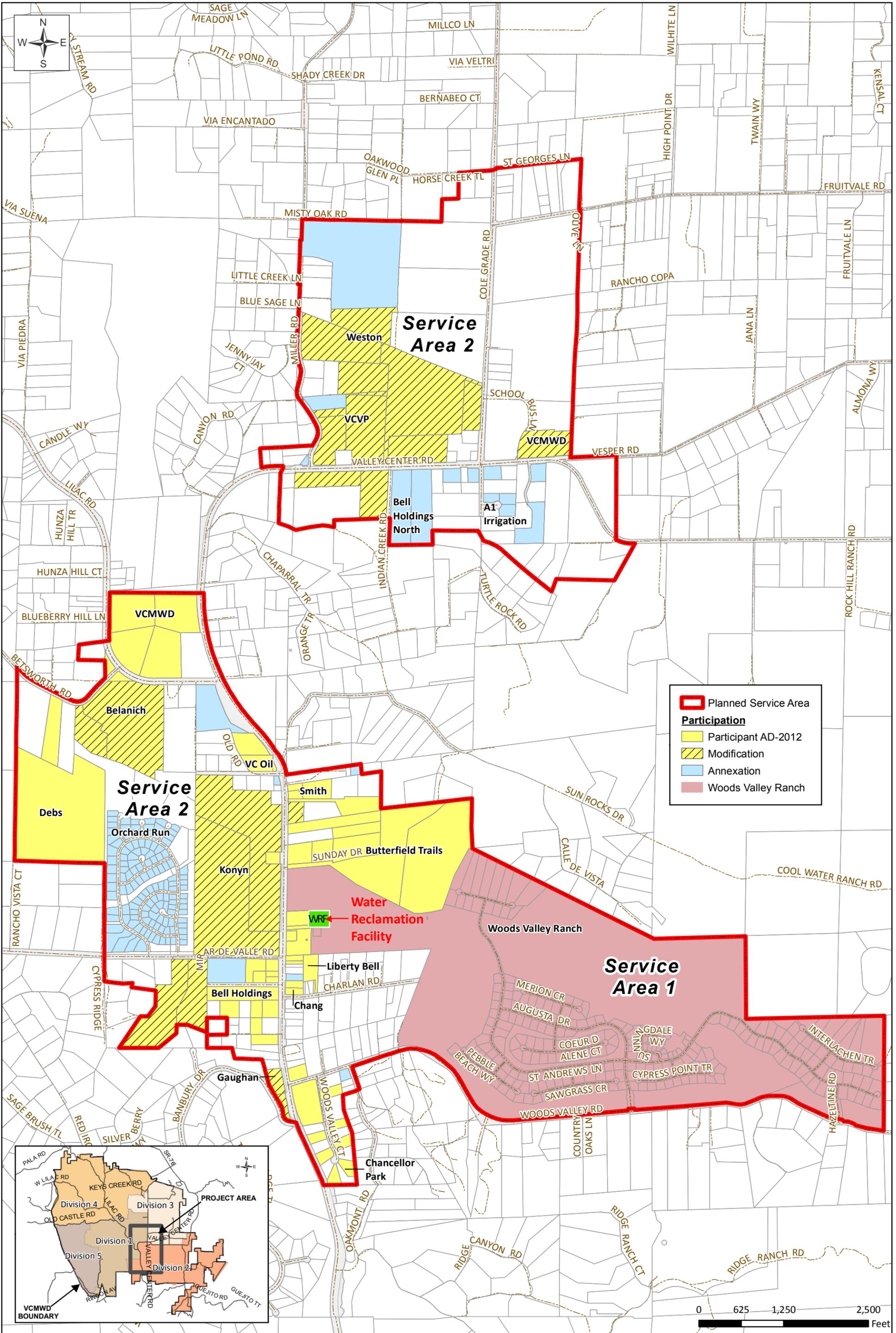
Currently the EDU capacity assigned to the two existing Service Areas (“SA” or “SA 1” and “SA 2”) is as follows:

SA 1 – 280 EDUs, representing the initial 270 lots of Woods Valley Ranch residential subdivision (1 EDU per lot) and 10 EDUs for the golf course.

SA 2 – 1,095 EDUs, representing the 1,000 EDUs from Expansion Project + 95 EDUs realized capacity from the original water reclamation facility constructed and dedicated to the District by Newland Communities due to Expansion Project additions.

Total EDUs – SA1 (280 EDUs) + SA 2 (1,095 EDUs) = 1,375 EDUs

Therefore, 1,375 EDUs are utilized in determining the Cost Estimates included in Section 3 of this Report.



B. Plans and Specifications of Improvements

VCMWD adopted the South Village Master Plan (“Master Plan) for the South Village Water Reclamation Project on August 4, 2008. The Master Plan addressed expansion of the Woods Valley Ranch Water Reclamation Facility (“WVRWRF”) and construction of seasonal storage, recycled water distribution and low pressure wastewater collection facilities to extend wastewater service to the South Village area of Valley Center. The improvements would facilitate the community’s transition from septic to municipal wastewater service. VCMWD filed a Notice of Determination for the Master Plan approval and certification of the Environmental Impact Report (“EIR”) on April 7, 2008.

Following certification of the EIR and adoption of the Master Plan, VCMWD identified an alternative location for the seasonal wet weather storage pond and a reduction in the ultimate capacity requirements of the treatment facilities, necessitating an amendment (Amendment No. 1) to the Master Plan. VCMWD approved Addendum No. 1 to the Final Environmental Impact Report for the South Village Water Reclamation Project (“SVWRP”) and filed the corresponding Notice of Determination on January 20, 2011.

VCMWD further amended the Master Plan (Amendment No. 2) to be consistent with the updated San Diego County General Plan (August 2011), revised the average capacity requirements per EDU to reflect historic trends, and extended the WVRWRF Service Area to allow development in the North Village Area to utilize the resulting available capacity. Amendment No. 2 to the Master Plan reflected: (1) a decrease in the total number of EDUs expected at full build out of the South Village Area from 1,800 EDUs to 1,625 EDUs; (2) a decrease in the average capacity requirement per EDU from 250 gallons per day (“GDP”) per EDU to 200 GDP per EDU; (3) an extension of the WVRWRF Service Area to include the North Village Area; and (4) the addition of piping within a shared trench within previously identified alignments within the South Village area. VCMWD approved Amendment No. 2 on January 22, 2013.

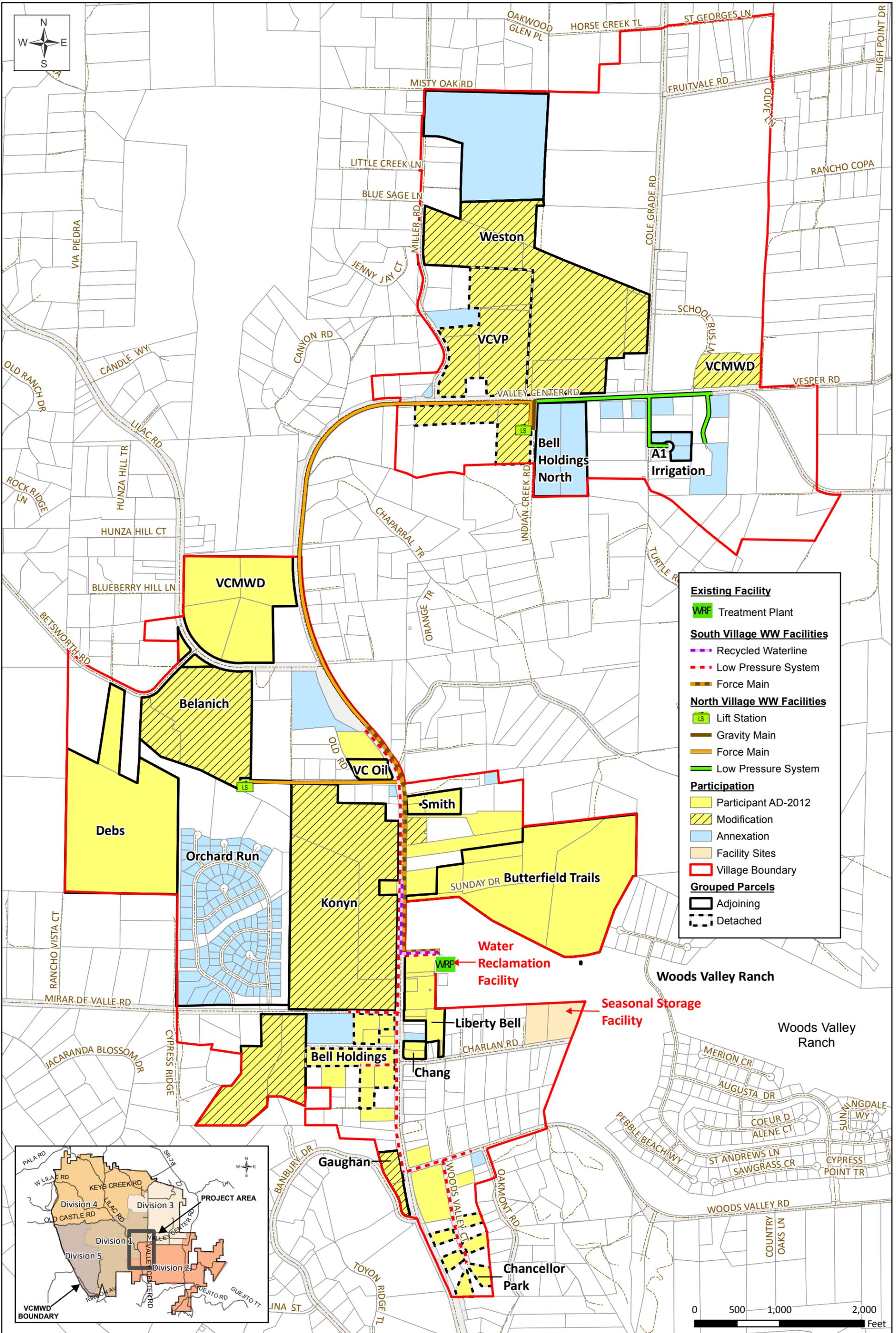
The Project improvements are conceptually depicted in Figure 2. The plans and specifications for the improvements to be funded by Assessment District No. 2012-1 and the Woods Valley Ranch Water Reclamation Facility Expansion Project Annexation 1 to Assessment District No. 2012-1 are a work-in-process and will be completed following formation of the Woods Valley Ranch Water Reclamation Facility Expansion Project Annexation No. 1 of Assessment District No. 2012-1. The project will be constructed under four (4) separate contracts consisting of the following:

- Woods Valley Ranch Water Reclamation Facility Phase 2 Expansion
- Charlan Road Seasonal Storage Facility
- South Village Collection System
- North Village Collection System

The following planning documents will serve as a basis for more detailed design plans:

- *South Village Master Plan Report Amendment*, prepared by Kennedy/Jenks & Dudek Engineering (July 2008), updated by Valley Center Municipal Water District (January 18, 2011 and January 22, 2013).
- *Addendum No. 2 to the Final Environmental Impact Report for the South Village Water Reclamation Project* (SCH # 2007101049), prepared by Valley Center Municipal Water District (January 22, 2013).
- *North Village Wastewater Infrastructure Preliminary Design Report*, prepared by Kennedy/Jenks (December, 2014).
- *The Mitigated Negative Declaration*, prepared by HDR, Inc. (December 2014).

These planning documents are on file with the in the office of the District Engineer of VCMWD and are incorporated into this Report by reference.



Existing Facility

- WRF Treatment Plant

South Village WW Facilities

- Recycled Waterline
- Low Pressure System
- Force Main

North Village WW Facilities

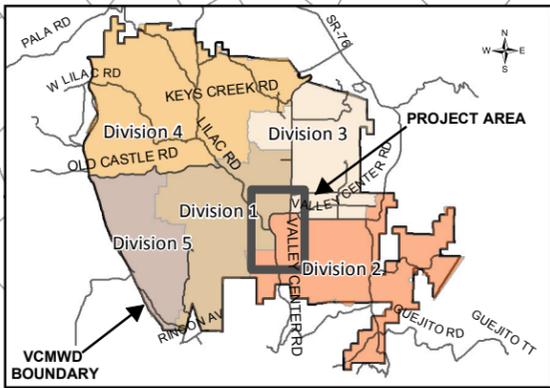
- Lift Station
- Gravity Main
- Force Main
- Low Pressure System

Participation

- Participant AD-2012
- Modification
- Annexation
- Facility Sites
- Village Boundary

Grouped Parcels

- Adjoining
- Detached



SECTION III. COST ESTIMATE

The Updated Sewer Standby Fee includes fixed cost items such as permits and regulatory fees, insurance, maintenance of facilities, administrative overhead, and a replacement reserve contribution as shown in the table below.

**Table 1
Operations, Maintenance & Reserve Budget**

Description	Gravity Collection System	Treatment Facilities	Charlan Road Seasonal Storage Facility	Low Pressure Collection System	Total Operation, Maintenance & Reserve Budget
Regulatory Permits & Fees	\$2,500	\$25,000	\$2,500	\$0	\$30,000
Insurance		45,000	10,000	0	55,000
Maintenance of Facilities	10,000	40,000	15,000	25,000	90,000
Administrative Overhead (20.00%) ⁽¹⁾	2,500	22,000	5,500	5,000	35,000
Sub Total O&M Costs	\$15,000	\$132,000	\$33,000	\$30,000	\$210,000
Contribution to Replacement Reserve	21,700	362,500	75,000	87,500	546,700
Sub Total Reserves	\$21,700	\$362,500	\$75,000	\$87,500	\$546,700
Grand Total	\$36,700	\$494,500	\$108,000	\$117,500	\$756,700

Source: Based on Data Provided by the Valley Center Municipal Water District as Compiled by Koppel & Gruber Public Finance

⁽¹⁾ The administration overhead fee is calculated at 20% of the regulatory permits & fees, insurance and maintenance of facilities

SECTION IV. METHOD OF APPORTIONMENT

A. General

Article XIID requires and the Implementation Act provides that standby fees, as levied pursuant to the provision of the Assessment Law, must be based on the proportionate special benefit derived by each of that the assessed properties in relationship to the entirety of the capital cost of the public improvement, and the maintenance and operation expenses of the public improvement. In addition, Article XIID and the Implementation Act require that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. General enhancement of property value does not constitute special benefit. Article XIID also requires that publicly owned properties which specially benefit from the improvements be assessed.

Article XIID does not specify a particular method or formula that should be used to determine special benefit or to apportion the costs of the improvements and/or services among those properties that will receive special benefit from such improvements in any special assessment district proceedings. The responsibility rests with the Assessment Engineer who is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. For these proceedings, VCMWD has retained the services of Koppel & Gruber Public Finance ("K&G Public Finance") in conjunction with Bucknam & Associates, Inc.

The Assessment Engineer makes his recommendation at the public hearing on the Assessment District, and the final authority and action rests with the Board after hearing all testimony and evidence presented at that public hearing. Upon the conclusion of the public hearing, the Board must make the final action in determining whether or not the assessment spread has been made in direct proportion to the special benefits received.

Area of Benefit

The VCMWD may only charge those parcels which receive special benefits from the repairs, replacements and maintenance of the sewer systems. Therefore, only vacant parcels which have access to the sewer system at this time will be assessed for those system facilities and maintenance items that provide special benefit to the properties. The basis upon which special benefits were determined is described below.

Exempt Parcels

Certain parcels have been exempted from the 2013 Sewer Standby Fee and the Updated Sewer Standby Fee. These parcels include areas of streets (either public or private), and public easements and rights-of-way. Also exempted are utility rights-of-way, common areas such as homeowner association property, and landlocked parcels or small parcels deemed to be unbuildable due to size. Since these parcels will not connect to the sewer systems, they do not receive special benefits from the public facilities.

Parcels that are currently developed and already connected to the sewer system (SA 1 properties), are currently subject to an annual Sewer Service Charge that includes a component for repairs, replacement and maintenance of the system. Therefore, developed properties will not be subject to the Updated Sewer Standby Fee.

B. Benefit Analysis

It is necessary to identify the special benefit that the public improvements will provide to the properties being annexed into Assessment District No. 2012-1 (“Assessment District”) or increasing their capacity reservations. It is also necessary to identify and separate the general benefits from the special benefits to be received by the parcels located within the boundaries of the Assessment District. Special benefit refers to a particular and distinct benefit over and above the general benefits conferred on properties located within Assessment District or to the public at large, as defined by Article XIID. Any cost of the Maintenance Items, or portion thereof, which is considered to be a general benefit may not be assessed against the properties within the Assessment District. Therefore, the general benefits, if any, have not been included as part of the Sewer Standby Fee.

The Maintenance Items of the sewer system, including repairs and replacements of sewer system facilities, will provide the potential for sanitary sewer service for each identified parcel located within the Assessment District. Such maintenance is a special benefit to each of the identified parcels. This ability to connect to the sewer will also provide the following other special benefits to such parcels.

1. Allow for potential development on each identified parcel in the Assessment District by providing sewer capabilities to currently undeveloped properties. Parcels cannot develop without connecting to the sewer system as there are no other alternatives to conveying and treating wastewater.
2. A well maintained sewer system allows for more cost effective development of property. Otherwise a new sewer system will have to be constructed for undeveloped property when it is developed. The cost and responsibility of constructing such system would be that of the property owner who develops the property.
3. Allow for more flexible and increased potential development on each identified parcel in the Assessment District by not having on-site treatment systems encumber properties.

The maintenance and operation of the Maintenance Items provide special benefit to the identified parcels within the District. The Maintenance Items are integral components of the wastewater collection, conveyance and treatment systems necessary for providing service to the various parcels of land. The Maintenance Items are for the use and benefit of the properties within the Assessment District only and will not serve or benefit the general public. Additionally, the system has been sized solely for the benefit of the identified properties within the Assessment District and does not contain significant additional capacity or “over sizing” costs which would allow other areas or properties to utilize the proposed improvements. There is no measurable general benefit to the general public since only the identified parcels proposed to be subject to the Sewer Standby Fee within the

Assessment District will be capable of connecting to the sewer system. Parcels which are already connected to the sewer system pay their fair share of the maintenance of the sewer system based on the payment of existing sewer user fees and will not be subject to the Sewer Standby Fee. Therefore, only the identified undeveloped properties that receive special benefit from the maintenance of the sewer system will be subject to the new Sewer Standby Charge. Once a parcel develops, it will no longer be subject to the Sewer Standby Fee.

C. Apportionment Methodology

After determining the special benefits that individual lots or parcels within the Assessment District receive from the proposed Maintenance Items, a formula that proportionately allocates the costs of the maintenance based on the special benefits must be established. The Maintenance Items have been reviewed and a formula has been established to apportion the maintenance costs based on such special benefits.

The following method of assessment apportionment is based on the special benefits received by identified properties.

Equivalent Dwelling Units

To assess special benefits equitably, it is necessary to relate the different type of parcel improvements to each other. The Equivalent Dwelling Unit method of assessment apportionment uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Dwelling Unit (EDU). Every other land use is converted to EBUs based on an assessment formula that equates the property's specific development status and type of development as compared to a single-family home site.

The EDU method of apportioning special benefit is generally viewed as the most appropriate and equitable assessment methodology, as the special benefit to each identified parcel from the Maintenance Items are apportioned as a function of land use type, size, and development status.

The costs associated with operating and maintaining the Improvements have been apportioned to the benefiting parcels based on EDUs, where 1 EDU equals 200 gpd of wastewater system capacity. The EDUs assigned to each parcel represent the wastewater system capacity reserved for and allocated to each such parcel of land. According to VCMWD records, a total of 1,375 EDUs have been reserved in the system, including 280 EDUs from Phase 1 and 1,095 from Phase 2.

The table below summarizes the proposed Updated Sewer Standby Rates (expressed in dollars per EDU) for Fiscal Year 2015/2016.

Table 2
Updated Sewer Standby Fee

O&M		Reserve		Total	EDUs		Sewer Standby Fee Per EDU
\$210,000	+	\$546,700	=	\$756,700	1,375	=	\$550.33

The Updated Sewer Standby Fee assigned to each parcel in the District has been calculated based on the assigned EDUs and calculated Sewer Standby Charge, as shown in the following equation:

$$\text{Annual Updated Sewer Standby Fee} = \text{Total EDUs} \times \text{Updated Sewer Standby Fee}$$

Because the costs to operate and maintain the improvements are anticipated to increase annually, the maximum authorized Updated Sewer Standby Fee established in these proceedings will be indexed (i.e., increased) annually by a factor equal to the Annual change in the published *San Diego Consumer Price Index – All Urban Consumers* (SDCPI-U) or three percent (3%), whichever is greater. Fiscal Year 2016/17 will be the first year authorized for such indexing. Indexing the Updated Sewer Standby Fee allows for minor increases in normal O&M costs, without incurring the costs of additional ballot proceedings required by Article XIID and the Implementation Act.

Commencing with Fiscal Year 2015/16 and for each fiscal year thereafter, the Board of Directors of VCMWD shall determine the amount to be collected within the Service Area for the improvements and services funded by the Updated Sewer Standby Fee. The Board of Directors shall then classify each parcel within the Service Area as “developed property” (i.e., connected to the sewer system), or “undeveloped property” (i.e., not connected to the sewer system) and apply the appropriate rates.

SECTION V. ASSESSMENT ROLL

A listing of parcels assessed and the proposed assessment amounts for each parcel is shown below:

ASSESSMENT ROLL
Updated Sewer Standby Fee

Assessor's Parcel Number	Diagram Number	Total EDUs ⁽¹⁾	Unit Rate	Maximum Sewer Standby Fee ⁽²⁾	Owner Name
186-210-53-00	01	1.0	\$550.33	\$550.33	Debs Anne R & John F Trust 08-28-97
186-210-55-00	02	25.0	\$550.33	\$13,758.25	J&A Debs Family Ltd Partnership
186-210-87-00	03	16.0	\$550.33	\$8,805.28	Belanich John A & Rafaela P; Belanich Michael J
186-230-16-00	04	1.0	\$550.33	\$550.33	Valley Center Oil Corp
186-230-22-00	05	1.0	\$550.33	\$550.33	Bohorquez Family Trust 03-31-11
186-230-84-00	06	0.0	\$550.33	\$0.00	Valley Center Oil Corp
186-231-15-00	07	9.0	\$550.33	\$4,952.97	Valley Center Municipal Water Dist
186-231-16-00	08	8.0	\$550.33	\$4,402.64	Valley Center Municipal Water Dist
186-231-17-00	09	9.0	\$550.33	\$4,952.97	Valley Center Municipal Water Dist
186-231-18-00	10	9.0	\$550.33	\$4,952.97	Valley Center Municipal Water Dist
186-231-21-00	11	79.5	\$550.33	\$43,751.24	Belanich John A & Rafaela P; Belanich Michael J
186-240-10-00	12	1.0	\$550.33	\$550.33	Stephens Richard & Lora L Revocable Trust 03-06-91
186-240-11-00	13	25.0	\$550.33	\$13,758.25	Konyn Realty Investment Co L P
186-240-12-00	14	25.0	\$550.33	\$13,758.25	Konyn Realty Investment Co L P
186-260-10-00	15	0.0	\$550.33	\$0.00	Ratray Randall R & Lorraine E Revocable Living Trust
186-260-21-00	16	0.0	\$550.33	\$0.00	Ratray Randall R & Lorraine E Revocable Living Trust 09-25-01
186-270-04-00	17	1.0	\$550.33	\$550.33	Coseo John A Jr & Patricia A Trust 07-24-85
186-270-05-00	18	1.0	\$550.33	\$550.33	Coseo John A Jr & Patricia A Trust 07-24-85
186-270-06-00	19	3.0	\$550.33	\$1,650.99	Bell Holdings L L C
186-270-08-00	20	20.0	\$550.33	\$11,006.60	Bell Holdings L L C
186-270-10-00	21	5.0	\$550.33	\$2,751.65	Bell Holdings L L C
186-270-12-00	22	4.0	\$550.33	\$2,201.32	Bell Holdings L L C
186-270-18-00	23	4.0	\$550.33	\$2,201.32	Ramirez George O
186-270-24-00	24	4.0	\$550.33	\$2,201.32	Bell Holdings L L C
186-270-28-00	25	1.0	\$550.33	\$550.33	Marroquin Living Trust 12-21-06
186-270-30-00	26	6.0	\$550.33	\$3,301.98	Bell Holdings L L C
186-270-31-00	27	3.0	\$550.33	\$1,650.99	Bell Holdings L L C
186-280-05-00	28	6.0	\$550.33	\$3,301.98	Johnson Ronald D & Phyllis J Rev Living Trust 10-28-99; Woods Keith B Et Al
186-280-18-00	29	5.0	\$550.33	\$2,751.65	Reed Family Revocable Inter Vivos Trust 10-17-89
188-230-06-00	30	12.0	\$550.33	\$6,603.96	Weston-Valley Center L L C
188-230-45-00	31	23.0	\$550.33	\$12,657.59	Weston-Valley Center L L C
188-231-04-00	32	23.0	\$550.33	\$12,657.59	Valley Center View Properties L P
188-231-09-00	33	47.0	\$550.33	\$25,865.51	Valley Center View Properties L P
188-231-10-00	34	1.0	\$550.33	\$550.33	Valley Center View Properties L P
188-231-11-00	35	50.0	\$550.33	\$27,516.50	Weston-Valley Center L L C
188-231-13-00	36	12.0	\$550.33	\$6,603.96	Weston-Valley Center L L C
188-231-28-00	37	11.0	\$550.33	\$6,053.63	Valley Center View Properties L P
188-231-30-00	38	51.5	\$550.33	\$28,342.00	Weston-Valley Center L L C
188-231-34-00	39	39.0	\$550.33	\$21,462.87	Valley Center View Properties L P
188-260-49-00	40	38.0	\$550.33	\$20,912.54	Mackey Frank & Lisa Living 2010 Trust 09-03-10 Et Al
188-260-50-00	41	41.0	\$550.33	\$22,563.53	Mackey Frank & Lisa Living 2010 Trust 09-03-10 Et Al
189-012-17-00	42	21.0	\$550.33	\$11,556.93	Liberty Bell Plaza L L C
189-012-20-00	43	2.0	\$550.33	\$1,100.66	Liberty Bell Plaza L L C
189-012-21-00	44	3.0	\$550.33	\$1,650.99	Liberty Bell Plaza L L C
189-012-49-00	45	0.0	\$550.33	\$0.00	Liberty Bell Plaza L L C
189-012-59-00	46	15.0	\$550.33	\$8,254.95	Butterfield Trails L L C
189-012-60-00	47	6.0	\$550.33	\$3,301.98	Butterfield Trails L L C
189-012-61-00	48	10.0	\$550.33	\$5,503.30	Butterfield Trails L L C
189-012-62-00	49	34.0	\$550.33	\$18,711.22	Butterfield Trails L L C
189-091-08-00	50	2.0	\$550.33	\$1,100.66	Liberty Bell Plaza L L C
189-091-12-00	51	3.0	\$550.33	\$1,650.99	Chang I-Hsin & Ming-Fang Revocable Living Trust 10-29-94
189-091-13-00	52	3.0	\$550.33	\$1,650.99	Chang I-Hsin & Ming-Fang Revocable Living Trust 10-29-94
189-091-22-00	53	1.0	\$550.33	\$550.33	Liberty Bell Plaza L L C
189-091-30-00	54	10.0	\$550.33	\$5,503.30	Liberty Bell Plaza L L C
189-091-35-00	55	1.0	\$550.33	\$550.33	Liberty Bell Plaza L L C

ASSESSMENT ROLL
Updated Sewer Standby Fee

Assessor's Parcel Number	Diagram Number	Total EDUs ⁽¹⁾	Unit Rate	Maximum Sewer Standby Fee ⁽²⁾	Owner Name
189-092-09-00	56	10.0	\$550.33	\$5,503.30	Y&V Group L L C
189-094-21-01	57A	5.7	\$550.33	\$3,118.54	Mackey Frank & Lisa Living 2010 Trust 09-03-10 Et Al
189-094-21-02	57B	5.7	\$550.33	\$3,118.54	Bain John M
189-094-21-03	57C	5.7	\$550.33	\$3,118.54	Mackey Frank & Lisa Living 2010 Trust 09-03-10 Et Al
189-094-28-00	58	1.0	\$550.33	\$550.33	Odland Dwight J Escondido Trust 05-07-10
189-094-29-00	59	1.0	\$550.33	\$550.33	Chancellor Park Partners
189-094-31-00	60	1.0	\$550.33	\$550.33	Chancellor Park Partners
189-094-33-00	61	1.0	\$550.33	\$550.33	Chancellor Park Partners
189-094-35-00	62	1.0	\$550.33	\$550.33	Chancellor Park Partners
189-094-37-00	63	1.0	\$550.33	\$550.33	Chancellor Park Partners
189-094-39-00	64	1.0	\$550.33	\$550.33	Chancellor Park Partners
189-281-06-00	65	2.0	\$550.33	\$1,100.66	Smith Robert M & Constance Family Trust 08-28-91
189-281-07-00	66	1.0	\$550.33	\$550.33	Smith Robert M & Constance Family Trust 08-28-91
189-281-09-00	67	1.0	\$550.33	\$550.33	Onofre Ismael & Sofia E
189-281-11-00	68	4.0	\$550.33	\$2,201.32	Doran John D&Wanda A
189-281-12-00	69	3.0	\$550.33	\$1,650.99	Thomas Family 2002 Trust 12-02-02
189-281-14-00	70	3.0	\$550.33	\$1,650.99	Butterfield Trails L L C
189-281-15-00	71	2.5	\$550.33	\$1,375.83	Gateway Investments Inc
189-281-16-00	72	1.0	\$550.33	\$550.33	Smith Robert M & Constance Family Trust 08-28-91
189-281-18-00	73	3.0	\$550.33	\$1,650.99	Butterfield Trails L L C
188-240-89-00	74	12.0	\$550.33	\$6,603.96	Valley Center Municipal Water Dist
188-230-46-00	75	51.5	\$550.33	\$28,342.00	Weston-Valley Center L L C
186-230-64-00	76	30.0	\$550.33	\$16,509.90	Lilac Plaza, LLC
186-270-01-00	77	45.0	\$550.33	\$24,764.85	Kevin Hand
188-231-19-00	78	2.0	\$550.33	\$1,100.66	Hiepler Family Trust
189-281-02-00	79	1.0	\$550.33	\$550.33	
188-231-35-00	80	1.0	\$550.33	\$550.33	Robert Kid Trust
188-250-14-00	81	2.0	\$550.33	\$1,100.66	Automotive Specialist
188-250-36-00	82	1.0	\$550.33	\$550.33	Bose Family Trust (A-1 Irrigation)
188-250-37-00	83	1.0	\$550.33	\$550.33	Bose Family Trust (A-1 Irrigation)
188-250-38-00	84	1.0	\$550.33	\$550.33	Bose Family Trust (A-1 Irrigation)
188-260-47-00	85	7.0	\$550.33	\$3,852.31	Bozolich
188-260-54-00	86	8.0	\$550.33	\$4,402.64	Bell Enterprises (North)
188-260-55-00	87	7.0	\$550.33	\$3,852.31	Bell Enterprises (North)
186-240-07-00	88	1.0	\$550.33	\$550.33	Tony Totri
189-091-11-00	89	1.0	\$550.33	\$550.33	Valley Western, LLC (Roadrunner Bldg)
189-094-24-00	90	1.0	\$550.33	\$550.33	Anaya
188-250-19-00	91	5.0	\$550.33	\$2,751.65	Lora Lee Stephens (Corner Skillet)
188-260-31-00	92	2.0	\$550.33	\$1,100.66	
186-750-01-00	93	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-02-00	94	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-03-00	95	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-04-00	96	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-05-00	97	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-06-00	98	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-07-00	99	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-08-00	100	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-09-00	101	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-10-00	102	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-11-00	103	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-12-00	104	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-13-00	105	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-14-00	106	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-15-00	107	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-16-00	108	1.0	\$550.33	\$550.33	Orchard Run Unit 1

ASSESSMENT ROLL
Updated Sewer Standby Fee

Assessor's Parcel Number	Diagram Number	Total EDUs ⁽¹⁾	Unit Rate	Maximum Sewer Standby Fee ⁽²⁾	Owner Name
186-750-17-00	109	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-18-00	110	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-19-00	111	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-20-00	112	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-21-00	113	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-22-00	114	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-23-00	115	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-24-00	116	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-25-00	117	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-26-00	118	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-27-00	119	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-28-00	120	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-29-00	121	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-30-00	122	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-31-00	123	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-32-00	124	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-33-00	125	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-34-00	126	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-35-00	127	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-36-00	128	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-37-00	129	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-38-00	130	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-39-00	131	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-40-00	132	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-41-00	133	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-42-00	134	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-43-00	135	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-44-00	136	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-45-00	137	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-46-00	138	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-47-00	139	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-48-00	140	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-49-00	141	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-50-00	142	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-51-00	143	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-52-00	144	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-53-00	145	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-54-00	146	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-55-00	147	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-56-00	148	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-57-00	149	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-750-58-00	150	1.0	\$550.33	\$550.33	Orchard Run Unit 1
186-760-01-00	151	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-760-02-00	152	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-760-03-00	153	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-760-04-00	154	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-760-05-00	155	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-761-01-00	156	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-761-02-00	157	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-761-03-00	158	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-761-04-00	159	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-761-05-00	160	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-761-06-00	161	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-761-07-00	162	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-761-08-00	163	1.0	\$550.33	\$550.33	Orchard Run Unit 2

ASSESSMENT ROLL
Updated Sewer Standby Fee

Assessor's Parcel Number	Diagram Number	Total EDUs ⁽¹⁾	Unit Rate	Maximum Sewer Standby Fee ⁽²⁾	Owner Name
186-761-09-00	164	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-761-10-00	165	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-761-11-00	166	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-761-12-00	167	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-761-13-00	168	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-761-14-00	169	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-761-15-00	170	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-01-00	171	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-02-00	172	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-03-00	173	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-04-00	174	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-05-00	175	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-06-00	176	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-07-00	177	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-08-00	178	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-09-00	179	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-10-00	180	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-11-00	181	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-12-00	182	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-13-00	183	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-14-00	184	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-15-00	185	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-16-00	186	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-17-00	187	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-18-00	188	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-19-00	189	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-20-00	190	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-21-00	191	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-22-00	192	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-23-00	193	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-24-00	194	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-25-00	195	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-26-00	196	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-27-00	197	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-28-00	198	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-29-00	199	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-30-00	200	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-31-00	201	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-32-00	202	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-33-00	203	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-34-00	204	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-35-00	205	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-36-00	206	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-37-00	207	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-38-00	208	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-39-00	209	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-40-00	210	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-41-00	211	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-42-00	212	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-43-00	213	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-44-00	214	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-45-00	215	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-46-00	216	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-47-00	217	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-48-00	218	1.0	\$550.33	\$550.33	Orchard Run Unit 2

ASSESSMENT ROLL
Updated Sewer Standby Fee

Assessor's Parcel Number	Diagram Number	Total EDUs ⁽¹⁾	Unit Rate	Maximum Sewer Standby Fee ⁽²⁾	Owner Name
186-762-49-00	219	1.0	\$550.33	\$550.33	Orchard Run Unit 2
186-762-50-00	220	1.0	\$550.33	\$550.33	Orchard Run Unit 2
188-250-41-00	221	1.0	\$550.33	\$550.33	NMC LLC
TOTAL		1,095.0		\$602,611.35	223 Parcels

⁽¹⁾ Refer to Engineer's Report for definition of equivalent dwelling units (EDUs) and apportionment methodology.

⁽²⁾ Subject to applicable cost-indexing provisions included within the Engineer's Report.

SECTION VI. SERVICE AREA DIAGRAM

Below is a reduced copy of the Service Area Diagram showing the parcels subject to the Updated Sewer Standby Fee. The diagram includes those parcels of land whose owners have executed a Wastewater Service Agreement with VCMWD

Proposed Boundaries of Woods Valley Ranch Water Reclamation Facility Service Area 2 Updated, Valley Center Municipal Water District, County San Diego, State of California



Filed in the office of the Secretary to the Board of Directors of the Valley Center Municipal Water District, County of San Diego, State of California, This _____ Day of _____, 20____.

Filed this _____ Day of _____, 2015, at the hour of _____ o'clock __.M., in book _____ of maps of assessment and community facilities districts, at page _____ in the office of the County Recorder in the County of San Diego, California.

Christine Johnson, Secretary to the Board of Directors, Valley Center Municipal Water District

County Recorder
County of San Diego
State of California

I hereby certify that the map showing proposed boundaries of Woods Valley Ranch Water Reclamation Facility Service Area 2 Updated, Valley Center Municipal Water District, County of San Diego, State of California, was approved by the Board of Directors of the Valley Center Municipal Water District at a regular meeting thereof, held on the _____ Day of _____, 20____, by its Resolution No. _____.

Note:
For a detailed description of the lines and dimensions of lots or parcels shown on this map, refer to the county assessor's maps which shall govern with respect to all details concerning the lines and dimensions of such lots or parcels.

Christine Johnson, Secretary to the Board of Directors, Valley Center Municipal Water District

-  Boundary
-  Original Parcels
-  Parcels
-  Service Area
-  Diagram Number

