



Westlands Water District

3130 N. Fresno Street, P.O. Box 6056, Fresno, California 93703-6056, (559) 224-1523, FAX (559) 241-6277

November 19, 2010

This notice contains important information about the following:

- **CVP Water Supply Update and 2011-2012 Contract Allocation**
- **2011-2012 Agricultural Water Allocation Applications Due January 15, 2011**
- **Metropolitan Water District Exchange**
- **2010-2011 Supplemental Water Update**
- **Assessments and Land-Based Charges**
- **Landowner Responsibilities**
- **Surplus Vehicle for Sale**
- **Department of the Navy Agricultural Leases**
- **Holiday Office Closures and Water Ordering Procedures**

CVP Water Supply Update and 2011-2012 Contract Allocation

Storage in both Folsom and Shasta Reservoirs is about 125% of average. The Federal share of storage in San Luis Reservoir is currently about 537,000 acre-feet. Last year at this time it was about 392,000 acre-feet. San Luis and Delta-Mendota Water Authority projections indicate that the Federal share of the Reservoir will fill by mid-to-late February. The District expects that approximately 140,000 acre-feet of current year water supply will remain unused at the end of the water year. This projection is based on an assumption that District demands follow the historical average for years with similar water supply.

Projections for the 2011-2012 water year CVP allocation for south-of-Delta Ag Contractors are as follows:

Water Year Hydrology	Ag Allocation
Dry	20 – 35%
Average	35 – 55%
Wet	50 – 75%

2011-2012 Agricultural Water Allocation Applications Due January 15, 2011

Water users will receive their 2011-2012 Agricultural Water Allocation Application packets during the first part of December. Landowners will not receive packets unless they are also water users or have requested them previously. Applications are due at either the Fresno or Five Points Offices by 5 p.m. on or before January 15.

Typically, the landowners' tenant farmers will submit the allocation applications. However, landowners may apply for allocations, especially if more direct control of the allocation to their land is desired or tenants have not been selected. In these situations, landowners are reminded that the costs associated with water applied for and allocated must be paid, even if the water is not used.

If more than one application is received for the same parcel of land, priority will be given to the landowner in accordance with the District's rules and regulations. If no applicants own the land, priority will be given to the water user who provides evidence of the right to occupy the land and receive the allocation.

Metropolitan Water District Exchange

The District has entered into an agreement with Metropolitan Water District (MWD) to exchange 100,000 acre-feet of 2010-2011 water, and up to an additional 20,000 acre-feet, if agreed by both parties. For every 3 acre-feet of water made available to MWD this year, 2 acre-feet will be returned to the District in the 2011-2012 water year. To date, water users have offered 78,967 acre-feet into the program.

The District has received regulatory approvals for the Exchange. It is anticipated that MWD will move the exchange water before the end of the water year. There may be limited opportunity for water users to provide additional water into the Exchange, with priority given to existing participants.

2010-2011 Supplemental Water Update

The District has acquired 64,203 acre-feet of water to meet revised timely and late requests for 2010-2011 Supplemental Water. The timing and amounts of expected allocations for Supplemental Water acquired are shown in the table below:

Allocation Month	AF Amount
April – Actual	8,467
May – Actual	8,912
June – Actual	6,051
July – Actual	3,144
August – Actual	24,361
September – Actual	6,357
October – Actual	6,731
November – Estimated	180

Assessments and Land-Based Charges

The 2010 Repayment Contract Assessments are delinquent after November 18, 2010. Land-based charges were due March 25, 2010 for the first installment, and September 25, 2010 for the second installment. Unpaid assessments and land-based charges will result in the interruption of water service to the water user until payment is received.

Landowner Responsibilities

As a courtesy each year, the District reminds landowners of their responsibilities as property owners in Westlands. Landowners are ultimately responsible for the payment of all District assessments, land-based charges and water charges attributable to their property. Any private agreement with tenants for use of the land does not relieve landowners of their responsibility for paying these costs. Landowners must enforce leases between lessors and lessees. Landowners should be aware of the following obligations regarding their property:

Assessments: Westlands uses a "benefit valuation" method in establishing assessments. Lands are assessed annually based on the relative benefits that they receive from the District. Assessment statement billings are mailed to District landowners and normally become delinquent in mid-November of each year. If an assessment becomes delinquent, the following actions are taken:

- A 5% penalty is assessed.

- Agricultural water service is discontinued.
- Any remaining water allocation applicable to the water user is not available for transfer, but the cost for such water must still be paid.
- A lien is recorded against each delinquent parcel.
- A \$16 or \$12 recording fee is imposed against each delinquent parcel.
- A publication fee is imposed against each delinquent amount (in the past this amount has varied from \$30 to \$185).
- Interest charges accrue against the delinquent amount at 9% per annum.
- Neither contract water nor any other water will be allocated to any land for which assessments have been delinquent for 30 days or more at the time the water is allocated.

Land-Based Charges: Land-based charges may be imposed by the Board of Directors, after a hearing is held and absent written protest from a majority of affected landowners. The hearing is typically held in February, although additional hearings may be held if new charges are implemented or if warranted by other circumstances. Land-based charges anticipated for next year are for costs related to a portion of the District's operations and maintenance activities, District water supply, long-term water, extraordinary repairs of pipe and certain litigation. Land-based charges are normally due March 25 and September 25, and if they become delinquent the following actions are taken:

- A 10% penalty is assessed and interest charges of 1.5% per month are applied (although this penalty and the interest rate structure is currently being reviewed and may be changed in the future).
- Agricultural water service is discontinued.
- Any remaining water allocation applicable to the water user is not available for transfer, but the cost for such water must still be paid.
- If left unpaid, charges are transferred to the District's assessment roll and become a lien against the land.
- Neither contract water nor any other water will be allocated to any land for which charges have been delinquent for 30 days or more at the time the water is allocated.

Water Charges: Landowners are financially responsible if their tenants do not pay their water bills. Water users have approximately 25 days to pay for water charges billed for the previous month. Bills not paid by the due date are considered delinquent. Landowners are notified of the delinquent account by mail. These bills may include charges for:

- CVP water, District water supply or long-term water allocated to the land, and any other water transferred into the water user's account. Other water may come from a variety of sources with costs substantially higher than CVP water.
- Water delivered to the land.
- Reduction in future year's water supplies for overused water, unless the water user purchases additional water to replace the overused amount.
- Unused water, if the water user does not reschedule it or does not find a buyer for the unused amount.
- Miscellaneous charges for M&I water costs, CVP Improvement Act Restoration Fund Costs, or other service charges.

If water charges become delinquent, the following actions are taken:

- A penalty ranging from 2% to 10% is assessed and interest charges of 1.5% per month are applied.
- Agricultural water service is discontinued.
- Any remaining water allocation applicable to the water user is not available for transfer, but the cost for such water must still be paid.

- If left unpaid, a Certificate to Secure Delinquent Water charges is filed against the water user on all lands owned within Westlands Water District.
- If the account remains unpaid, charges will be transferred to the District's assessment roll in May of each year and a Certificate of Sale will be filed against the land where the water was used if delivered or allocated if unused.
- Neither contract water nor any other water will be allocated to any land for which charges have been delinquent for 30 days or more at the time the water is allocated.

The information listed above summarizes the financial obligations landowners and water users have to the District. If you have any questions regarding this information, please do not hesitate to contact the Customer Accounting Department at (559) 241-6250. We look forward to working with you in the upcoming water year.

Surplus Vehicle for Sale

The District is offering for sale, by sealed bid, the following used vehicle:

<u>Veh. #</u>	<u>Year</u>	<u>Description</u>	<u>Est. Mileage</u>	<u>Minimum Bid Amount</u>
4	2003	Ford Crown Vic	151,120	\$ 1,750.00

All bids must be received by 10:00 a.m. on November 23, 2010, in the District's Purchasing Department at 3130 N. Fresno Street, P.O. Box 6056, Fresno, CA 93703. Facsimile offers will not be accepted.

Anyone interested in submitting a bid or who wants additional information should contact Gilbert Cano in the District's Purchasing Department at (559) 241-6209 or visit the District's website at www.westlandswater.org to obtain bidding instructions.

Department of the Navy Agricultural Leases

Naval Facilities Engineering Command Southwest has provided the enclosed announcement informing interested bidders about Department of the Navy Agricultural Leases at Naval Air Station Lemoore. Please use the contact information in the letters if you have any questions about this agricultural lease program.

Holiday Office Closures & Water Ordering Procedures

District offices will be closed on Thursday and Friday, November 25 and 26, in observance of Thanksgiving; Friday, December 24, and Monday, December 27, for the Christmas holiday; and Friday, December 31, for New Year's Day. The affected water ordering deadlines are as follows:

For Water Use On	Place Water Order By
Thursday or Friday, November 25 or 26	Wednesday, November 24, 9:30 a.m.
Saturday, Sunday or Monday, November 27, 28 or 29	Wednesday, November 24, noon
Friday or Saturday, December 24 or 25	Thursday, December 23, 9:30 a.m.
Sunday, Monday or Tuesday, December 26, 27 or 28	Thursday, December 23, noon
Friday or Saturday, December 31 or January 1	Thursday, December 30, 9:30 a.m.
Sunday or Monday, January 2 or 3	Thursday, December 30, noon

The emergency telephone number for after hours and holidays is (559) 224-1523.

DEPARTMENT OF THE NAVY
ADVERTISEMENT FOR BIDS TO LEASE GOVERNMENT LANDS
FOR AGRICULTURAL PURPOSES

Date: **November 9, 2010**

1. The Department of the Navy, Naval Facilities Engineering Command, Southwest, proposes to lease Government owned land for agricultural purposes located at the Naval Air Station, Lemoore, California, under the process and terms outlined in the Invitation for Bid.

2. Sealed bids must be received Naval Facilities Engineering Command Southwest, ATTN: Real Estate, Code AM1.YR, 1220 Pacific Highway, Building 127, **San Diego, California**, 92132-5190, by **2:00 P.M.**, Pacific Daylight Time (PDT), on **November 23, 2010**. Bids will be opened promptly at **2:00 P.M.** (PDT). No bids will be accepted after that time. **FAX COPIES OF BIDS WILL NOT BE CONSIDERED RESPONSIVE.**

3. DESCRIPTION OF PROPERTY

<u>Parcel</u>	<u>Acres</u>	<u>Current Crop</u>	<u>Lease Term</u>
4A12/4A61 F5	275.4	Cotton/Fallowed	Jan. 1, 2011 – Dec. 31, 2018
4A14/4A61 F6 & 7	494.4	Alfalfa/Fallowed/Cotton	Jan. 1, 2011 – Dec. 31, 2019
4A27	136.1	Oats	Jan. 1, 2011 – Dec. 31, 2013 w/ options

4. Please note, Parcel 4A27 will have a three (3) year firm Lease Term with two (2) one year options.

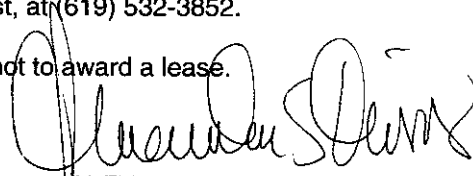
5. All bid packages and instructions will be posted electronically on Navy Electronic Commerce Online (NECO). Interested bidders can view each bid package individually by parcel number and, if interested, print the bid package and instructions for each parcel. Interested bidders will then complete the bid form and return under the Sealed Bid process.

6. Interested bidders should go to <https://www.neco.navy.mil/> and proceed with the following steps:

- a. Search Synopsis
- b. Under NAICS Code scroll down to: "111 - Crop Production"
- c. Click on "Search" at bottom of page.
- d. Parcels will be listed as "NAS Lemoore Parcel 4A__". Find the parcel number you wish to bid on, click on "NAS Lemoore, Parcel 4A__"
- e. This page describes the solicitation.
- f. Click on "View Solicitation."
- g. Click on "Click Here for Additional Documents"
- h. Click on "Instructions to Bidders"
- i. Print out instructions and review all Instructions to Bidders.
- j. Return to "Additional Documents."
- k. Click on "Bid Doc Parcel 4A__." Print out Bid Document (Bid).
- l. Complete and submit Sealed Bid according to all instructions.

7. If you have any questions, please do not hesitate to contact Ms. Lacey Hébert, Realty Specialist, at (619) 532-1134 or Ms. Yolanda Robledo, Realty Specialist, at (619) 532-3852.

8. The Department of the Navy reserves the right not to award a lease.



ALEXANDRA S. ELIAS
Real Estate Contracting Officer
By direction of the Commanding Officer