



- **Board of Directors**
Real Property and Asset Management Committee

6/14/2022 Board Meeting

7-13

Subject

Adopt resolution for Calleguas Annexation No. 106 to Calleguas Municipal Water District and Metropolitan; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

Executive Summary

This action grants approval for an annexation requested by Calleguas Municipal Water District (Calleguas) and authorizes collecting Metropolitan's water standby charge and ad valorem tax. This request is compliant with current policy and requirements. This annexation request consists of approximately 6.30 acres with no public roads, leaving a net area of 6.30 acres as the basis for the annexation charge (**Attachment 1**). The new water demand from Metropolitan ranges from 21.69 to 26.01 acre-feet per year (AFY). Calleguas meets the demand management measures in the agency's Water Use Efficiency Statement of Compliance (**Attachment 2**). The charge for this annexation, if completed in 2022, is \$46,618.11, which includes a \$5,000 processing fee.

Details

Background

On January 19, 2022, Calleguas' board of directors adopted Resolution No. 2037, requesting formal terms and conditions for annexation and collection of a water standby charge for the proposed Calleguas Annexation No. 106. The proposed annexation would help to close a window in the service area by extending Metropolitan's and Calleguas' service area into two areas, Parcel A, a low-income housing development, and Parcel B, a neighborhood park. Parcel A is a 5.281-acre property identified as APNs: 223-0-041-020 and 223-0-090-015 located at 5536 and 5482 Cypress Road in the city of Oxnard. The affordable housing development consists of 150 residential units, with onsite amenities including a community building, learning center, centralized laundry room, community kitchen, and outdoor recreational areas for children, teens, and adults. Parcel B is an acre of land identified as APN: 223-0-090-095, located on the southernmost portion of Garden City Acres Park and is directly north of Parcel A. While a majority of the park was previously annexed, this small portion remained outside the service area.

The proposed area after annexation will be served by the city of Oxnard and will be eligible for imported water through Calleguas and Metropolitan. The charge for this annexation is \$46,618.11, which includes the \$5,000 processing fee collected at the time of the initial annexation request; the balance is payable prior to completion. The annexation charge is calculated based on the 2022 per-acre fee of \$6,605. If the annexation is not completed in calendar year 2022, the fee would be based on the then-current annexation rate pursuant to Section 3300 of Metropolitan's Administrative Code. Pursuant to Section 3107 of Metropolitan's Administrative Code, approved November 6, 2018, Calleguas has submitted an acceptable Water Use Efficiency Statement of Compliance for this annexation project (**Attachment 2**). The projected water demand from Metropolitan is estimated to be between 21.69 and 26.01 AFY. Completion of this annexation would be subject to such terms and conditions as may be fixed by Metropolitan's Board in granting final consent to such annexation, including the Local Agency Formation Commission conditioning approval of the proposed annexation upon a requirement that all previously established and collected taxes, benefit assessments, or property-related fees or charges be established and collected on parcels being annexed to Metropolitan. This action adopts a resolution consenting to Calleguas' request for annexation with water standby charge as set forth in (**Attachment 3**). Upon completion of the annexation, the lands within Calleguas Annexation No. 106 will be subject to Metropolitan's ad valorem property

tax in the current amount of 0.0035 percent of the assessed valuation of each parcel and Metropolitan's water standby charge collected on behalf of Calleguas in the current amount of \$9.58 per acre, or per a parcel of less than one acre.

Policy

Metropolitan Water District Administrative Act Section 350: Annexation of Corporate Area of Agency

Metropolitan Administrative Code Section 3100: Request for Annexation

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

Pursuant to the provisions of CEQA and the State CEQA Guidelines, Calleguas, acting as the Lead Agency, prepared and processed a Notice of Exemption (NOE) for the infill development (affordable housing on 5.281 acres), finding this portion of the project categorically exempt. The NOE was filed on February 8, 2022. The environmental documentation is included as **Attachment 4**.

Metropolitan, acting as the Responsible Agency, has independently determined that the proposed action is categorically exempt under the provisions of CEQA and the State CEQA Guidelines. The proposed action involves the annexation process on the property known as the 5536 and 5482 Cypress Road (i.e., Cypress Place at Garden City) and 5302 Cypress Road (i.e., Garden City Acres Park) property into Metropolitan and Calleguas' service areas. Metropolitan finds that this land is an infill development and is consistent with the applicable general plan designation and policies, as well as with applicable zoning designation and regulations, and involves annexation of individual small parcels of the minimum size. Additionally, the proposed action qualifies as 100 percent affordable housing development and meets the requirements of Senate Bill 35 and Government Code Section 65913.4 as a Streamlined Infill Project. Accordingly, the proposed action is categorically exempt and qualifies under Class 19 and Class 32 Categorical Exemptions (Sections 15319 and 15332 of the State CEQA Guidelines).

CEQA determination for Option #2:

None required

Board Options

Option #1

Adopt resolution for Calleguas Annexation No. 106 concurrently to Calleguas and Metropolitan

Fiscal Impact: Receipt of annexation fee of \$46,618.11 for the annexation area and water sales revenue from the newly annexed territory.

Business Analysis: This annexation will provide the ability for water service and associated benefits to the property owners. The initial fixed and variable costs will be borne by the local water supplier and property owners, including processing, infrastructure, and the cost of raw and treated water. This annexation helps to meet Metropolitan's member agency request.

Option #2

Decline the request for the proposed Calleguas Annexation No. 106.

Fiscal Impact: Unrealized annexation fee and water sales revenue from non-annexed areas.

Business Analysis: The subject area will not receive the direct benefits of water supplied through Calleguas and Metropolitan.

Staff Recommendation

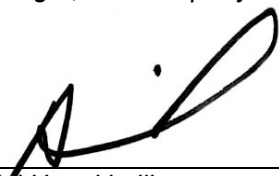
Option #1



Lilly L. Shraibati
Manager, Real Property Group

5/23/2022

Date



Adel Hagekhalil
General Manager

5/24/2022

Date

Attachment 1 – Annexation No. 106 Map and Legal Description**Attachment 2 – Annexation No. 106 Water Use Efficiency Statement of Compliance****Attachment 3 – Annexation No. 106 Resolution****Attachment 4 – Annexation No. 106 Environmental Documentation**

Ref# rpd12687316

EXHIBIT A

CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION (CALLEGUAS ANNEXATION NO. 106)

Portions of Lots 12 and 13, and Ventura County Ditch, in the City of Oxnard, County of Ventura, State of California, as shown on the map of Garden City Acres Tract, filed in Book 11, Page 105 of Miscellaneous Records (Maps), described as follows:

PARCEL A

BEGINNING at a point in the westerly line of said Lot 12, said point being the southerly terminus of the 11th course of Parcel No. 3 of Annexation No. 7 (Oxnard Second Fringe Area) to the Calleguas Municipal Water District, as described in Certificate of Filing recorded on November 13, 1969 in the Office of said County Recorder in Book 3579, Page 129 of Official Records of said County; thence, along the west line of said Lots 12 and 13, said west line also being the existing Calleguas Municipal Water District boundary,

- 1st - North 0°02'00" West 300.13 feet to the Point of Beginning of Parcel A described in Instrument No. 20201015-00170280-0 of Official Records of said County; thence leaving said existing district boundary and along the 1st, 2nd, and a portion of the 3rd course of said Parcel A, the following three courses,
- 2nd - North 89°53'00" East 51.00 feet; thence,
- 3rd - North 0°01'00" West 51.00 feet to a point in the north line of said Lot 12; thence,
- 4th - North 89°53'00" East 78.99 feet to the southwesterly corner of Parcel B described in said Instrument No. 20201015-00170280-0 of Official Records; thence, leaving said 3rd course of Parcel A and along the northwesterly line of said Parcel B the following four courses,
- 5th - North 0°02'00" West 89.31 feet; thence,
- 6th - North 89°53'00" East 170.00 feet; thence,
- 7th - North 0°02'00" West 50.00 feet; thence,
- 8th - North 89°53'00" East 324.91 feet to the northeasterly corner of said Parcel B; thence, continuing along the easterly prolongation of the previously described course,
- 9th - North 89°53'00" East 10.00 feet to the east line of said Ventura County Ditch, 10.00 feet wide, said east line being also the westerly line of Parcel No. 57 of said Annexation No. 7 (Oxnard Second Fringe Area) to the Calleguas Municipal Water District, and also being the existing boundary of said Calleguas Municipal Water District; thence, along said east line and the existing boundary of said Calleguas Municipal Water District,
- 10th - South 0°01'00" East 192.65 feet to the northwesterly line of Parcel No. 5 of said Annexation No. 7 (Oxnard Second Fringe Area) to the Calleguas Municipal Water

EXHIBIT A

District; thence, continuing along the existing boundary of said Calleguas Municipal Water District and said northwesterly line, the following two courses,

- 11th - South 49°32'00" West 434.59 feet to the beginning of a tangent curve concave southeasterly, having a radius of 2939.40 feet; thence,
- 12th - Southwesterly along said tangent curve through a central angle of 0°29'30", an arc length of 25.22 feet to the easterly terminus of the 12th course of said Parcel No. 3 of Annexation 7 (Oxnard Second Fringe Area) to the Calleguas Municipal Water District; thence leaving said northwesterly line and along said 12th course and the existing boundary of said Calleguas Municipal Water District,
- 13th - South 89°53'00" West 284.93 feet, more or less, to the **POINT OF BEGINNING**.

Parcel A containing 5.281 acres, more or less.

PARCEL B

COMMENCING at a point in the westerly line of said Lot 12 of said Garden City Acres Tract, said point being the southerly terminus of the 11th course of Parcel No. 3 of Annexation No. 7 (Oxnard Second Fringe Area) to the Calleguas Municipal Water District, as described in Certificate of Filing recorded on November 13, 1969 in the Office of said County Recorder in Book 3579, Page 129 of Official Records of said County; thence, along the west line of said Lots 12 and 13, said west line also being the existing Calleguas Municipal Water District boundary, thence, North 0°02'00" West 300.13 feet to the Point of Beginning of Parcel A described in Instrument No. 20201015-00170280-0 of Official Records of said County; thence leaving said existing district boundary and along the 1st, 2nd, and a portion of the 3rd course of said Parcel A, the following three courses, thence, North 89°53'00" East 51.00 feet; thence, North 0°01'00" West 51.00 feet to a point in the north line of said Lot 12; thence, North 89°53'00" East 78.99 feet to the southwesterly corner of Parcel B described in said Instrument No. 20201015-00170280-0 of Official Records; thence, leaving said 3rd course of Parcel A and along the northwesterly line of said Parcel B the following four courses, North 0°02'00" West 89.31 feet; thence, North 89°53'00" East 170.00 feet; thence, North 0°02'00" West 50.00 feet, to the **POINT OF BEGINNING**, thence,

- 1st - North 89°53'00" East 324.91 feet to the northeasterly corner of said Parcel B; thence, continuing along the easterly prolongation of the previously described course,
- 2nd - North 89°53'00" East 10.00 feet to the east line of said Ventura County Ditch, 10.00 feet wide, said east line being also the westerly line of Parcel No. 57 of said Annexation No. 7 (Oxnard Second Fringe Area) to the Calleguas Municipal Water District, and also being the existing boundary of said Calleguas Municipal Water District; thence, along said east line and the existing boundary of said Calleguas Municipal Water District,
- 3rd - North 0°01'00" West 70.00 feet to the easterly terminus of the 6th course of Parcel A of Annexation No. 85 (Cypress No. 1) to the Calleguas Municipal Water District, as described in Certificate of Completion recorded on January 3, 2006 in the Office of

EXHIBIT A

said County Recorder as Instrument No. 20060103-0000853 of Official Records of said County; thence, continuing along the existing boundary of said Calleguas Municipal Water District, said 6th course of Parcel A, and the 7th course of said Parcel A, the following three (3) courses,

- 4th - South 89°53'00" West 10.00 feet to the westerly line of said Ventura County Ditch, 10.00 feet wide, thence,
- 5th - South 89°53'00" West 624.93 feet, to the easterly line of Cypress Road, 50.00 feet wide, thence along said easterly line,
- 6th - South 00°02'00" East 70.00 feet to the easterly prolongation of the north line of said Parcel B, thence leaving said easterly line, along said prolongation,
- 7th - North 89°53'00" East 300.00 feet, more or less, to the **POINT OF BEGINNING**.

Parcel B containing 1.020 acres, more or less.

All as shown on EXHIBIT B attached hereto and made a part hereof.

Disclaimer: for assessment purposes only. This description of land is not a legal property description as defined in the subdivision map act and may not be used as the basis for an offer for sale of the land described.



Benjamin P. Hardin, PLS 8552

1/20/2022

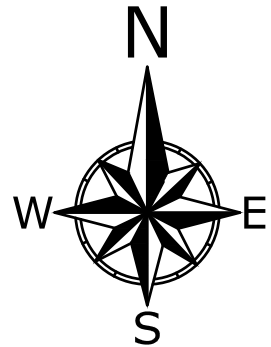
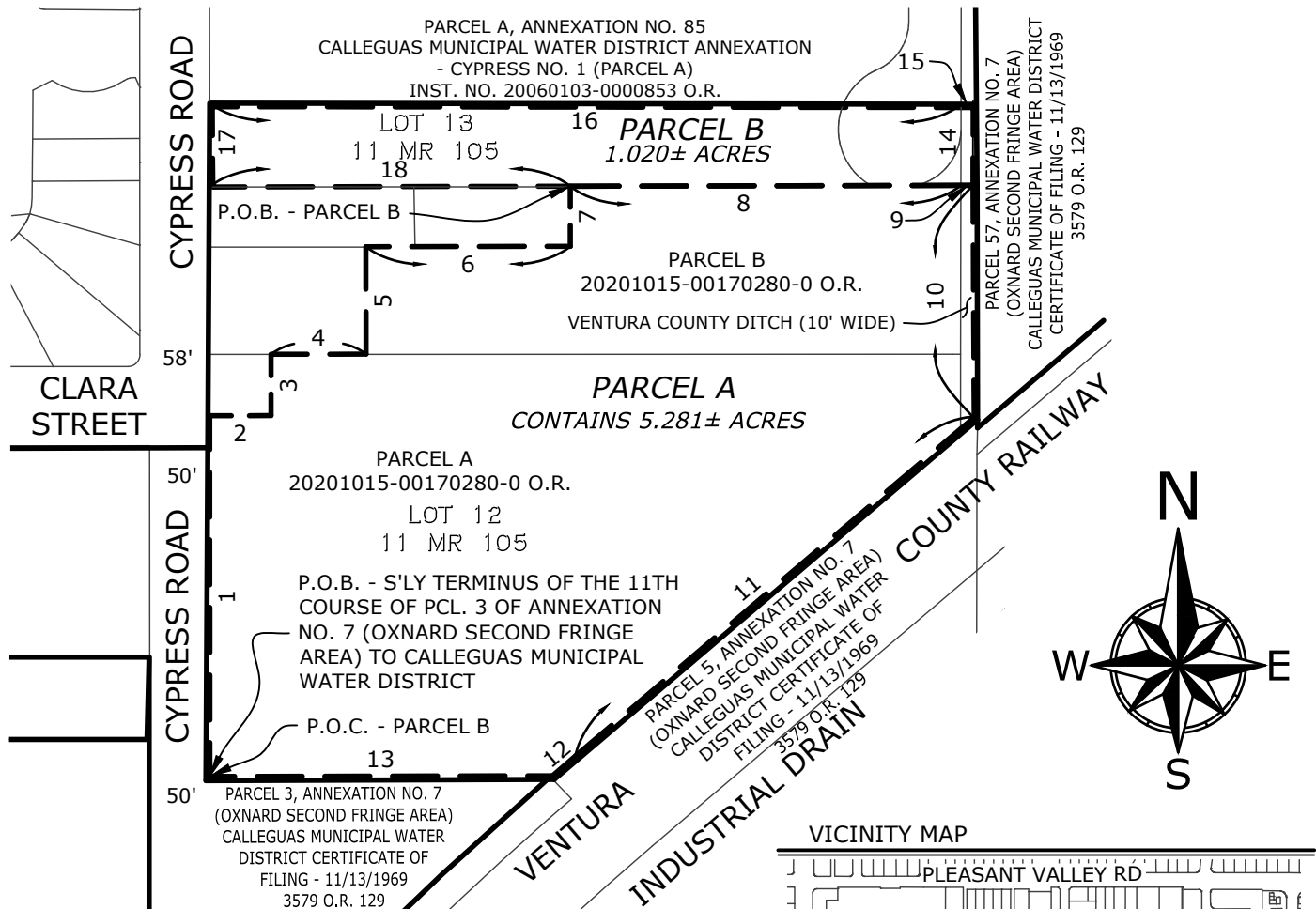
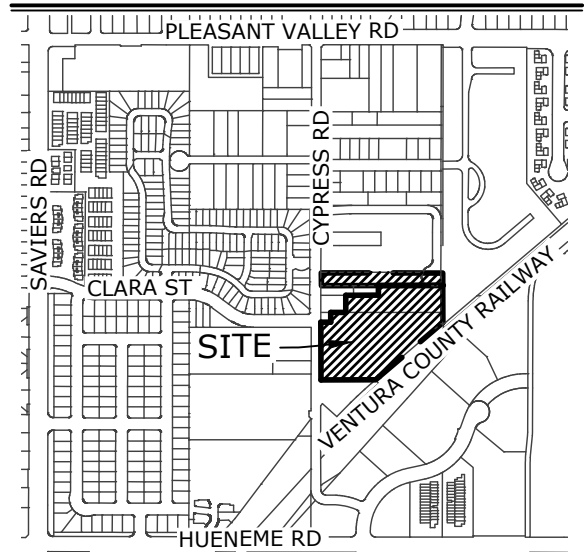
Date



The Metropolitan Water District
of Southern California
Geodetics & Mapping Team
ANNEXATION - CONDITIONAL REV
Reviewer: B.G. Date: 01/24/22

EXHIBIT B

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION

**VICINITY MAP**

NOTE: SEE SHEET 2 FOR LINE AND CURVE TABLE

The Metropolitan Water District
 of Southern California
 Geodetics & Mapping Team
 ANNEXATION - CONDITIONAL REV
 Reviewer: B.G. Date: 01/24/22



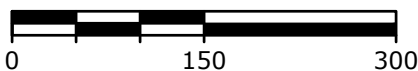
Ben P. Hardin
 BENJAMIN P. HARDIN, PLS 8552 1/20/2022
 DATE



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0467LAFCO

SCALE: 1"=150'



1" = 150'

CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
 (CALLEGUAS ANNEXATION NO. 106)
 PARCELS A AND B

PORTIONS OF LOT 12 AND 13 OF THE GARDEN CITY ACRES TRACT, BEING A PORTION OF SUBDIVISION NO. 83 OF RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 11 MR 105

SHEET 1 OF 2

EXHIBIT B

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION

ANNEXATION LINE/CURVE TABLE			
LINE/CURVE	LENGTH	DIRECTION/DELTA	RADIUS
1	300.13	N00°02'00"W	-
2	51.00	N89°53'00"E	-
3	51.00	N00°01'00"W	-
4	78.99	N89°53'00"E	-
5	89.31	N00°02'00"W	-
6	170.00	N89°53'00"E	-
7	50.00	N00°02'00"W	-
8	324.91	N89°53'00"E	-
9	10.00	N89°53'00"E	-
10	192.65	S00°01'00"E	-
11	434.59	S49°32'00"W	-
12	25.22'	00°29'30"	2,939.40'
13	284.93	S89°53'00"W	-
14	70.00	N00°01'00"W	-
15	10.00	S89°53'00"W	-
16	624.93	S89°53'00"W	-
17	70.00	S00°02'00"E	-
18	300.00	N89°53'00"E	-

**CALLEGUAS MUNICIPAL WATER
DISTRICT ANNEXATION
(CALLEGUAS ANNEXATION NO. 106)
PARCELS A AND B**

PORTIONS OF LOT 12 AND 13 OF THE GARDEN CITY
ACRES TRACT, BEING A PORTION OF SUBDIVISION NO.
83 OF RANCHO EL RIO DE SANTA CLARA O'LA
COLONIA, IN THE CITY OF OXNARD, COUNTY OF
VENTURA, STATE OF CALIFORNIA, PER 11 MR 105



0467

0467LAFCO

1" = 150'

SHEET 2 OF 2

**Documentation for Annexation of Territory to
The Metropolitan Water District of Southern California (MWD)
Water Use Efficiency Compliance Statement**

Calleguas Municipal Water District Annexation 106 – Cypress Place at Garden City/Garden City Acres Park

A. General Information

Description of Annexing Area	<p>Member Agency: Calleguas Municipal Water District Annexation Name: Annexation 106 – Cypress Place at Garden City/Garden City Acres Park Water Use: CMWD CY 2021 (Imported Demands – Sales to Other Agencies): 92,923 AF</p> <p>Annexing Water Demand (Parcel A: Cypress Place at Garden City): 37.79 AFY Imported Water Demand (Parcel A: Cypress Place at Garden City): 18.90-22.67 AFY Annexing Water Demand (Parcel B: Garden City Acres Park)*: 5.57 AFY Imported Water Demand (Parcel B: Garden City Acres Park)*: 2.79-3.34 AFY TOTAL Annexing Water Demand: 43.36 AFY TOTAL Imported Water Demand: 21.68-26.02 AFY Percent MWD Supplied: 50-60%</p> <p>*Amount used to irrigate the entire Garden City Acres Park, the majority of which is already within the service area; the annexing parcel is a subset of this total</p> <p>Parcel A Development Plans: Residential Low-Medium (City of Oxnard) Parcel A Zoning: Multiple-Family AAHOP [R2-AH] (City of Oxnard)</p> <p>Parcel B Development Plans: Park (City of Oxnard) Parcel B Zoning: Community Reserve [CR] (City of Oxnard)</p> <p>Address: Cypress Place at Garden City: 5536 and 5482 Cypress Road, Oxnard, 93033 (APN: 223-0-041-020 and APN: 223-0-090-015 Garden City Acres Park: 5302 Cypress Road, Oxnard, 93033 (APN: 223-0-090-095)</p> <p>Additional Water Agencies Involved in Annexation: 1. City of Oxnard</p>
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B. Member Agency Water Use and Efficiency Plans (1) Annual Water Use.

<p>1. Does your agency minimize annual water demand and peak demands by incorporating water conservation measures throughout the service area?</p> <p>Please describe such conservation measures in the service area.</p> <p>MWD Administrative Code § 3107 (a)(1)(i)</p>	<p>Member Agency Response: Yes</p> <p>Description:</p> <ul style="list-style-type: none"> CMWD contributes cash incentives beyond MWD rebates in the amount of \$25 per device for high efficiency clothes washers, premium high efficiency toilets, weather-based irrigation controllers and soil moisture sensor systems. Effective September 1, 2021, Calleguas also adds a \$1 supplement per square foot to MWD's turf rebate, for a total of \$3/square foot for Calleguas customers. It does this in conjunction with participation by member purveyors. Calleguas' staff includes a <u>Principal Resource Specialist</u> who actively promotes and coordinates Metropolitan and Calleguas conservation programs. Activities include direct contact with builders, dissemination of literature, and presentations to public and industry groups.
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	<ul style="list-style-type: none"> Calleguas relies on its Member Purveyors to enforce compliance with mandated conservation measures at the local level as part of the project approval process. Newly annexing territory is conditioned to be compliant with: Metropolitan Water District of Southern California Administrative Code 3107 (as amended over time), California Water Code Sections 13550-13557, Calleguas Resolution No. 903 and Calleguas Ordinance No. 17. Reporting on compliance is required by the Member Purveyor and the property owner through provisions of Exhibit 'C' attached to Calleguas annexation resolutions. <p>Supporting Documentation: Please refer to: 1) CMWD 2020 Urban Water Management Plan Pages 9-1 through 9-4. 2) CMWD Resolution 1964 - Attachment C (pg. 50-51)</p>
<p>2. Does your service area maximize use of groundwater, local surface water, and recycled waste water supplies to minimize annual water demand on MWD?</p> <p>Please describe such maximizing uses in the service area.</p> <p>MWD Administrative Code § 3107 (a)(1)(ii)</p>	<p>Member Agency Response: Yes</p> <p>Description:</p> <p>CMWD member agencies produce and distribute approximately 40,000 to 50,000 AF of water from local sources annually. Sources include imported surface water supplied to the City of Oxnard by United Water Conservation District, groundwater, and recycled water.</p> <p>The Regional Salinity Management Program involves construction of a pipeline to dispose of brine concentrates and thereby facilitate the use of high-salinity groundwater and recycled wastewater in the Calleguas watershed. 16.7 miles of the pipeline and the ocean outfall are complete. Ultimately it will extend from the outfall 32 miles inland to Simi Valley. When complete and fully utilized by CMWD member agencies, the pipeline will substantially increase local water supplies. Working with its member purveyors, CMWD has identified several other potential projects for recovering low quality groundwater and recycling. The program has the potential of providing 40,000 AF of potable water annually directly offsetting demand on MWD.</p> <p>Supporting documentation: Please visit smp.calleguas.com</p>
<p>3. Does your service area construct and operate local storage and groundwater production facilities as required by California Water Code Sections 10700-10710 (Groundwater Resources)?</p> <p>Please describe such construction and operations in the service area.</p> <p>MWD Administrative Code § 3107 (a)(1)(iii)</p>	<p>Member Agency Response: Yes</p> <p>Description:</p> <p>Member purveyors with groundwater pump more heavily in summer months. In addition, the District operates ten reservoirs with a combined capacity of 63 million gallons to reduce daily peaking. CMWD Ordinance No. 12 penalizes member purveyors for extremes of high and low flow and imposes the Capacity Reservation Charge on member purveyors as an incentive to reduce peaking.</p> <p>Calleguas itself also maintains groundwater facilities in the Las Posas Basin. Groundwater supplies in the Las Posas Valley Groundwater Basin may be utilized in the event of an emergency.</p> <p>Supporting Documentation: Please see: 1) Calleguas Urban Water Management Plan 2020, Chapter 6; 2) Calleguas 2017 Potable Water Master Plan Executive Summary Pages 9-14 and 25-27; 3) Calleguas Ordinance No. 12, Page 2</p>
<p>4. Does your agency condition all new territory to be consistent with all applicable city, county, and state laws?</p> <p>MWD Administrative Code § 3107 (a)(1)(iv)</p>	<p>Member Agency Response: Yes</p> <p>Description:</p> <ul style="list-style-type: none"> Newly annexing territory is conditioned to be compliant with: Metropolitan Water District of Southern California Administrative Code 3107 (as amended

	<p>over time), California Water Code Sections 13550-13557, Calleguas Resolution No. 903 and Calleguas Ordinance No. 17. Reporting on compliance is required by the Member Purveyor and the property owner through provisions of Exhibit 'C' attached to Calleguas annexation resolutions.</p> <ul style="list-style-type: none"> ▪ Further, 'Exhibit C' of CMWD Resolution 1964 captures compliance with the Model Water Efficient Landscape Ordinance, known as 'MWELo', by conditioning newly annexed territory to be compliant with the City of Oxnard Municipal Code (Chapter 22), which contains MWELo provisions as specified in Article XIII. Landscape Water Conservation Standards. ▪ Calleguas relies on its Member Purveyors to enforce compliance with mandated conservation measures at the local level as part of the project approval process. <p>Supporting Documentation: Please refer to: 1) CMWD Resolution 1964 - Attachment C (pg. 50-51)</p>
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(2) Recycled Water.

<p>5. Does your service area use recycled water in accordance with California Water Code Sections 13550-13557 (Water Reuse)?</p> <p>Please describe such recycled water use in the service area.</p> <p>MWD Administrative Code § 3107 (a)(2)</p>	<p>Member Agency Response: Yes</p> <p>Description:</p> <ul style="list-style-type: none"> ▪ Calleguas supports the use of recycled water in accordance with Water Code Sections 13550-13557 wherever it is feasible to do so within its service area. ▪ In recent years, the City of Oxnard delivered highly treated wastewater through the CMWD Salinity Management Pipeline for delivery to CII users. However, this operation will not be feasible when the City of Camarillo's North Pleasant Valley Desalter begins its discharge to the SMP (estimated in 2022). ▪ The City of Oxnard continues to study maximizing production from its Advanced Water Purification Facility (AWPF). The City of Oxnard is currently planning for an Indirect Potable Reuse (IPR) project that began pilot testing in 2020. ▪ Calleguas built three pipelines to facilitate distribution of recycled water by its member purveyors. In 2017 these pipelines delivered 1,655 Acre-feet of recycled water. In May of 2017 two of the recycled pipelines were sold to Triunfo Water & Sanitation District, which continues to operate them. Today, Calleguas owns a small pipeline that provides recycled water to the City of Simi Valley (VCWWD No. 8). In the future, it is expected that the City of Simi Valley will take ownership, operation, and maintenance of this delivery facility. Additional AF of recycled water are distributed for M and I use by CMWD purveyors. Most of these deliveries are used for landscape irrigation and directly offset potable demand. <p>Supporting Documentation: Please see: 1) Calleguas 2020 Urban Water Management Plan Page 4-4, Pages 6-8 to 6-10; 2) Calleguas 2017 Potable Water Master Plan Executive Summary Pages 11. 3) Regional Salinity Management Program Brochure 4) City of Oxnard Recycled Water Webpage. 5) Oxnard IPR Program</p>
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(3) Local Resources.

<p>6. Has your agency established measures to sustain a seven-to 21-day interruption in service, as required by MWD Administrative Code Section 4503(b)?</p>	<p>Member Agency Response: Yes</p> <p>Description:</p> <ul style="list-style-type: none"> ▪ Calleguas can call on multiple sources of water to sustain service through a 7-day interruption of supplies from Metropolitan. Lake Bard has usable storage capacity of 7,500 AF as a potable supply. The Lake Bard Water Filtration Plant can produce 90 cubic feet per second (CFS). Additionally, Calleguas presently holds the right to roughly 95,000 AF of groundwater.
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<p>MWD Administrative Code § 3107 (a)(3)</p>	<p>During a shutdown, Calleguas can produce 55 CFS from its Las Posas ASR Project. Other Calleguas groundwater supplies can by agreement be extracted by its member purveyors. These supplies are sufficient to meet demand in the Calleguas service area in winter and spring months. In addition, interconnections with the City of Ventura and Las Virgenes MWD are currently in the planning phase and construction phase, respectively.</p> <ul style="list-style-type: none"> ▪ Calleguas' staff includes an <u>Emergency Response Coordinator</u>. This position leads the District's disaster management programs. ▪ Calleguas' member purveyors can augment these supplies during such short-term interruptions with increased groundwater pumping and other regional resources so that summer demand can be largely satisfied with minimal delivery curtailment. ▪ The District would heavily emphasize water conservation and a message of "NO OUTDOOR IRRIGATION" should Calleguas face a prolonged interruption in service from MWD. ▪ Calleguas is in the process of finalizing a Water Supply Alternatives Study (WSAS) that examines more than 90 projects that could increase the District's reliability (& redundancy) at least cost. This is a long-range planning document. <p>Supporting Documentation: Please refer to: 1) Calleguas 2020 Urban Water Management Plan Chapter 8 (Water Shortage Contingency Planning) and Appendix K (Water Shortage Contingency Plan); and 2) Imported Water Outage Planning</p>
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C. Reporting to the District

<p>7. Has your agency incorporated conservation measures in the new territory?</p> <p>Please describe such measures.</p> <p>MWD Administrative Code § 3107(b)(1)</p>	<p>Member Agency Response: Yes</p> <p>Description:</p> <ul style="list-style-type: none"> ▪ Newly annexing territory is conditioned to be compliant with: Metropolitan Water District of Southern California Administrative Code 3107 (as amended over time), California Water Code Sections 13550-13557, Calleguas Resolution No. 903 and Calleguas Ordinance No. 17. Reporting on compliance is required by the Member Purveyor and the property owner through provisions of Exhibit 'C' attached to Calleguas annexation resolutions. ▪ Calleguas relies on its Member Purveyors to enforce compliance with mandated conservation measures at the local level as part of the project approval process. <p>Supporting Documentation: Please refer to: 1) CMWD Resolution 1964 - Attachment C (pg. 50-51)</p>
<p>8. What is your agency's total annual production of local water supplies including, but not limited to, recycled water, groundwater, and local surface water use?</p> <p>MWD Administrative Code § 3107(b)(2)</p>	<p>Member Agency Response:</p> <ul style="list-style-type: none"> ▪ Per CY 2020 reconciliation (Local Production All Sources): 43,327.7 AF ▪ Per CY 2020 reconciliation (CMWD Imported Sales): 89,631.5 AF ▪ CY 2021 reconciliation will occur when prompted by MWD WRM staff.
<p>9. Has your agency established resources to sustain a seven-to 21-day interruption in service, as required by MWD Administrative</p>	<p>Member Agency Response: Yes</p> <p>Description:</p> <ul style="list-style-type: none"> ▪ Calleguas can call on multiple sources of water to sustain service through a 7-day

<p>Code Section 4503(b)?</p> <p>Please describe such resources, as applicable to your agency's facilities, as specified in MWD Administrative Code §§ 3107(b)(3).</p> <p>MWD Administrative Code § 3107(b)(3)</p>	<p>interruption of supplies from Metropolitan. Lake Bard has usable storage capacity of 7,500 AF as a potable supply. The Lake Bard Water Filtration Plant can produce 90 cubic feet per second (CFS). Additionally, Calleguas presently holds the right to roughly 95,000 AF of groundwater. During a shutdown, Calleguas can produce 55 CFS from its Las Posas ASR Project. Other Calleguas groundwater supplies can by agreement be extracted by its member purveyors. These supplies are sufficient to meet demand in the Calleguas service area in winter and spring months. In addition, interconnections with the City of Ventura and Las Virgenes MWD are currently in the planning phase and construction phase, respectively.</p> <ul style="list-style-type: none"> ▪ Calleguas' staff includes an <u>Emergency Response Coordinator</u>. This position leads the District's disaster management programs. ▪ Calleguas' member purveyors can augment these supplies during such short-term interruptions with increased groundwater pumping and other regional resources so that summer demand can be largely satisfied with minimal delivery curtailment. ▪ Finally, the District would heavily emphasize water conservation and a message of "NO OUTDOOR IRRIGATION" should CMWD face a prolonged interruption in service from MWD.
<p>10. Has your agency submitted a current Urban Water Management Plan (UWMP) to the reporting agency?</p> <p>MWD Administrative Code § 3107(b)(4)(i)</p>	<p>Member Agency Response: Yes</p> <p>Description:</p> <ul style="list-style-type: none"> ▪ Calleguas' 2020 UWMP is available on its website: https://www.calleguas.com/cmwdfinal2020uwmp.pdf ▪ The City of Oxnard's 2020 UWMP: https://www.oxnard.org/city-department/public-works/water/uwmp/
<p>11. Does your agency's most current UWMP include a narrative description addressing the nature and extent of each water demand management measure implemented over the past 5 years, as required by California Water Code Section 10631(f)?</p> <p>MWD Administrative Code § 3107(b)(4)(ii)</p>	<p>Member Agency Response: Yes</p> <p>Description:</p> <ul style="list-style-type: none"> ▪ Calleguas' 2020 UWMP is available on its website: https://www.calleguas.com/cmwdfinal2020uwmp.pdf, see Chapter 9, Demand Management Measures ▪ The City of Oxnard's 2020 UWMP: https://www.oxnard.org/city-department/public-works/water/uwmp/, see Chapter 9, Demand Management Measures
<p>12. Does your agency's most current UWMP adequately address California Water Code requirements?</p> <p>MWD Administrative Code § 3107(b)(4)(iii)</p>	<p>Member Agency Response: Yes</p> <p>Description:</p> <ul style="list-style-type: none"> ▪ Calleguas' 2020 UWMP is available on its website: https://www.calleguas.com/cmwdfinal2020uwmp.pdf ▪ The City of Oxnard's 2020 UWMP: https://www.oxnard.org/city-department/public-works/water/uwmp/ ▪ The Department of Water Resources (DWR) is currently reviewing the Calleguas MWD 2020 UWMP and the City of Oxnard 2020 UWMP. Documentation regarding DWR's determination of each agency's 2020 UWMP compliance with California Water Code (CWC) requirements can be provided upon receipt.
<p>13. What is the status of implementing the water plans, projects, and programs described in the UWMP to implement California Water Code Section 10620 et seq.?</p>	<p>Member Agency Response: In progress</p> <p>Description:</p> <ul style="list-style-type: none"> ▪ Calleguas relies in part on the MWD Water Surplus & Drought Management Plan, including the periodic updates to MWD's Water Supply Allocation Plan (WSAP).

MWD Administrative Code § 3107(b)(5)

- As required for the 2020 CMWD UWMP update, the District developed its own Water Shortage Contingency Plan (WSCP). See [Calleguas 2020 Urban Water Management Plan](#) Appendix K
- The Calleguas MWD Final 2020 UWMP and WSCP were adopted by the Calleguas Board of Directors on June 2, 2021 (Resolution No. 2018).

MWDMWD Employee Name: Ethel YoungFile Date: 2/24/2022MWD Employee Name: Review Date: 2/24/2022

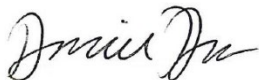
Notes:

MWD Member Agency

The following member agency assures compliance with the provisions of Metropolitan's Water Use Efficiency Guidelines for the next five years as indicated in Metropolitan's Administrative Code § 3107 and shall report to Metropolitan regarding such compliance.

Agency Name: Calleguas Municipal Water DistrictDate: 2/10/2022

Member Agency Representative Name: Dan Drugan, Manager of Resources



Notes: N/A

RESOLUTION XXXX

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA
CONSENTING TO CALLEGUAS MUNICIPAL WATER DISTRICT'S
CALLEGUAS ANNEXATION NO. 106
AND FIXING THE TERMS AND CONDITIONS
TO
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

WHEREAS, the Board of Directors of the Calleguas Municipal Water District ("Calleguas"), a county water authority situated in the county of Ventura, state of California, pursuant to Resolution No. 2037, in accordance with the provisions of the Metropolitan Water District Act (MWD Act), has applied to the Board of Directors of The Metropolitan Water District of Southern California (Metropolitan) for consent to annex thereto certain uninhabited territory situated in the county of Ventura referred to as Calleguas Annexation No. 106, more particularly described in an application to the Ventura County Local Agency Formation Commission (LAFCO), concurrently with Calleguas Annexation No. 106 thereof to Calleguas, such annexation to Metropolitan to be upon such terms and conditions as may be fixed by the Board of Directors of Metropolitan;

WHEREAS, the owner of Ventura County Assessor Parcel Number 223-0-041-020, 223-0-090-015, and 223-3-090-095 (Property) has applied for annexation into the Calleguas and Metropolitan service areas;

WHEREAS, completion of said Annexation No. 106 shall be contingent upon approval by the LAFCO; conditioning its approval of the Calleguas Annexation No. 106 upon a requirement that Metropolitan's existing and established taxes, benefit assessments, or property-related fees or charges in place in the service area are levied or fixed and collected on the parcels being annexed to the agency; these taxes, benefit assessments, or property-related fees or charges are identified below;

WHEREAS, Metropolitan has levied and collected ad valorem taxes on parcels within the territory of Calleguas. Such charges for fiscal year 2022/23 are described in Resolution 9301, adopted by Metropolitan's Board on April 12, 2022;

WHEREAS, since fiscal year 1992-93, Metropolitan has levied and collected water standby charges pursuant to Section 134.5 of the MWD Act on parcels within the territory of Calleguas. Such charges for fiscal year 2022/23 are described in Resolution 9307, adopted by Metropolitan's Board on May 10, 2022;

WHEREAS, upon Annexation No. 106, the parcel will be within Metropolitan's service area, Metropolitan water will be available to such parcels and such parcels will receive the benefit of the projects provided in part with proceeds of Metropolitan's water standby charges. Upon completion of the annexation, the lands within the Calleguas Annexation No. 106 will be subject to Metropolitan's water standby charge in the current amount of \$9.58 per an acre, or per a parcel of less than one acre. Approval of Metropolitan's standby charge levied elsewhere within Calleguas' territory is a condition to complete this annexation;

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA), Calleguas Municipal Water District, acting as Lead Agency, prepared a Notice of Exemption (NOE) for the Calleguas Annexation No. 106 Project, and approved the Project on January 24, 2022, to annex the affordable housing infill development, and Metropolitan, as Responsible Agency, independently determined that the proposed action is categorically exempt as an infill development and annexation of individual small parcels of a minimum size, and qualifies as 100% affordable housing development per Senate Bill 35 and Government Code Section 65913.4 as a streamlined infill project; and

WHEREAS, it appears to this Board of Directors that such application should be granted, subject to the terms and conditions hereinafter set forth.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Metropolitan, acting as Responsible Agency, reviewed and considered the information in the NOE prior to approval of the final terms and conditions for Calleguas Annexation No. 106; and subject to the following terms and conditions, does hereby grant the application of the governing body of Calleguas Municipal Water District for consent to annex Calleguas Annexation No. 106, to Metropolitan and does hereby fix the terms and conditions of such annexation.

BE IT FURTHER RESOLVED that the Board of Directors of Metropolitan, subject to the following terms and conditions, does hereby grant the application of the governing body of Calleguas for consent to Calleguas Annexation No. 106 to Metropolitan and does hereby fix the terms and conditions of such annexation:

Section 1. Annexation of said area to Calleguas shall be made concurrently with annexation thereof to Metropolitan, and all necessary certificates, statements, maps, and other documents required to be filed by or on behalf of Calleguas to effectuate Annexation No. 106 shall be filed on or before December 31, 2023.

Section 2. Prior to filing a request for a Certificate of Completion of Annexation No. 106 proceedings with LAFCO, Calleguas shall submit a certified copy of LAFCO's resolution approving Annexation No. 106 to Calleguas and shall pay to Metropolitan \$46,618.11 for its annexation fee, if annexation is completed by December 31, 2022. If the annexation is completed during the 2023 calendar year, the annexation charge will be calculated based on the then-current rate, in accordance with Metropolitan's Administrative Code Section 3300.

Section 3. a. Metropolitan shall be under no obligation to provide, construct, operate, or maintain feeder pipelines, structures, connections, and other facilities required for the delivery of water to said area from works owned and operated by Metropolitan. Calleguas shall not be entitled to demand that Metropolitan deliver water to Calleguas for use, directly or indirectly, within said area, except for domestic or municipal use therein.

b. The delivery of all water by Metropolitan, regardless of the nature and time of use of such water shall be subject to the water service regulations, including rates and charges promulgated from time to time by Metropolitan.

c. The delivery of all water by Metropolitan, regardless of the nature and time of use of such water shall be subject to the water service regulations, including rates and charges promulgated from time to time by Metropolitan.

d. Except upon the terms and conditions specifically approved by the Board of Directors of Metropolitan, water sold and delivered by Metropolitan shall not be used in any manner which intentionally or avoidably results in the direct or indirect benefit of areas outside Metropolitan, including use of such water outside Metropolitan or use thereof within Metropolitan in substitution for other water outside Metropolitan.

Section 4. LAFCO has conditioned approval of Calleguas Annexation No. 106 upon a requirement that Metropolitan levy or fix and collect all previously established and collected taxes, benefit assessments, or property-related fees or charges on parcels being annexed to the agency.

Section 5. Such charges, which are subject to change over time, include but are not limited to:

- a. Metropolitan's ad valorem tax on properties located within the territory of Calleguas in the amount of 0.0035 percent of the assessed value of each parcel. Metropolitan shall levy the ad valorem tax in the amount, at the same time and in the same manner as ad valorem tax on other properties located within the territory of Calleguas. Such charges for fiscal year 2022/23 are described in Resolution 9301, adopted by Metropolitan's Board on April 12, 2022.
- b. Metropolitan's water standby charge on properties located within the territory of Calleguas in the amount, at the same time and in the same manner as the ad valorem tax on other properties located within the territory of Calleguas. Such charges for fiscal year 2022/23 are described in Resolution 9307, adopted by Metropolitan's Board on May 10, 2022.

Section 6. That the General Manager is hereby authorized and directed to take all necessary action to secure the collection of the ad valorem taxes and water standby charges by the appropriate county officials, including payment of the reasonable cost of collection.

Section 7. That the Board of Directors of Metropolitan, acting as Responsible Agency, reviewed and considered the information in the NOE prior to approval of the final terms and conditions for the Annexation No. 106; and subject to the following terms and conditions, does hereby grant the application of the governing body of Calleguas for consent to annex the Calleguas Annexation No. 106 to Metropolitan and does hereby fix the terms and conditions of such annexation.

Section 8. That the General Manager and General Counsel are hereby authorized to do all things necessary and desirable to accomplish the purposes of this resolution, including, without limitation, the commencement of defense of litigation.

Section 9. That if any provision of this resolution or the application to any member agency, property or person whatsoever is held invalid, that invalidity shall not affect the other provisions or applications of this resolution which can be given effect without the invalid portion or application, and to that end the provisions of this resolution are severable.

BE IT FURTHER RESOLVED that the Board Executive Secretary is directed to transmit forthwith to the governing body of Calleguas a certified copy of this resolution.

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California, at its meeting held on June 14, 2022.

Secretary of the Board of Directors
of The Metropolitan Water District
of Southern California

6/14/2022 Board Letter

7-13

Attachment 4, Page 1 of 2

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Ventura

From: (Public Agency) Calleguas Municipal Water District
2100 Olsen Road
Thousand Oaks, CA 91360

(Address)

Project Title: exation 106 - Cypress Place at Garden City/Garden City Acres Park
Project Applicant: ~~Calleguas MWD Ann~~ Calleguas Municipal Water District

Project Location - Specific: 5536 and 5482 Cypress Road (Cypress Place at Garden City) and 5302 Cypress Road (Garden City Acres Park)

Project Location - City: Oxnard Project Location - County: Ventura

Description of Nature, Purpose and Beneficiaries of Project:

Annexation to Calleguas Municipal Water District and Metropolitan Water District of Southern California to allow municipal water service to the proposed Cypress Place at Garden City by the City of Oxnard and to legalize existing water service at the Garden City Acres Park.

Name of Public Agency Approving Project: Calleguas Municipal Water District

Name of Person or Agency Carrying Out Project: Calleguas Municipal Water District

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. State type and section number: Class 1 (Existing Facilities) and Class 19 (Annexations of Existing Facilities)
☒ Statutory Exemptions. State code number: Senate Bill 35 and Government Code Section 65913.4

Reasons why project is exempt:

Cypress Place at Garden City is a proposed 100% affordable housing development. The City of Oxnard found the proposed project meets the requirements of Senate Bill 35 and Government Code Section 65913.4 as a Streamlined Infill Project, and is therefore statutorily exempt from CEQA.

Garden City Acres Park is an existing facility and annexation would not result in any new or expanded use. Applicable CEQA Guidelines are Sections 15301 (Existing Facilities) and 15319 (Annexations of Existing Facilities).

Lead Agency

Contact Person: Jennifer Lancaster

Area Code/Telephone/Extension: (805) 579-7194

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature

Date: 1/24/2022

Title: Principal Resource Specialist

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR

FILED

DATE: FEB 08 2022
MARK A. LUNN
Ventura County Clerk and Recorder

By: Elizabeth A. Deputy

POSTED

FEB 08 2022 MAY 02 2022
MARK A. LUNN
Ventura County Clerk and Recorder

By: Elizabeth A. Deputy

Revised 2011



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

56 — 01/24/2022 —

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Calleguas Municipal Water District	LEAD AGENCY EMAIL jlancaster@calleguas.com	DATE 01/24/2022
COUNTY/STATE AGENCY OF FILING Ventura		DOCUMENT NUMBER
PROJECT TITLE		

Calleguas MWD Annexation 106 - Cypress Place at Garden City/Garden City Acres Park

PROJECT APPLICANT NAME Calleguas Municipal Water District	PROJECT APPLICANT EMAIL jlancaster@calleguas.com	PHONE NUMBER (805) 579-7194
PROJECT APPLICANT ADDRESS 2100 Olsen Road	CITY Thousand Oaks	STATE CA
	ZIP CODE 91360	

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency
 ☐ School District
 ☒ Other Special District
 ☐ State Agency
 ☐ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	0.00

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash
 ☐ Credit
 ☒ Check
 ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X Jennifer Lancaster	Digitally signed by Jennifer Lancaster Date: 2022.02.02 13:55:24 -08'00'	AGENCY OF FILING PRINTED NAME AND TITLE Jennifer Lancaster - Principal Resource Specialist
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Filed in County Clerk's Office
 Mark A. Lunn
 Ventura County Clerk-Recorder

2022100001899

02/08/2022

02:15 PM

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Pages: 1

Fees: \$50.00

