



Westlands Water District

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November 18, 2011

This notice contains important information about the following:

- **CVP Water Supply Update and 2012-2013 Contract Allocation**
- **2012-2013 Agricultural Water Allocation Applications Due January 15, 2012**
- **Assessments and Land-Based Charges**
- **Landowner Responsibilities**
- **Lease of District Owned Land**
- **Holiday Office Closure and Water Ordering Procedures**

CVP Water Supply Update and 2012-2013 Contract Allocation

The San Luis & Delta-Mendota Water Authority is projecting that the Federal side of San Luis Reservoir will fill by the end of December. Excess conditions in the Delta have supported capacity pumping at the Jones Pumping Plant thus far. The District expects that approximately 215,000 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.

The CVP started the new hydrologic season with approximately 9.3 million acre feet of water in key reservoirs; the 15-year average is 6.9 million acre feet. Storage in Shasta Reservoir is approximately 3.19 million acre-feet, which is about 123% of normal for this time of year. Federal Storage in San Luis Reservoir is approximately 806,776 acre-feet (163% of 15-year average). Based upon these conditions and certain assumptions concerning hydrology, the ranges of potential Central Valley Project allocations for the 2012-2013 water year are as follows:

Assumed Hydrology	Allocation Range
Dry	45-50%
Average	55-75%
Wet	75-85%

2012-2013 Agricultural Water Allocation Applications Due January 15, 2012

Water users will receive their 2012-2013 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.

Assessments and Land-Based Charges

The 2011 Repayment Contract Assessments are delinquent after November 17, 2011. Land-based charges were due March 25, 2011 for the first installment, and September 25, 2011 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 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, 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.

Lease of District Owned Land

The District still has land available for lease. For a detailed list of available land, please contact Cork Mclsaac of Agricultural Industries, Inc. at (916) 372-5595 or (800) 822-1415.

Holiday Office Closure and Water Ordering Procedures

District offices will be closed on Thursday, November 24, and Friday, November 25, in observance of Thanksgiving; Friday, December 23, and Monday, December 26, for the Christmas holiday; and Monday, January 2 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 24 or 25	Wednesday, November 23, 9:30 a.m.
Saturday, Sunday or Monday – November 26, 27 or 28	Wednesday, November 23, noon
Friday or Saturday – December 23 or 24	Thursday, December 22, 9:30 a.m.
Sunday, Monday or Tuesday – December 25, 26 or 27	Thursday, December 22, noon
Saturday or Sunday – December 31 or January 1	Friday, December 30, 9:30 a.m.
Monday or Tuesday – January 2 or 3	Friday, December 30, noon

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