

**SANTA CLARITA VALLEY WATER AGENCY**

**ENGINEER'S REPORT FOR FISCAL YEAR 2025/26**

**ANNEXED AREA OF TESORO DEL VALLE  
DEVELOPMENT**

**STAND-BY CHARGE**



# AFFIDAVIT FOR THE ENGINEER'S REPORT

## Santa Clarita Valley Water Agency

### WATER STAND-BY CHARGE

This report describes the annual stand-by charge of the Santa Clarita Valley Water Agency (SCV Water), which was created on January 1, 2018, by an act of the State Legislature (SB 634) through the merger of the three water agencies: Castaic Lake Water Agency, Newhall County Water District, and the Valencia Water Company. This Report outlines the assessment methodology, affected parcels, and assessments to be levied for Fiscal Year 2025-2026. The undersigned respectfully submits the enclosed Report as directed by the SCV Water Board of Directors.

Dated this 8<sup>th</sup> day of July, 2025.

Signed by:  
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## OVERVIEW

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### Introduction

Stand-by charges are assessments imposed on property to cover costs for water availability and capacity in the water system, including operating and maintenance expenses, prior to a property connecting to the water system. Unlike ongoing water service charges, stand-by charges are not imposed for a service that is immediately available or actually used by a parcel. As such, stand-by charges are considered “assessments” for purposes of Article XIII D of the California Constitution (“Article XIII D,” added as a part of Proposition 218 in 1996), because they are imposed to recover the cost of a benefit conferred to a parcel.

SCV Water was formed pursuant to the provisions of Senate Bill 634 (“SB 634”) in 2017. Section 20 of SB 634 provides as follows:

Notwithstanding any other law, the agency may fix, levy, or collect any stand-by or availability charge or assessment in connection with the provision of water service pursuant to the procedures set forth in the Uniform Stand-By Charge Procedures Act (Chapter 12.4 (commencing with Section 54984) of Part 1 of Division 2 of Title 5 of the Government Code).

As such, SCV Water is authorized to adopt stand-by charges pursuant to the Uniform Stand-By Charge Procedures Act (“Act”). SCV Water’s stand-by charges must also comply with the substantive and procedural requirements of Article XIII D, section 4, as well as Government Code section 53753 (referred collectively as “Proposition 218”).

## HISTORICAL BACKGROUND AND CURRENT LEGISLATION

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### 1. Uniform Stand-By Charge Procedures Act (Act)

The Act is contained in Government Code section 54984 *et seq.* and includes procedural requirements for adopting stand-by charges. These procedures are in addition to the procedural and substantive requirements of Proposition 218.

Stand-by charges must be adopted either (a) prior to August 10 if the County of Los Angeles will collect the stand-by charges on the Agency's behalf, or (b) prior to the start of the fiscal year if the Agency intends to collect the stand-by charge directly. Gov. Code sec. 54984.2. The stand-by charge may include schedules of rates that vary depending on the land uses, benefits derived or to be derived from the use or availability of water facilities, or other benefits, and the assessment may be imposed on an area, frontage, or parcel basis, or combination thereof. *Id.*

Prior to initiating proceedings, the Agency must have a report prepared by a qualified engineer, setting forth a description of the stand-by charge (including the basis, reasons for imposition, and a description of what the stand-by charge will pay for), the total amount that the stand-by charge is intended to recover from all assessed property and from each parcel, the identification of general and special benefits, a description of the methodology for allocating costs in accordance with special benefits conferred, and other relevant information relating to the stand-by charge. *Id.* at 54984.3; Cal. Const., art. XIII D, sec. 4.

To initiate proceedings, the Board of Directors of the Agency must adopt a resolution initiating a proceeding to fix a stand-by charge. *Id.* at 54984.3. The resolution must include the following information:

- (a) A statement that the report of a qualified engineer is on file with the Agency and that a stand-by charge is proposed based upon the report.
- (b) A description of the lands upon which the charge is to be imposed. Assessor parcel numbers shall constitute sufficient description for this purpose.
- (c) The amount of the charge for each of the lands so described.
- (d) The date, time, and place for a public protest hearing regarding the imposition of the stand-by charge and notice that the Board of Directors will hear and consider all objections or protests, if any, to the proposed stand-by charges. *Id.* at 54984.3.

The Agency must comply with the notice, protest, and hearing procedures applicable to assessments under Proposition 218 described below and the Proposition 218 Omnibus Implementation Act. *Id.* at sec. 54984.4. If there is no majority protest, and the stand-by charge is adopted, the Board may approve and then continue the stand-by charge in later years at the same or lower rate by resolution. *Id.* at sec. 54984.7. If the stand-by charge is proposed to be increased, extended, or a new stand-by charge is proposed to be added, the approval procedures set forth in Proposition 218 and the Proposition 218 Omnibus Implementation Act must be complied with. *Id.*

In the event that stand-by charges become delinquent, the Agency may adopt a resolution or ordinance providing that delinquent stand-by charges, together with interest and penalties thereon, are a lien on the delinquent property when a certificate is filed in the office of the County recorder, which has the force, effect and priority of a judgment lien. *Id.* at 54984.9. The certificate must specify the amount of the delinquency, together with interest and penalties, the name of the record owner of the property, and the assessor's parcel number and legal description of the property. *Id.* The Agency must record a release of the lien within 30 days of payment of all amounts due, including recordation fees. *Id.*<sup>1</sup>

## **2. Requirements Under Proposition 218**

The Act predates Proposition 218. SB 444, effective January 1, 2008, amended the Act to bring it into compliance and conform with the substantive and procedural requirements of Proposition 218. Pursuant to Article XIII D, section 4, the Agency must identify each parcel that receives special benefits<sup>2</sup> from public improvements or services that will be assessed for the benefits received. Cal. Const. art. XIII D, sec. 4(a). Moreover, the stand-by charge must be supported by a detailed engineer's report which makes this determination. *Id.* at sec. 4(b).<sup>3</sup>

The Agency must provide written notice of the proposed stand-by charge to the property owners of the identified parcels upon which the stand-by charge will be imposed. *Id.* at sec. 4(c). The notice must also include a ballot by which to register their support for or opposition to the stand-by charge, and an opportunity to protest the levy of the stand-by charge through a public hearing. *Id.* at sec. 4(d). The notice shall include:

- (a) the total amount of the stand-by charge chargeable to the entire Agency;
- (b) the amount of the proposed stand-by charge chargeable to an owner's parcel;
- (c) the duration of the payments;
- (d) the reason for the stand-by charge;
- (e) the basis upon which the proposed stand-by charge was calculated;
- (f) the date, time, and location of a public hearing on the proposed stand-by charge;
- (g) an assessment ballot; and

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<sup>1</sup> If the Agency chooses to have the stand-by charges collected by the County in the same manner as other property taxes collected by the County, delinquencies are subject to the same enforcement mechanisms as property taxes, including a property tax lien.

<sup>2</sup> Special benefit is defined to mean "a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property values does not constitute a 'special benefit.'" Cal. Const., art. XIII D, sec. 2(i).

<sup>3</sup> The requirement for an engineer's report in Proposition 218 and the requirement for a report under the Act can be satisfied with a single report.

(h) a summary of the procedures for the completion, return, and tabulation of the ballots, which must include:

- (1) the Agency's address and the location where a person may return the ballot; and
- (2) a place where the person returning the ballot may indicate his or her name, the location of his or her parcel, and whether he or she supports or opposes the proposed stand-by charge.

At least 45 days after mailing the notice and ballots, the Agency must hold a public hearing and protest proceedings. The ballots must be signed and either mailed or delivered to the address indicated on the ballot. In order to be tabulated, the Agency must receive the ballot prior to the close of the public hearing. The ballots must remain sealed until the close of the public hearing. Gov. C. sec. 53753(b)-(e); Cal. Const., art. XIII D, sec. 4(c). The ballots must be tabulated by an impartial person (which could be the Board Secretary), in public view to permit all interested persons to meaningfully monitor the accuracy of the tabulation process. *Id.*

The stand-by charges may not be imposed if there is a majority protest. A majority of protest exists if the ballots submitted in opposition to the proposed stand-by charges exceed the ballots submitted in favor. The ballots, however, are weighted according to the proportional financial obligation of the affected property owner. *Id.* at sec. 4(e).

These procedures apply any time a new or increased standby charge is adopted. Pursuant to Government Code section 54984.7, if the procedures set forth above were complied with when the stand-by charge was adopted, SCV Water may, by resolution, continue the stand-by charge in successive years at the same rate. If new, increased, or extended assessments are proposed, the governing body shall comply with the notice, protest, and hearing procedures described above. Here, the Agency is proposing to continue the stand-by charge at the same or a lower amount than was previously adopted, and such, may proceed with a resolution and no public hearing.

## **WATER SERVICES**

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### **Description of Santa Clarita Valley Water Agency**

The purpose of SCV Water is to unify and modernize water resource management within the Santa Clarita Valley through the efficient, sustainable, and affordable provision, sale, management and delivery of surface water, groundwater, and recycled water for municipal, industrial, domestic, and other purposes at retail and wholesale, and to do so in a manner that promotes the sustainable stewardship of natural resources in the Santa Clarita Valley.

SCV Water was created on January 1, 2018, by an act of the State Legislature (SB 634) through the merger of the three water agencies in the Santa Clarita Valley and serves a population of 294,300 through 74,520 retail water connections. Castaic Lake Water Agency (CLWA), Newhall County Water District, and the Valencia Water Company were merged to create the SCV Water. The Castaic Lake Water Agency was formed as a wholesale water agency to acquire, treat, and deliver the State Water Project water supply throughout the Santa Clarita Valley. The Santa Clarita Water Division, Newhall County Water District, and the Valencia Water Company were the retail water purveyors. SCV Water's service area has a population of 294,300 and covers approximately 197 square miles or 126,100 acres. The population at build-out is estimated to be 420,000. SCV Water also provides wholesale water to Los Angeles County Waterworks District #36.

### **Description of Tesoro del Valle Development**

On February 19, 2013, CLWA, which later merged into SCV Water, entered into an annexation agreement with Montalvo Properties (Tesoro del Valle Development, referred to as Tesoro throughout this report). Montalvo Properties owns approximately 801.53 acres of land located in the eastern portion of the Santa Clarita Valley. This land is divided into 12 major parcels. These parcels are referred to throughout the report. Montalvo Properties wished to annex this area into CLWA, now SCV Water, for the purpose of receiving water supply. The annual potable water demand for Tesoro will be approximately 270 acre-feet per year (AFY) for approximately 199 dwelling units.

The Tesoro square footage for the Landscape land use is 4,691,056. The square footage for the Single Family Residential (SFR) land use is 1,748,813. The total square footage of these two land uses is 6,439,869. A more detailed look at the square footage of each of the 12 major parcels is shown in Tables 8.

### **Description of Water Supply Used by the SCV Water to Serve Tesoro**

The water supply for Tesoro is provided by SCV Water through a purchased water contract with a joint project of the Buena Vista Storage District (BV) and the Rosedale-Rio Bravo Water Storage District (RRB), referred to as BVRRB. The BVRRB provides 11,000 AFY of firm water supply capacity. Of this amount, approximately 270 AFY will be used by the Tesoro development.

BVRRB's carrying cost of water supply will be \$1,099.57/AF in FY 2025 - 2026. This rate is increased each year by the change in the Consumer Price Index (All Urban Consumers – All Items – Los Angeles-Long Beach-Anaheim, CA Area. Table 1 provides a detail of the carrying cost per acre foot of BVRRB's water supply and the total cost incurred by SCV Water to serve Tesoro demand.

**Table 1  
Water Supply Costs to Meet Tesoro Demand**

Year	Carrying Cost/AF	BVRRB Capacity in AF	Total BVRRB Cost	Tesoro Approx. Demand in AF	Tesoro as % of BVRRB Capacity	Tesoro Portion of BVRRB Carrying Cost	Credits	Total Cost of Tesoro Supply
FY 2018/19	\$857.00	11,000	\$9,427,000	389	3.54%	\$333,373	(\$66,130) <sup>1</sup>	\$267,243
FY 2019/20	\$882.60	11,000	\$9,708,600	389	3.54%	\$343,331	0	\$255,806
FY 2020/21	\$888.09	11,000	\$9,768,990	389	3.54%	\$345,467	0	\$345,467
FY 2021/22	\$932.09	11,000	\$10,252,990	389	3.54%	\$362,583	0	\$362,583
FY 2022/23	\$996.72	11,000	\$10,963,320	389	3.54%	\$387,724	0	\$387,724
FY 2023/24	\$1,018.79	11,000	\$11,206,690	389	3.54%	\$396,309	0	\$396,309
FY 2024/25	\$1,047.21	11,000	\$11,519,310	389	3.54%	\$407,365	0	\$407,365
FY 2025/26	\$1,099.57	11,000	\$12,095,270	270	2.45%	\$296,884	0	\$296,884
The credit of \$66,130 in FY 2018/2019 was for the sale of unused Tesoro water to another entity								

## Calculation of the Tesoro Stand-By Charges

### TESORO ANNUAL AF DEMANDS BY LAND USE

The projected approximate total annual potable water demand for Tesoro is 270.54 AFY. This demand consists of 105.65 AFY for the SFR land use and 164.89 AFY for the Landscape land use. These projected demands were estimated by SCV Water staff. The process used by the Agency to estimate Tesoro demands is described below. SCV Water and the Tesoro Developer have mutually agreed to this amount in their Agreement.

### Tesoro Total Demand

In this section, we will estimate the SFR demand for indoor and outdoor use. To calculate the average water use per dwelling unit according to average lot size, SCV Water took the 10-year actual consumption data from just over 400 homes in the existing Tesoro subdivision and used these averages with the new Tesoro development's seven different typical lot sizes to get a total dwelling unit consumption of 101.10 AFY. The total consists of 42.80 AFY of indoor water use (calculated by using a percentage estimated from the existing homes' square footage) and 58.30 AFY of outdoor use. SCV Water then added the non-residential demand (areas assumed to be maintained by the HOA) using the Estimated Total Water Use (ETWU) method (157.79 AFY) to get a total unadjusted water demand for Tesoro of 258.89 AFY. To this total, SCV Water added a water loss factor of 4.5% to get a final demand of 270.54 AFY which was rounded down to 270 AFY. These calculations assumed a Gallons Per Capita per Day of 55 and an average household density of 3.5 persons per household.

### Total Tesoro SFR Demand Before Adjustment for Water Loss

To calculate the Single-Family Residential water demand of the Tesoro development, SCV Water multiplied the number of Tesoro dwelling units in a lot size category by the average water use for that lot size category of existing homes as described above. This calculation resulted in a total of 101.10 AFY. To calculate the indoor demand, the total demand was multiplied by the indoor water use percentage calculated from the existing home sites. This calculation resulted in an indoor water demand of 42.80 AFY. Finally, to calculate the outdoor demand, the indoor demand was subtracted from the total demands which resulted in an outdoor demand of 58.30 AFY. Table 2 shows these calculations for the new SFR dwelling units (DU) of the Tesoro Development.

**Table 2**  
**Total Demand for the Tesoro Development SFR (before adjustment for water loss)**

Lot Dimensions	Existing SFR Usage			Tesoro			
	Lot Size (sf)	Total (AF)	Indoor (%)	DU's	Total (AF)	Indoor (AF)	Outdoor (AF)
Estate (90x110)	9,900	0.86	25.0%	0	0.0	0.0	0.0
Estate (80x110)	8,800	0.76	28.3%	0	0.0	0.0	0.0
70x100	7,000	0.65	33.1%	9	5.9	2.0	3.9
65x100	6,500	0.58	37.1%	41	23.8	8.8	15.0
60x100	6,000	0.52	41.4%	58	30.2	12.5	17.7
55x100	5,500	0.45	47.7%	62	27.9	13.3	14.6
50x100	5,000	0.46	46.7%	29	13.3	6.2	7.1
			<b>Totals</b>	<b>199</b>	<b>101.1</b>	<b>42.8</b>	<b>58.30</b>

**Tesoro SFR Total Demand (Indoor + Outdoor) Adjusted for Water Loss**

The process of determining the total demand (indoor + outdoor) for the Tesoro SFR land use, after adjusting for water loss, is to adjust for the estimated water loss percentage of 4.5%. As shown in the calculations below, applying this water loss percentage results in a total estimated demand of 105.65 AFY which includes 4.55 AFY of water losses.

$$\begin{aligned} \text{Estimated Water Loss Percentage} &= 4.5\% \\ 101.10 \text{ AFY} * (1.045) &= 105.65 \text{ AFY} \\ \text{Estimated Water Loss (AFY)} &= 105.65 \text{ AFY} - 101.10 \text{ AFY} = 4.55 \text{ AFY} \end{aligned}$$

**Tesoro Landscape Demand**

Tesoro Landscaping is composed of turf and softscape. Softscape refers to live horticultural elements such as low and medium water use plants such as flowers, shrubs, and trees. The total amount of Landscape area is 2,536,968 square feet. 10,249 square feet of this amount is associated with turf. The remaining 2,526,719 square feet is associated with softscape. These landscape totals were provided by the Tesoro developer's engineer and landscape architect for the development.

Landscape demand is based on local evapotranspiration data, total landscape area, the plant factor, and irrigation system efficiency. Key inputs in the process of calculating Tesoro landscape demand included:

- **Reference Evapotranspiration (ETo)** is a standard measurement of environmental parameters that impact the water use of plants. The Reference ETo for the Tesoro development is 63.8 inches of water per square foot per year and is derived from the Santa Clarita CIMIS station data. This amount of water equates to 39.56 gallons per square foot per year using a conversion factor of 0.62. This calculation is shown below.

$$\begin{aligned} \text{Reference ETo} &= 63.8 \text{ inches/sf/year} * 0.62 \text{ conversion factor} \\ &= 39.56 \text{ gallons/sf/year} \end{aligned}$$

- **Plant Factor** refers to the estimated amount of water required by different types of plants when multiplied by the average inches per year evapotranspiration rate.
- **Irrigation System Efficiency Factor** refers to how effectively an irrigation system delivers and applies water to a specific irrigated area.
- **Evapotranspiration Adjustment Factor (ETAF)** is a demand adjustment factor that is applied to the Reference ETo when calculating demand. The ETAF reflects the plant factor and the irrigation efficiency factor.

Table 3 shows the calculation of the ETAF for each Tesoro Landscape hydrozone. The ETAF accounts for plant water demands and irrigation efficiency. The plant factors shown in Table 3 were obtained from the Water Use Classification of Landscape Species (WUCOLS) as published by the University of California-Davis. The irrigation efficiency values shown in Table 3 are based on industry standards.

**Table 3**  
**Tesoro Landscape ETAF**  
Plant Factor (PF) ÷ Irrigation Efficiency Factor = ETAF

Hydrozone / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)
Recreation Center/Park/Paseo	0.80	Overhead Spray	0.60	1.333
Show Slope	0.30	Drip	0.80	0.375
Interior Slope	0.30	Drip	0.80	0.375
Fire Fuel Wet Zone	0.50	Rotary Spray	0.70	0.714

**Tesoro Landscape Demand Before Adjustment for Water Loss**

Table 4 on the following page shows the calculation, based on the inputs described above, of Tesoro Landscape demand for turf and softscape **before adjustment for water loss**. Total estimated turf demand is 1.66 AFY and total estimated softscape demand is 156.13 AFY. The sum of these combined demands is 157.79 AFY.

**Table 4**

**Tesoro Landscape Demand Before Adjustment for Water Loss**

<b>Turf</b>							
Lot Description	Reference ETo (1)	Conversion Factor (2)	Gallons/SF/Year (3)	ETAF (4)	Turf SF	Gallons/Year (5)	AFY
Recreation Center/Park/Paseo	63.8	0.62	39.556	1.333	10,249	540,546	1.66
Show Slope	63.8	0.62	39.556	0.375	0	0	0.00
Interior Slope	63.8	0.62	39.556	0.375	0	0	0.00
Fire Fuel Wet Zone	63.8	0.62	39.556	0.714	0	0	0.00
				<b>Total</b>	<b>10,249</b>	<b>540,546</b>	<b>1.66</b>
<b>Softscape</b>							
Lot Description	Reference ETo (1)	Conversion Factor (2)	Gallons/SF/Year (3)	ETAF (4)	Softscape SF	Gallons/Year (5)	AFY
Recreation Center/Park/Paseo	63.8	0.62	39.556	0.375	18,819	279,152	0.86
Show Slope	63.8	0.62	39.556	0.375	451,500	6,697,325	20.55
Interior Slope	63.8	0.62	39.556	0.375	1,058,300	15,698,293	48.18
Fire Fuel Wet Zone	63.8	0.62	39.556	0.714	998,100	28,200,603	86.54
				<b>Total</b>	<b>2,526,719</b>	<b>50,875,173</b>	<b>156.13</b>
<b>Grand Total</b>							<b>157.79</b>
<b>(1) Reference ETo = inches of water/square foot/year</b>							
<b>(2) Conversion Factor = Conversion inches/square foot/year to gallons/square foot/year</b>							
<b>(3) Gallons/Year/SF = Reference ETo * Conversion Factor</b>							
<b>(4) ETAF = Evapotranspiration Adjustment Factor based on the plant factor and the irrigation efficiency factor (see Table 3)</b>							
<b>(5) Gallons/Year = Gallons/Year/SF * ETAF * Turf or Softscape square feet</b>							

**Tesoro Landscape Total Demand Adjusted for Water Loss**

The process of determining the total demand for the Tesoro Landscape land use, after adjusting for water loss, is to adjust for the estimated water loss percentage of 4.5%. As shown in the calculations below, applying this water loss percentage results in a total estimated demand of 164.89 AFY which includes 7.10 AFY of water losses.

$$\begin{aligned} \text{Estimated Water Loss Percentage} &= 4.5\% \\ 157.79 \text{ AFY} * (1 + 0.045) &= 164.89 \text{ AFY} \\ \text{Estimated Water Loss (AFY)} &= 164.89 \text{ AFY} - 157.79 \text{ AFY} = 7.10 \text{ AFY} \end{aligned}$$

### Calculation of the Annual Tesoro Water Supply Carrying Cost

The total water demand for Tesoro is 270.54 AFY, 105.65 AFY for SFR and 164.89 AFY for Landscape. The total demand of 270.54 AFY was agreed upon by both SCV Water and Tesoro in an amendment to their 2017 Agreement. The total FY 2025 - 2026 annual cost of water supplies required to provide stand-by service to Tesoro is \$296,883.90. This cost reflects Tesoro's proportionate share of the water supply costs associated with the BVRRB joint project. As originally noted in Table 1, this cost is calculated per the following formulas:

$$\begin{aligned} &270 \text{ AFY Approximate Tesoro Demand} \div 11,000 \text{ AFY BVRRB Capacity} = 2.45\% \\ &2.45\% * \$12,095,270 \text{ BVRRB Cost} = \$296,883.90 \text{ SCV Water Cost for Tesoro Demand} \end{aligned}$$

### Calculation of the Unit Cost of Water Supply for Different Tesoro Land Uses

The unit cost per square foot incurred by SCV Water to provide stand-by service for the SFR land use is \$0.06629. The unit cost per square foot incurred by SCV Water to provide stand-by service for the Landscape land use is \$0.03857. The unit costs are determined by the following equations:

Total SFR Demand =	105.65 AFY (39.05%)
Total Landscape Demand =	164.89 AFY (60.95%)
Approximate Total Demand =	270.54 AFY (100.0%)
Total Water Supply Cost =	\$296,883.90 (100.0%)
Cost Incurred for SFR =	\$115,937.12 (39.05%)
Cost Incurred for Landscape =	\$180,946.78 (60.95%)
Total SFR Square Feet =	1,748,813
Total Landscape Square Feet =	4,691,056

$$\begin{aligned} \text{Cost to Provide Stand-By Service/Square Footage} &= \text{Unit Cost of Service} \\ \text{SFR: } & \$115,937.12 \div 1,748,813 \text{ sq. ft} = \$0.06629 \\ \text{Landscape: } & \$180,946.78 \div 4,691,056 = \$0.03857 \end{aligned}$$

## **METHOD OF APPORTIONMENT**

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### **Benefit Analysis**

Like many other water purveyors in the State, water stand-by charges provide a means to recover costs from undeveloped parcels for facilities and supply that are required to provide service. SCV Water has acquired a water supply to provide service to the undeveloped parcels when they develop, and these parcels need to pay their proportional share of the cost incurred by SCV Water. The water supply for Tesoro is provided by SCV Water through a water purchase contract with the joint project BVRRB. The BVRRB provides 11,000 AFY of firm water supply capacity, of which 270.54 AFY will be used by the Tesoro development. Tesoro is to pay for their portion of this water purchase as carrying costs until these undeveloped parcels become water customers. Once the parcels are developed, the new owners will no longer pay for the additional stand-by charge. The water supply acquired by SCV Water provides a special benefit to undeveloped parcels. BVRRB's carrying cost of water supply will be \$1,099.57/AF in FY 2025 - 2026. This amount is increased each year by the change in the Consumer Price Index (All Urban Consumers – All Items – Los Angeles-Long Beach-Anaheim, CA Area. Table 1 provides a detail of the carrying cost per acre foot of BVRRB's water supply and the total cost incurred by SCV Water to serve Tesoro demand.

As referenced in the Overview Section of this report, a stand-by charge is considered an assessment under the provisions of Article XIII D of the State Constitution. Therefore, all parcels which will have a special benefit conferred upon them and upon which the stand-by charge will be imposed must be identified (the Assessment Roll). The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the costs of the capital water improvement, the maintenance and operation expenses of such improvement, and the cost of the property-related service being provided. In addition, no stand-by charge shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Here, the stand-by charge is necessary to cover the proportionate special benefit associated with reserving a portion of the BVRRB water supply for the benefit of the assessed parcels.

### **Estimated Stand-By Charge for Each of the 12 Parcels:**

To calculate an accurate and equitable stand-by charge, a detailed breakdown of each of the 12 major parcels was conducted to assess the annual stand-by charge for each parcel with the 12 major parcels for each land use. Tables 5 - 7 below show a summary of the total square footage and total annual stand-by charge for each of the 12 major parcels for SFR, Landscape, and combined. The total stand-by charge for SFR and Landscape combined equals the annual carrying stand-by charge cost that Tesoro incurs.

**Table 5**  
**Single Family Residential Stand-By Charge Summary**

SFR				
Parcel	APN	Sq. Ft	\$ Cost/Sq. Ft.	Total Annual Stand-By Charge
1	3244-161-050	0	\$0.06629	\$0
2	3244-163-022	260,808	\$0.06629	\$17,290
3	3244-162-018	85,430	\$0.06629	\$5,664
4	3244-161-055	529,059	\$0.06629	\$35,074
5	3244-161-051	0	\$0.06629	\$0
6	3244-163-012	0	\$0.06629	\$0
7	3244-163-020	0	\$0.06629	\$0
8	3244-162-015	0	\$0.06629	\$0
9	3244-161-042	16,522	\$0.06629	\$1,095
10	3244-163-021	188,435	\$0.06629	\$12,492
11	3244-161-054	668,559	\$0.06629	\$44,322
12	3244-197-022	0	\$0.06629	\$0
<b>Total</b>		<b>1,748,813</b>		<b>\$115,937</b>

**Table 6**  
**Landscape Stand-By Charge Summary**

Landscape				
Parcel	APN	Sq. Ft	\$ Cost/Sq. Ft	Total Annual Stand-By Charge
1	3244-161-050	0	\$0.03857	\$0
2	3244-163-022	1,148,039	\$0.03857	\$44,283
3	3244-162-018	1,021,940	\$0.03857	\$39,419
4	3244-161-055	667,332	\$0.03857	\$25,741
5	3244-161-051	195,237	\$0.03857	\$7,531
6	3244-163-012	0	\$0.03857	\$0
7	3244-163-020	0	\$0.03857	\$0
8	3244-162-015	494,211	\$0.03857	\$19,063
9	3244-161-042	18,823	\$0.03857	\$726
10	3244-163-021	580,849	\$0.03857	\$22,405
11	3244-161-054	564,625	\$0.03857	\$21,779
12	3244-197-022	0	\$0.03857	\$0
<b>Total</b>		<b>4,691,056</b>		<b>\$180,947</b>

**Table 7  
Combined Stand-By Charge Summary**

SFR & Landscape			
Parcel	APN	Square Feet	Total Annual Stand-By Charge
1	3244-161-050	0	\$0
2	3244-163-022	1,408,847	\$61,573
3	3244-162-018	1,107,370	\$45,083
4	3244-161-055	1,196,391	\$60,815
5	3244-161-051	195,237	\$7,531
6	3244-163-012	0	\$0
7	3244-163-020	0	\$0
8	3244-162-015	494,211	\$19,063
9	3244-161-042	35,345	\$1,821
10	3244-163-021	769,284	\$34,897
11	3244-161-054	1,233,184	\$66,101
12	3244-197-022	0	\$0
<b>Total</b>		<b>6,439,869</b>	<b>\$296,884</b>

### Estimated Stand-By Charge per Individual Lot

The summaries for each of the 12 major parcels in Tables 5 - 7, are shown in more detail in Table 8. For each major parcel, the minor lots within are shown, along with their sq. footage, unit cost of service (UCOS), and the annual stand-by charge for each component of the 12 major parcel. The equation shown below details how the Annual stand-by charge is derived.

$$\text{Sq. Ft} * \text{UCOS} = \text{Annual Stand-By Charge}$$

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**Table 8 Detailed Annual Stand-By Charge Calculation**

Major Parcel	APN No.	Lot No.	Square Footage		Unit COS		Annual Stand-By Charge	
			Landscape	SFR	Landscape	SFR	Landscape	SFR
1	3244-161-050				\$0.03857	\$0.06629		
<b>Total</b>	<b>3244-161-050</b>		<b>0</b>	<b>0</b>			<b>\$0</b>	<b>\$0</b>
2	3244-163-022	28		17,948	\$0.03857	\$0.06629		\$1,189.88
2	3244-163-022	29		12,529	\$0.03857	\$0.06629		\$830.61
2	3244-163-022	30		10,306	\$0.03857	\$0.06629		\$683.23
2	3244-163-022	31		10,529	\$0.03857	\$0.06629		\$698.00
2	3244-163-022	32		16,430	\$0.03857	\$0.06629		\$1,089.22
2	3244-163-022	33		13,132	\$0.03857	\$0.06629		\$870.56
2	3244-163-022	34		13,024	\$0.03857	\$0.06629		\$863.42
2	3244-163-022	35		11,338	\$0.03857	\$0.06629		\$751.65
2	3244-163-022	36		14,644	\$0.03857	\$0.06629		\$970.82
2	3244-163-022	37		17,538	\$0.03857	\$0.06629		\$1,162.65
2	3244-163-022	38		16,097	\$0.03857	\$0.06629		\$1,067.13
2	3244-163-022	39		11,403	\$0.03857	\$0.06629		\$755.99
2	3244-163-022	112		11,559	\$0.03857	\$0.06629		\$766.30
2	3244-163-022	113		11,618	\$0.03857	\$0.06629		\$770.21
2	3244-163-022	114		11,603	\$0.03857	\$0.06629		\$769.22
2	3244-163-022	115		12,512	\$0.03857	\$0.06629		\$829.48
2	3244-163-022	116		12,371	\$0.03857	\$0.06629		\$820.13
2	3244-163-022	117		12,612	\$0.03857	\$0.06629		\$836.11
2	3244-163-022	118		12,034	\$0.03857	\$0.06629		\$797.79
2	3244-163-022	119		11,581	\$0.03857	\$0.06629		\$767.76
2	3244-163-022	124	45,126		\$0.03857	\$0.06629	\$1,740.63	
2	3244-163-022	132	245,632		\$0.03857	\$0.06629	\$9,474.69	
2	3244-163-022	133	757,694		\$0.03857	\$0.06629	\$29,226.32	
2	3244-163-022	136	9,688		\$0.03857	\$0.06629	\$373.69	
2	3244-163-022	137	68,703		\$0.03857	\$0.06629	\$2,650.06	
2	3244-163-022	139	910		\$0.03857	\$0.06629	\$35.10	
2	3244-163-022	140	1,148		\$0.03857	\$0.06629	\$44.28	
2	3244-163-022	141	3,010		\$0.03857	\$0.06629	\$116.10	
2	3244-163-022	142	1,978		\$0.03857	\$0.06629	\$76.30	
2	3244-163-022	143	2,309		\$0.03857	\$0.06629	\$89.06	
2	3244-163-022	144	4,324		\$0.03857	\$0.06629	\$166.79	
2	3244-163-022	145	1,482		\$0.03857	\$0.06629	\$57.16	
2	3244-163-022	146	3,122		\$0.03857	\$0.06629	\$120.42	
2	3244-163-022	147	2,913		\$0.03857	\$0.06629	\$112.36	
<b>Total</b>	<b>3244-163-022</b>		<b>1,148,039</b>	<b>260,808</b>			<b>\$44,282.98</b>	<b>\$17,290.17</b>
3	3244-162-018	14		14,365	\$0.03857	\$0.06629		\$952.31
3	3244-162-018	21		13,558	\$0.03857	\$0.06629		\$898.85
3	3244-162-018	22		12,863	\$0.03857	\$0.06629		\$852.78
3	3244-162-018	23		13,774	\$0.03857	\$0.06629		\$913.12
3	3244-162-018	24		10,434	\$0.03857	\$0.06629		\$691.74
3	3244-162-018	25		10,422	\$0.03857	\$0.06629		\$690.92
3	3244-162-018	84		10,014	\$0.03857	\$0.06629		\$663.86

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Major Parcel	APN No.	Lot No.	Square Footage		Unit COS		Annual Stand-By Charge	
			Landscape	SFR	Landscape	SFR	Landscape	SFR
3	3244-162-018	123	16,069		\$0.03857	\$0.06629	\$619.82	
3	3244-162-018	125	59,769		\$0.03857	\$0.06629	\$2,305.45	
3	3244-162-018	126	53,614		\$0.03857	\$0.06629	\$2,068.04	
3	3244-162-018	126	88,059		\$0.03857	\$0.06629	\$3,396.67	
3	3244-162-018	134	611,515		\$0.03857	\$0.06629	\$23,587.79	
3	3244-162-018	135	84,285		\$0.03857	\$0.06629	\$3,251.10	
3	3244-162-018	138	4,051		\$0.03857	\$0.06629	\$156.26	
3	3244-162-018	148	2,651		\$0.03857	\$0.06629	\$102.26	
3	3244-162-018	149	2,209		\$0.03857	\$0.06629	\$85.21	
3	3244-162-018	150	93		\$0.03857	\$0.06629	\$3.59	
3	3244-162-018	151	91,441		\$0.03857	\$0.06629	\$3,527.13	
3	3244-162-018	152	6,663		\$0.03857	\$0.06629	\$257.01	
3	3244-162-018	153	1,521		\$0.03857	\$0.06629	\$58.67	
<b>Total</b>	<b>3244-162-018</b>		<b>1,021,940</b>	<b>85,430</b>			<b>\$39,419.00</b>	<b>\$5,663.57</b>
4	3244-161-055	50		6,370	\$0.03857	\$0.06629		\$422.29
4	3244-161-055	51		6,424	\$0.03857	\$0.06629		\$425.85
4	3244-161-055	52		6,421	\$0.03857	\$0.06629		\$425.71
4	3244-161-055	53		7,095	\$0.03857	\$0.06629		\$470.38
4	3244-161-055	54		6,907	\$0.03857	\$0.06629		\$457.92
4	3244-161-055	55		5,882	\$0.03857	\$0.06629		\$389.96
4	3244-161-055	56		6,384	\$0.03857	\$0.06629		\$423.20
4	3244-161-055	57		6,396	\$0.03857	\$0.06629		\$424.05
4	3244-161-055	58		5,804	\$0.03857	\$0.06629		\$384.75
4	3244-161-055	59		5,852	\$0.03857	\$0.06629		\$387.96
4	3244-161-055	60		6,307	\$0.03857	\$0.06629		\$418.13
4	3244-161-055	61		5,811	\$0.03857	\$0.06629		\$385.21
4	3244-161-055	62		6,527	\$0.03857	\$0.06629		\$432.71
4	3244-161-055	63		5,963	\$0.03857	\$0.06629		\$395.30
4	3244-161-055	64		7,271	\$0.03857	\$0.06629		\$482.01
4	3244-161-055	65		7,370	\$0.03857	\$0.06629		\$488.61
4	3244-161-055	66		6,581	\$0.03857	\$0.06629		\$436.32
4	3244-161-055	67		7,379	\$0.03857	\$0.06629		\$489.22
4	3244-161-055	68		6,855	\$0.03857	\$0.06629		\$454.43
4	3244-161-055	69		6,514	\$0.03857	\$0.06629		\$431.85
4	3244-161-055	70		7,005	\$0.03857	\$0.06629		\$464.39
4	3244-161-055	71		10,576	\$0.03857	\$0.06629		\$701.14
4	3244-161-055	72		8,850	\$0.03857	\$0.06629		\$586.74
4	3244-161-055	73		7,561	\$0.03857	\$0.06629		\$501.25
4	3244-161-055	74		7,199	\$0.03857	\$0.06629		\$477.26
4	3244-161-055	75		8,544	\$0.03857	\$0.06629		\$566.39
4	3244-161-055	76		7,597	\$0.03857	\$0.06629		\$503.64
4	3244-161-055	77		8,320	\$0.03857	\$0.06629		\$551.57
4	3244-161-055	78		10,140	\$0.03857	\$0.06629		\$672.21
4	3244-161-055	79		14,819	\$0.03857	\$0.06629		\$982.43
4	3244-161-055	80		7,870	\$0.03857	\$0.06629		\$521.74
4	3244-161-055	81		7,032	\$0.03857	\$0.06629		\$466.18

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Major Parcel	APN No.	Lot No.	Square Footage		Unit COS		Annual Stand-By Charge	
			Landscape	SFR	Landscape	SFR	Landscape	SFR
4	3244-161-055	82		7,449	\$0.03857	\$0.06629		\$493.83
4	3244-161-055	83		7,170	\$0.03857	\$0.06629		\$475.35
4	3244-161-055	84		6,441	\$0.03857	\$0.06629		\$426.99
4	3244-161-055	85		6,667	\$0.03857	\$0.06629		\$441.96
4	3244-161-055	86		7,982	\$0.03857	\$0.06629		\$529.18
4	3244-161-055	87		6,754	\$0.03857	\$0.06629		\$447.77
4	3244-161-055	88		6,160	\$0.03857	\$0.06629		\$408.37
4	3244-161-055	89		6,146	\$0.03857	\$0.06629		\$407.46
4	3244-161-055	90		6,808	\$0.03857	\$0.06629		\$451.36
4	3244-161-055	113		9,183	\$0.03857	\$0.06629		\$608.80
4	3244-161-055	114		7,906	\$0.03857	\$0.06629		\$524.13
4	3244-161-055	115		7,529	\$0.03857	\$0.06629		\$499.13
4	3244-161-055	116		8,341	\$0.03857	\$0.06629		\$552.99
4	3244-161-055	117		9,687	\$0.03857	\$0.06629		\$642.19
4	3244-161-055	118		7,542	\$0.03857	\$0.06629		\$500.01
4	3244-161-055	119		7,276	\$0.03857	\$0.06629		\$482.36
4	3244-161-055	120		7,265	\$0.03857	\$0.06629		\$481.61
4	3244-161-055	121		9,282	\$0.03857	\$0.06629		\$615.37
4	3244-161-055	122		8,314	\$0.03857	\$0.06629		\$551.17
4	3244-161-055	123		8,063	\$0.03857	\$0.06629		\$534.53
4	3244-161-055	124		6,877	\$0.03857	\$0.06629		\$455.91
4	3244-161-055	125		6,448	\$0.03857	\$0.06629		\$427.50
4	3244-161-055	126		7,875	\$0.03857	\$0.06629		\$522.06
4	3244-161-055	127		6,642	\$0.03857	\$0.06629		\$440.30
4	3244-161-055	128		7,263	\$0.03857	\$0.06629		\$481.48
4	3244-161-055	129		6,653	\$0.03857	\$0.06629		\$441.06
4	3244-161-055	130		7,178	\$0.03857	\$0.06629		\$475.86
4	3244-161-055	131		6,420	\$0.03857	\$0.06629		\$425.62
4	3244-161-055	132		5,894	\$0.03857	\$0.06629		\$390.74
4	3244-161-055	133		12,710	\$0.03857	\$0.06629		\$842.62
4	3244-161-055	134		11,066	\$0.03857	\$0.06629		\$733.60
4	3244-161-055	135		11,554	\$0.03857	\$0.06629		\$765.99
4	3244-161-055	136		9,743	\$0.03857	\$0.06629		\$645.90
4	3244-161-055	137		9,019	\$0.03857	\$0.06629		\$597.89
4	3244-161-055	138		6,844	\$0.03857	\$0.06629		\$453.75
4	3244-161-055	139		5,916	\$0.03857	\$0.06629		\$392.21
4	3244-161-055	140		6,360	\$0.03857	\$0.06629		\$421.62
4	3244-161-055	141		7,005	\$0.03857	\$0.06629		\$464.40
4	3244-161-055	161	59,426		\$0.03857	\$0.06629	\$2,292.22	
4	3244-161-055	162	14,594		\$0.03857	\$0.06629	\$562.93	
4	3244-161-055	163	41,227		\$0.03857	\$0.06629	\$1,590.24	
4	3244-161-055	164	8,870		\$0.03857	\$0.06629	\$342.14	
4	3244-161-055	166	13,387		\$0.03857	\$0.06629	\$516.37	
4	3244-161-055	175	23,808		\$0.03857	\$0.06629	\$918.34	
4	3244-161-055	178	1,196		\$0.03857	\$0.06629	\$46.13	
4	3244-161-055	179	860		\$0.03857	\$0.06629	\$33.17	
4	3244-161-055	180	131,239		\$0.03857	\$0.06629	\$5,062.24	

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Major Parcel	APN No.	Lot No.	Square Footage		Unit COS		Annual Stand-By Charge	
			Landscape	SFR	Landscape	SFR	Landscape	SFR
4	3244-161-055	187	35,359		\$0.03857	\$0.06629	\$1,363.89	
4	3244-161-055	189	186,536		\$0.03857	\$0.06629	\$7,195.20	
4	3244-161-055	190	112,803		\$0.03857	\$0.06629	\$4,351.12	
4	3244-161-055	193	32,374		\$0.03857	\$0.06629	\$1,248.75	
4	3244-161-055	194	5,653		\$0.03857	\$0.06629	\$218.05	
<b>Total</b>	<b>3244-161-055</b>		<b>667,332</b>	<b>529,059</b>			<b>\$25,740.81</b>	<b>\$35,073.86</b>
5	3244-161-051	2	35,703		\$0.03857	\$0.06629	\$1,377.16	
5	3244-161-051	11	159,534		\$0.03857	\$0.06629	\$6,153.66	
<b>Total</b>	<b>3244-161-051</b>		<b>195,237</b>	<b>0</b>			<b>\$7,530.82</b>	<b>\$0</b>
6	3244-163-012				\$0.03857	\$0.06629		
<b>Total</b>	<b>3244-163-012</b>		<b>0</b>	<b>0</b>			<b>\$0</b>	<b>\$0</b>
7	3244-163-020				\$0.03857	\$0.06629		
<b>Total</b>	<b>3244-163-020</b>		<b>0</b>	<b>0</b>			<b>\$0</b>	<b>\$0</b>
8	3244-162-015	93	40,143		\$0.03857	\$0.06629	\$1,548.42	
8	3244-162-015	94	3,658		\$0.03857	\$0.06629	\$141.10	
8	3244-162-015	111	112,253		\$0.03857	\$0.06629	\$4,329.90	
8	3244-162-015	113	66,473		\$0.03857	\$0.06629	\$2,564.04	
8	3244-162-015	114	150,556		\$0.03857	\$0.06629	\$5,807.35	
8	3244-162-015	115	41,631		\$0.03857	\$0.06629	\$1,605.82	
8	3244-162-015	116	63,505		\$0.03857	\$0.06629	\$2,449.56	
8	3244-162-015	117	14,864		\$0.03857	\$0.06629	\$573.34	
8	3244-162-015	122	1,128		\$0.03857	\$0.06629	\$43.51	
<b>Total</b>	<b>3244-162-015</b>		<b>494,211</b>	<b>0</b>			<b>\$19,063.06</b>	<b>\$0</b>
9	3244-161-042	35		182	\$0.03857	\$0.06629		\$12.07
9	3244-161-042	34		2,655	\$0.03857	\$0.06629		\$176.01
9	3244-161-042	33		2,362	\$0.03857	\$0.06629		\$156.59
9	3244-161-042	17		2,564	\$0.03857	\$0.06629		\$169.98
9	3244-161-042	19		1,621	\$0.03857	\$0.06629		\$107.46
9	3244-161-042	22		2,878	\$0.03857	\$0.06629		\$190.80
9	3244-161-042	24		4,260	\$0.03857	\$0.06629		\$282.42
9	3244-161-042	139	15,677		\$0.03857	\$0.06629	\$604.70	
9	3244-161-042	128	3,146		\$0.03857	\$0.06629	\$121.35	
<b>Total</b>	<b>3244-161-042</b>		<b>18,823</b>	<b>16,522</b>			<b>\$726.05</b>	<b>\$1,095.32</b>
10	3244-163-021	75		12,364	\$0.03857	\$0.06629		\$819.69
10	3244-163-021	76		12,862	\$0.03857	\$0.06629		\$852.71
10	3244-163-021	77		10,532	\$0.03857	\$0.06629		\$698.19
10	3244-163-021	78		12,467	\$0.03857	\$0.06629		\$826.50
10	3244-163-021	79		10,741	\$0.03857	\$0.06629		\$712.05
10	3244-163-021	80		10,348	\$0.03857	\$0.06629		\$686.02
10	3244-163-021	81		11,623	\$0.03857	\$0.06629		\$770.55
10	3244-163-021	82		12,402	\$0.03857	\$0.06629		\$822.18

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			Landscape	SFR	Landscape	SFR	Landscape	SFR
10	3244-163-021	83		18,213	\$0.03857	\$0.06629		\$1,207.46
10	3244-163-021	84		14,087	\$0.03857	\$0.06629		\$933.89
10	3244-163-021	85		14,572	\$0.03857	\$0.06629		\$966.02
10	3244-163-021	86		13,154	\$0.03857	\$0.06629		\$872.03
10	3244-163-021	87		12,653	\$0.03857	\$0.06629		\$838.82
10	3244-163-021	88		10,867	\$0.03857	\$0.06629		\$720.45
10	3244-163-021	89		11,550	\$0.03857	\$0.06629		\$765.68
10	3244-163-021	96	19,174		\$0.03857	\$0.06629	\$739.59	
10	3244-163-021	118	47,590		\$0.03857	\$0.06629	\$1,835.68	
10	3244-163-021	119	88,218		\$0.03857	\$0.06629	\$3,402.81	
10	3244-163-021	120	71,371		\$0.03857	\$0.06629	\$2,752.97	
10	3244-163-021	121	354,496		\$0.03857	\$0.06629	\$13,673.87	
<b>Total</b>	<b>3244-163-021</b>		<b>580,849</b>	<b>188,435</b>			<b>\$22,404.92</b>	<b>\$12,492.22</b>
11	3244-161-054	1		5,419	\$0.03857	\$0.06629		\$359.27
11	3244-161-054	2		5,820	\$0.03857	\$0.06629		\$385.84
11	3244-161-054	3		5,982	\$0.03857	\$0.06629		\$396.57
11	3244-161-054	4		7,928	\$0.03857	\$0.06629		\$525.59
11	3244-161-054	5		4,316	\$0.03857	\$0.06629		\$286.13
11	3244-161-054	7		1,254	\$0.03857	\$0.06629		\$83.13
11	3244-161-054	8		10,519	\$0.03857	\$0.06629		\$697.38
11	3244-161-054	9		7,391	\$0.03857	\$0.06629		\$490.00
11	3244-161-054	10		6,143	\$0.03857	\$0.06629		\$407.25
11	3244-161-054	11		6,880	\$0.03857	\$0.06629		\$456.09
11	3244-161-054	12		6,289	\$0.03857	\$0.06629		\$416.93
11	3244-161-054	13		7,314	\$0.03857	\$0.06629		\$484.86
11	3244-161-054	14		6,503	\$0.03857	\$0.06629		\$431.15
11	3244-161-054	15		5,931	\$0.03857	\$0.06629		\$393.17
11	3244-161-054	16		6,541	\$0.03857	\$0.06629		\$433.65
11	3244-161-054	17		7,093	\$0.03857	\$0.06629		\$470.26
11	3244-161-054	18		6,541	\$0.03857	\$0.06629		\$433.66
11	3244-161-054	19		7,226	\$0.03857	\$0.06629		\$479.07
11	3244-161-054	20		7,032	\$0.03857	\$0.06629		\$466.19
11	3244-161-054	21		5,502	\$0.03857	\$0.06629		\$364.73
11	3244-161-054	22		5,581	\$0.03857	\$0.06629		\$369.96
11	3244-161-054	23		6,058	\$0.03857	\$0.06629		\$401.64
11	3244-161-054	24		6,535	\$0.03857	\$0.06629		\$433.22
11	3244-161-054	25		6,316	\$0.03857	\$0.06629		\$418.70
11	3244-161-054	26		7,430	\$0.03857	\$0.06629		\$492.59
11	3244-161-054	27		11,290	\$0.03857	\$0.06629		\$748.47
11	3244-161-054	28		10,389	\$0.03857	\$0.06629		\$688.74
11	3244-161-054	29		9,170	\$0.03857	\$0.06629		\$607.91
11	3244-161-054	30		9,784	\$0.03857	\$0.06629		\$648.64
11	3244-161-054	31		9,071	\$0.03857	\$0.06629		\$601.37
11	3244-161-054	32		9,890	\$0.03857	\$0.06629		\$655.68
11	3244-161-054	33		8,489	\$0.03857	\$0.06629		\$562.78
11	3244-161-054	34		9,687	\$0.03857	\$0.06629		\$642.16

**Santa Clarita Valley Water Agency**  
Annual Water Stand-by Charge Engineer's Report

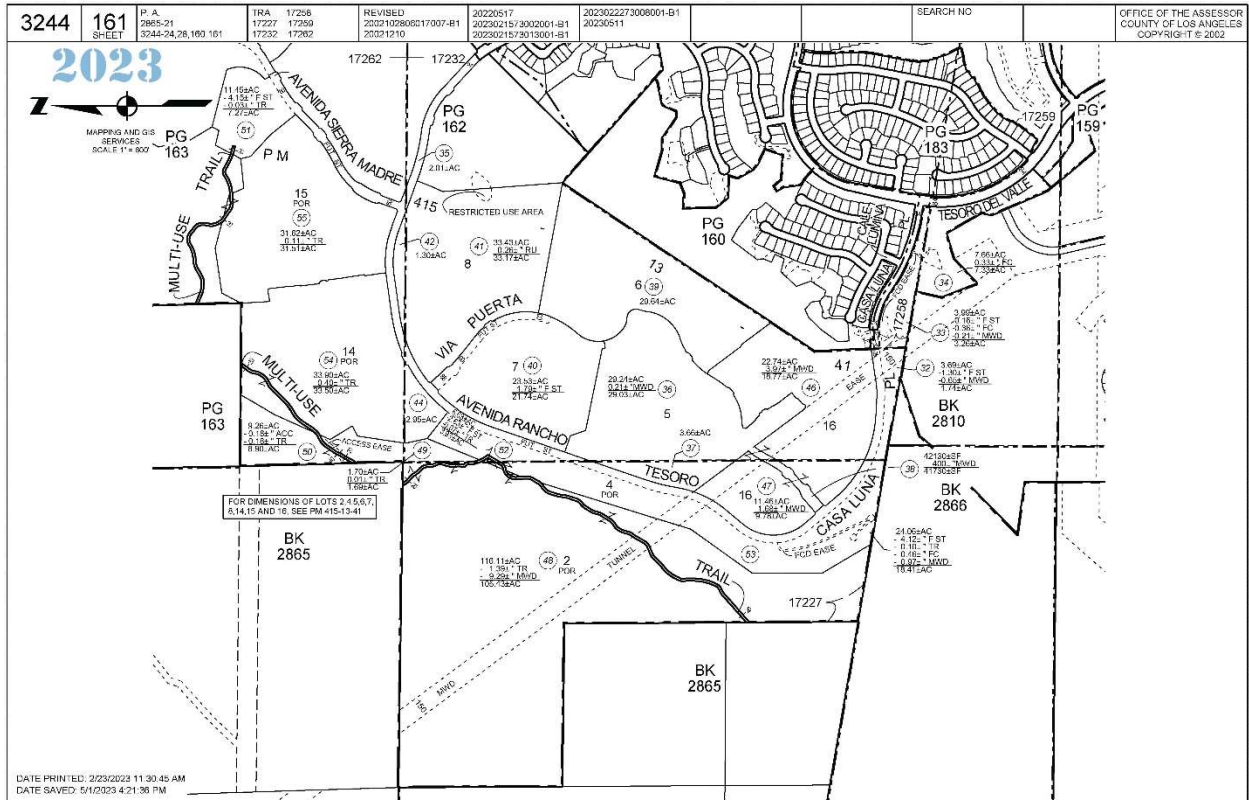
Major Parcel	APN No.	Lot No.	Square Footage		Unit COS		Annual Stand-By Charge	
			Landscape	SFR	Landscape	SFR	Landscape	SFR
11	3244-161-054	35		8,164	\$0.03857	\$0.06629		\$541.21
11	3244-161-054	36		8,816	\$0.03857	\$0.06629		\$584.44
11	3244-161-054	37		11,210	\$0.03857	\$0.06629		\$743.19
11	3244-161-054	38		6,866	\$0.03857	\$0.06629		\$455.20
11	3244-161-054	39		6,305	\$0.03857	\$0.06629		\$417.96
11	3244-161-054	40		6,599	\$0.03857	\$0.06629		\$437.48
11	3244-161-054	41		7,330	\$0.03857	\$0.06629		\$485.94
11	3244-161-054	42		6,779	\$0.03857	\$0.06629		\$449.41
11	3244-161-054	43		6,914	\$0.03857	\$0.06629		\$458.36
11	3244-161-054	44		7,602	\$0.03857	\$0.06629		\$503.96
11	3244-161-054	45		9,097	\$0.03857	\$0.06629		\$603.08
11	3244-161-054	46		7,338	\$0.03857	\$0.06629		\$486.46
11	3244-161-054	47		5,834	\$0.03857	\$0.06629		\$386.74
11	3244-161-054	48		6,605	\$0.03857	\$0.06629		\$437.88
11	3244-161-054	49		5,313	\$0.03857	\$0.06629		\$352.23
11	3244-161-054	91		5,712	\$0.03857	\$0.06629		\$378.67
11	3244-161-054	92		6,481	\$0.03857	\$0.06629		\$429.64
11	3244-161-054	93		5,961	\$0.03857	\$0.06629		\$395.21
11	3244-161-054	94		6,861	\$0.03857	\$0.06629		\$454.87
11	3244-161-054	95		6,074	\$0.03857	\$0.06629		\$402.69
11	3244-161-054	96		6,314	\$0.03857	\$0.06629		\$418.59
11	3244-161-054	97		6,426	\$0.03857	\$0.06629		\$426.03
11	3244-161-054	98		6,144	\$0.03857	\$0.06629		\$407.32
11	3244-161-054	99		7,167	\$0.03857	\$0.06629		\$475.15
11	3244-161-054	100		7,298	\$0.03857	\$0.06629		\$483.80
11	3244-161-054	101		9,261	\$0.03857	\$0.06629		\$613.96
11	3244-161-054	102		13,408	\$0.03857	\$0.06629		\$888.87
11	3244-161-054	103		10,304	\$0.03857	\$0.06629		\$683.13
11	3244-161-054	104		9,561	\$0.03857	\$0.06629		\$633.82
11	3244-161-054	105		8,380	\$0.03857	\$0.06629		\$555.54
11	3244-161-054	106		8,458	\$0.03857	\$0.06629		\$560.74
11	3244-161-054	107		9,779	\$0.03857	\$0.06629		\$648.31
11	3244-161-054	108		8,398	\$0.03857	\$0.06629		\$556.75
11	3244-161-054	109		8,461	\$0.03857	\$0.06629		\$560.95
11	3244-161-054	110		8,995	\$0.03857	\$0.06629		\$596.34
11	3244-161-054	111		8,931	\$0.03857	\$0.06629		\$592.07
11	3244-161-054	112		7,177	\$0.03857	\$0.06629		\$475.79
11	3244-161-054	142		6,024	\$0.03857	\$0.06629		\$399.36
11	3244-161-054	143		6,116	\$0.03857	\$0.06629		\$405.45
11	3244-161-054	144		8,214	\$0.03857	\$0.06629		\$544.52
11	3244-161-054	145		9,216	\$0.03857	\$0.06629		\$610.97
11	3244-161-054	146		8,137	\$0.03857	\$0.06629		\$539.43
11	3244-161-054	147		11,358	\$0.03857	\$0.06629		\$752.98
11	3244-161-054	148		12,956	\$0.03857	\$0.06629		\$858.92
11	3244-161-054	149		9,819	\$0.03857	\$0.06629		\$650.92
11	3244-161-054	150		8,859	\$0.03857	\$0.06629		\$587.27
11	3244-161-054	151		6,204	\$0.03857	\$0.06629		\$411.32

**Santa Clarita Valley Water Agency**  
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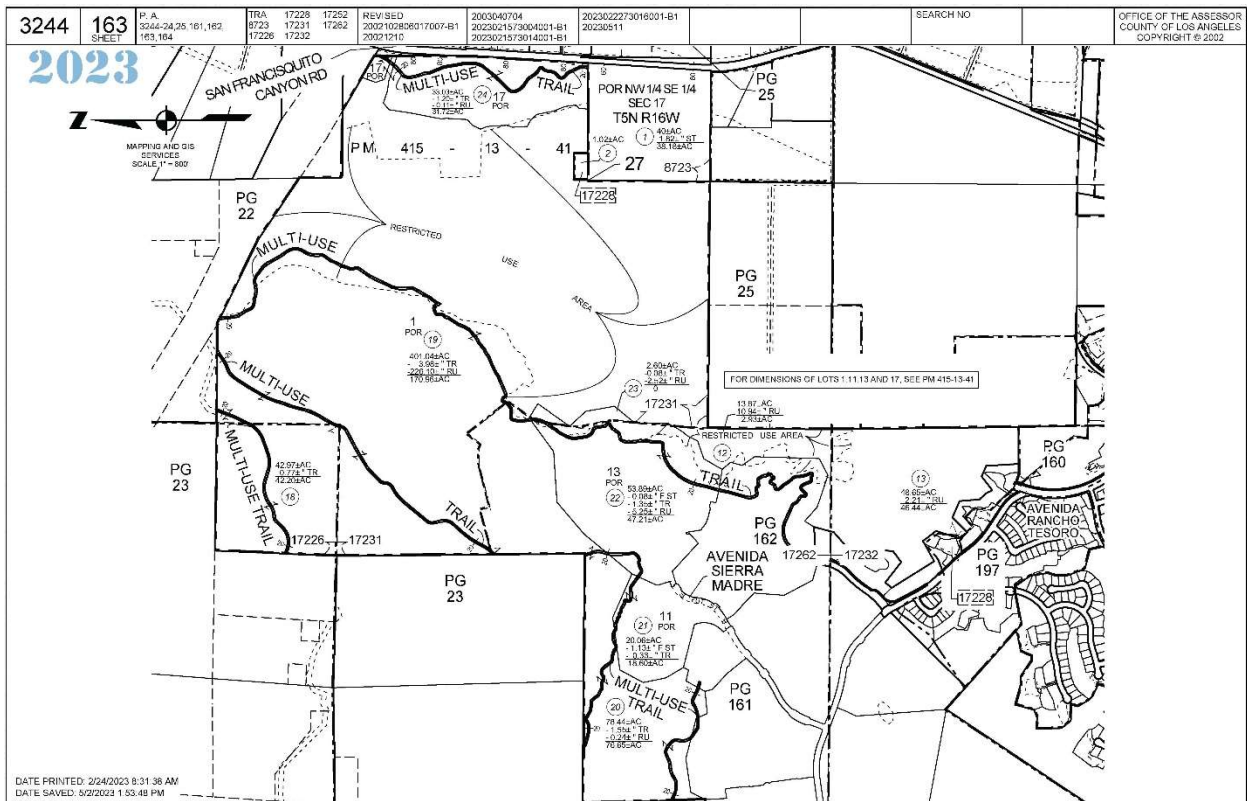
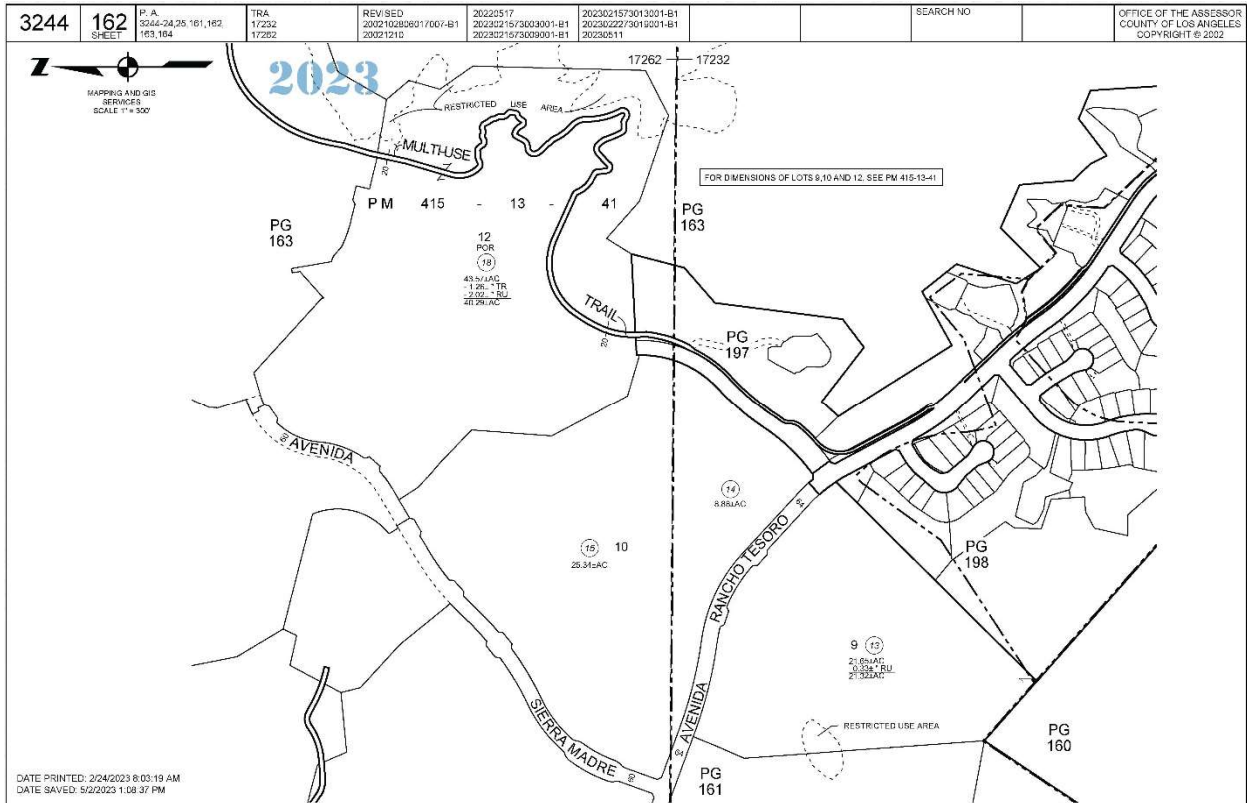
Major Parcel	APN No.	Lot No.	Square Footage		Unit COS		Annual Stand-By Charge	
			Landscape	SFR	Landscape	SFR	Landscape	SFR
11	3244-161-054	152		6,468	\$0.03857	\$0.06629		\$428.79
11	3244-161-054	153		5,652	\$0.03857	\$0.06629		\$374.69
11	3244-161-054	154		5,764	\$0.03857	\$0.06629		\$382.10
11	3244-161-054	155		6,969	\$0.03857	\$0.06629		\$461.98
11	3244-161-054	156		6,733	\$0.03857	\$0.06629		\$446.34
11	3244-161-054	157		6,230	\$0.03857	\$0.06629		\$413.04
11	3244-161-054	158		7,183	\$0.03857	\$0.06629		\$476.22
11	3244-161-054	159		13,020	\$0.03857	\$0.06629		\$863.16
11	3244-161-054	160	14,472		\$0.03857	\$0.06629	\$558.22	
11	3244-161-054	165	16,888		\$0.03857	\$0.06629	\$651.42	
11	3244-161-054	177	10,525		\$0.03857	\$0.06629	\$405.98	
11	3244-161-054	181	80,533		\$0.03857	\$0.06629	\$3,106.38	
11	3244-161-054	182	36,742		\$0.03857	\$0.06629	\$1,417.24	
11	3244-161-054	185	5,439		\$0.03857	\$0.06629	\$209.80	
11	3244-161-054	192	92,612		\$0.03857	\$0.06629	\$3,572.30	
11	3244-161-054	195	307,414		\$0.03857	\$0.06629	\$11,857.79	
<b>Total</b>	<b>3244-161-053</b>		<b>564,625</b>	<b>668,559</b>			<b>\$21,779.12</b>	<b>\$44,321.98</b>
12	3244-197-022				\$0.03857	\$0.06629		
<b>Total</b>	<b>3244-197-022</b>		<b>0</b>	<b>0</b>			<b>\$0</b>	<b>\$0</b>

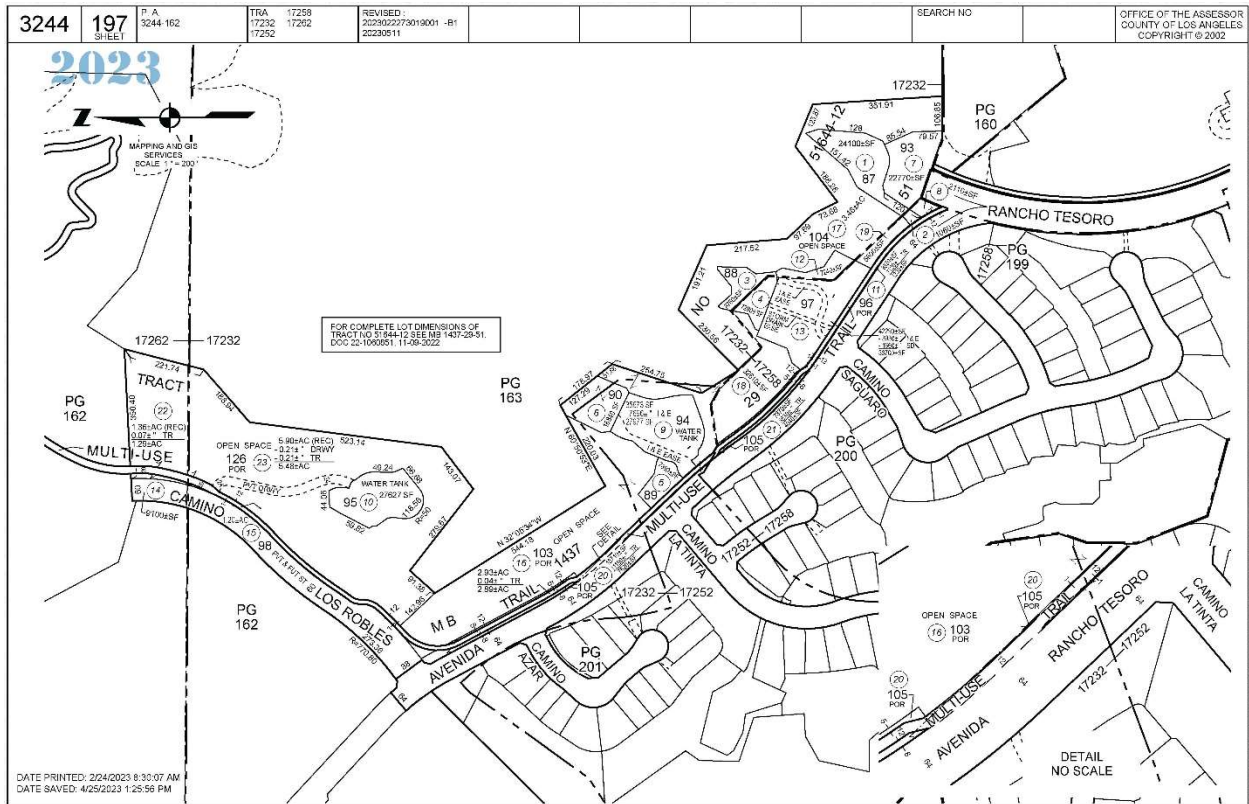
# AGENCY BOUNDARY DIAGRAMS

The boundaries subject to the stand-by charge are equivalent to the Tesoro annexation boundary as described in this report and, by reference are hereby made part of this Engineer's Report. Only the undeveloped annexed portion of the Tesoro development parcels are subject to the stand-by charge.



# Santa Clarita Valley Water Agency Annual Water Stand-by Charge Engineer's Report





## 2025-2026 ASSESSMENT ROLL

Parcel identification, for each lot or parcel subject to the stand-by charge, shall be the parcel as shown on the Los Angeles County Assessor Parcel Maps and/or the Los Angeles County Secured Tax Roll for the year in which this report is prepared. The proposed stand-by charge for each parcel has been prepared in accordance with the original rate established as part of the original formation and the method of apportionment described in this report and has been presented to the Board Secretary.

The stand-by charge information for each parcel as outlined in this Engineer's Report and confirmed by the SCV Water Board, shall be submitted to the County Auditor/Controller, and included on the property tax roll for Fiscal Year 2025-2026. If the parcels referenced by this Engineer's Report are re-numbered, re-apportioned or changed by the County Assessor's Office after approval of the report, the new parcel(s) with the appropriate stand-by charge amount will be submitted to the County Auditor/Controller.