

APPROVED
by the Board of Directors of
The Metropolitan Water District
of Southern California
at its meeting held

8-7



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

OCT 10 1995

Doreen E. Duff
EXECUTIVE SECRETARY

September 19, 1995

To: Board of Directors (Water Planning and Resources Committee--Action)

From: General Manager

Subject: Informal Approval of Concurrent Annexation of Annexation No. 48 to Calleguas Municipal Water District and The Metropolitan Water District of Southern California

RECOMMENDATION:

It is recommended that the Board and any committees acting upon this request: (1) find that the interests of The Metropolitan Water District of Southern California (Metropolitan) will not be adversely affected by the window created by this annexation; (2) approve the Plans for Implementing Water Use Efficiency Guidelines for this proposed annexation; and (3) give informal approval for the concurrent annexation of Annexation No. 48 to Calleguas Municipal Water District (Calleguas) and Metropolitan conditioned upon a cash payment to Metropolitan of the annexation charge of approximately \$164,835.04, if completed by December 31, 1995, or at the then current rate if completed after December 31, 1995, subject to such terms and conditions as may be fixed by your Board in granting formal consent to such annexation when a request therefor has been received.

John R. Wodraska
General Manager

Submitted by:

for Gary M. Snyder
Gary M. Snyder
Chief Engineer

Concur:

for John R. Wodraska
John R. Wodraska
General Manager

EXECUTIVE SUMMARY:

Calleguas has requested informal approval for the concurrent annexation of Parcels A, B, C, and D of Annexation No. 48 to Metropolitan and Calleguas. This uninhabited territory contains a total gross area of 87.24 acres.

This annexation territory is currently vacant with the exception of Parcel B, whereon an existing industrial building is situated. Parcels A, C, and D will eventually be developed with an elementary school, commercial shopping center, and light industrial use, respectively, consistent with the respective governing General Plans. The annexation of Parcel D will create a small window that should not adversely affect Metropolitan's interests. The annexation charge for this area is approximately \$164,835.04, if completed by December 31, 1995.

Calleguas has submitted acceptable Plans for Implementing Water Use Efficiency Guidelines pursuant to Section 3107 of Metropolitan's Administrative Code. The total water demand for this project is 369.63 AFY. The total water demand on Metropolitan is 184.81 AFY.

DETAILED REPORT:

By a letter dated August 28, 1995, Calleguas has requested informal approval for the annexation of certain territory designated as Parcels A, B, C, and D of Annexation No. 48 to Metropolitan, concurrently with the annexation of said area to Calleguas. This annexation comprises a total gross area of 87.24 acres of which approximately 19.16 acres are located within public streets and highways, leaving a total net area of approximately 68.08 acres.

The proposed annexation areas are highlighted red on the attached maps. Parcels B and D are located within the City of Oxnard. Parcel A is in the process of being annexed to the City of Oxnard, and Parcel C is located in the City of Camarillo. The "Oxnard" properties are located, generally, north of Fifth Street and west of Rice Avenue. The "Camarillo" property is located south of the Ventura Freeway and west of Las Posas Road. Attachments "A" through "D" provide additional information on the ownership, zoning, land use matters, and other data pertaining to the subject properties.

DETAILED REPORT CONTINUED:

Calleguas has submitted acceptable Plans for Implementing Water Use Efficiency Guidelines (Plans) which are attached hereto as Attachments "E" and "F," pursuant to Section 3107 of Metropolitan's Administrative Code. Attachment "E" covers Parcels A, B, and D. Attachment "F" covers Parcel C. The total water demand for this project is 369.63 AFY. The total water demand on Metropolitan is 184.81 AFY.

This annexation is subject to the provisions of the California Environmental Quality Act (CEQA). CEQA will be complied with, prior to the time that formal approval of this annexation is requested from Metropolitan. At that time, as required by CEQA, your Board will be requested to review and consider pertinent environmental documentation.

Section 3201 of Metropolitan's Administrative Code states that a window should not be created unless the Board finds that Metropolitan's interests will not be adversely affected. The annexation of Parcel D, will create a small window. The new window which will be created lies north of parcel D. Calleguas has indicated that this unimproved window area would be annexed when economic conditions permit. Metropolitan's interests should not be adversely affected by the newly created window.

The annexation charge for Parcels A, C, and D has been calculated pursuant to Section 3300 of Metropolitan's Administrative Code, utilizing the \$2,349 per acre rate. The annexation charge for Parcel B has been calculated pursuant to the Annexation Agreement between Metropolitan, Calleguas, and the City of Oxnard. Calleguas is submitting Parcel B for annexation consideration as the last identified property of said Annexation Agreement to be receiving water from Metropolitan without having been annexed to Calleguas or Metropolitan. A breakdown of the annexation charge for Parcel B is shown on Attachment B-1.

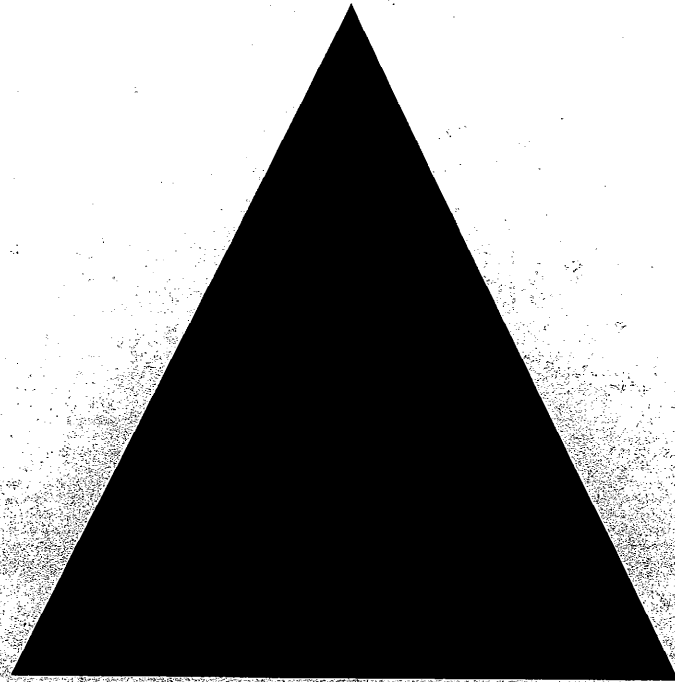
Any properties hereinafter discovered, which are found to be receiving water from Metropolitan, without having annexed to Metropolitan, will be subject to Metropolitan's current annexation charges together with the additional fees, penalties, and interest as provided for in the Annexation Agreement.

The total annexation charge is approximately \$164,835.04, if completed by December 31, 1995. This charge is the summation of the annexation charges calculated for each of the four parcels, plus the \$5,000 processing charge. The charge associated with each parcel is shown on Attachments "A" through "D." The \$5,000 processing charge has already been paid. If the annexation is completed after December 31, 1995, the annexation charge will be calculated based on the then current rate, except for Parcel B which will be calculated utilizing the same methodology in accordance with the Annexation Agreement.

Upon granting informal approval of this annexation and upon Calleguas meeting the requirements of Metropolitan's Administrative Code Section 3000, your Board will be requested, at a later date, to establish formal terms and conditions.

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AMENDMENT FOR CLARIFICATION

The Implantation Plan for the Water Use Efficiency Guidelines for Annexation No. 48, Parcels A, B and D to the Calleguas Municipal Water District and the Metropolitan Water District of Southern California is hereby amended as follows:

1. The second paragraph on the first page which read:

"The annexation includes Assessor Parcels 216-0-192-075 (Gulrajani), 216-0-193-085 (Argentina), portions of 215-0-060-015 and 035 (Oxnard School District) and a portion of the Southern Pacific Railway. Maps and legal descriptions are attached."

shall read as follows:

"The annexation includes Assessor Parcels 216-0-192-075 (Gulrajani), 216-0-193-085 (Argentina), portions of 215-0-060-015 and 215-0-070-040 (Oxnard School District) and a portion of the Southern Pacific Railway. Maps and legal descriptions are attached."

2. The last paragraph on the first page which read:

"The projected annual demand for water after development of the property is 30.07 acre feet per year (AFY) or 33,993 gallons per day (GPD). This usage is based on a average daily factor of 5,818 gallons per day GPD per acre for industrial and business park uses and 1,098 GPD for school uses, for as set forth in Table 5 of the City's Water Master Plan Interim Report. Usage is based on the following acreages:

Industrial	5.654
School	14.00"

shall read as follows:

"The projected annual demand for water after development of the property is 54.06 acre feet per year (AFY) or 48,267 gallons per day (GPD). This usage is based on a average daily factor of 5,818 GPD per acre for industrial and business park uses and

1,098 GPD for school uses, as set forth in Table 5 of the City's Water Master Plan Interim Report. Usage is based on the following acreages:

Industrial	5.654
School	14.000"

3. The second paragraph on the second page which read:

"Water distributed by the City is blended at a one-to-one ratio of Calleguas/MWD water-to-ground water. The annexing properties will receive this blend, thus requiring an equal amount, approximately 15.035 AFY from both Calleguas/MWD and from local supplies. This water usage is consistent with the City's General Plan."

shall read as follows:

"Water distributed by the City is blended at a one-to-one ratio of Calleguas/MWD water-to-ground water. The annexing properties will receive this blend, thus requiring an equal amount, approximately 27.03 AFY from both Calleguas/MWD and from local supplies. This water usage is consistent with the City's General Plan."

4. The section entitled "Urban Conservation Best Management Practices" on page six which read:

"To the extent practicable to do so, within the limits of its authority and jurisdiction, Calleguas intends to apply the Urban Conservation Best Management Practices as set forth in Attachment A to this Implementation Plan."

shall read as follows:

"To the extent practicable to do so, within the limits of its authority and jurisdiction, Calleguas intends to apply the Urban Conservation Best Management Practices as set forth as part of the supplemental information contained in Attachment A to this Implementation Plan, incorporated herein by reference."

5. The section entitled "Water Use Efficiency Guidelines" which read:

"To the extent practicable, the City and owners within Parcels A, B and D of Annexation No. 48 agree to comply with water use efficiency guidelines of MWD and Calleguas:"

shall read as follows:

"To the extent practicable, the City and owners within Parcels A, B and D of Annexation No. 48 agree to comply with water use efficiency guidelines of MWD and Calleguas as set forth as part of the supplemental information contained in Attachment B to this Implementation Plan, incorporated herein by reference."

CALLEGUAS MUNICIPAL WATER DISTRICT

By Donald R. Kendall
Dr. Donald R. Kendall
General Manager

Dated: Sept 1, 95

APPROVED AS TO FORM AND CONTENT:

Thomas P. Anderle
THOMAS P. ANDERLE

IMPLEMENTATION PLAN

WATER USE EFFICIENCY GUIDELINES FOR ANNEXATION NO. 48, PARCELS A, B AND D TO THE CALLEGUAS MUNICIPAL WATER DISTRICT AND THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

GENERAL DESCRIPTION OF ANNEXING AREA

Annexation No. 48. Parcels A, B and D consists of approximately 21.454 gross acres (19.654 net acres) in three components. Parcels B and D are in the City of Oxnard, north of East Fifth Street and east of Rose Avenue in the Northeast Industrial area. Parcel A is being annexed to the City of Oxnard and is located south of Gonzales Road approximately 870 feet west of Rose Avenue in the Northeast Community.

<u>Parcel</u>	<u>Gross acreage</u>	<u>Net Acreage</u>
A	14.0	14.0
B	0.394	0.394
D	7.06	5.26
Totals	21.454	19.654

3. Assessor's Parcels and owners:

The annexation includes Assessor Parcels 216-0-192-075 (Gulrajani), 216-0-193-085 (Argentina), portions of 215-0-060-015 and 035 (Oxnard School District) and a portion of the Southern Pacific Railway. Maps and legal descriptions are attached.

The annexation area includes an existing industrial building on Parcel B. The other parcels are vacant. Parcel A is intended for development as an elementary school. The owners of Parcel D intend for eventual development for light industrial uses consistent with the City General Plan.

Zoning for Parcels B and D is M-1-PD (Industrial - Planned Development). Parcel A is designated as School/Park on the City's Northwest Community Specific Plan. The County General Plan shows Parcels B and D as "Urban" and Parcel A as "Agriculture/Urban Reserve Overlay."

ANNUAL WATER USAGE

The projected annual demand for water after development of the property is 30.07 acre feet per year (AFY) or 33,993 gallons per day (GPD). This usage is based on a average daily factor of 5,818 gallons per day GPD per acre for industrial and business park uses and 1,098 GPD for school uses, for as set forth in Table 5 of the City's Water Master Plan Interim Report. Usage is based on the following acreages:

Industrial	5.654
School	14.00

The City presently receives water from both Calleguas/MWD which is blended with local ground water supplied by both City local wells and the United Water Conservation District. The quality of local ground water supplies is not adequate to meet City standards without blending with imported water.

Water distributed by the City is blended at a one-to-one ratio of Calleguas/MWD water-to-ground water. The annexing properties will receive this blend, thus requiring an equal amount, approximately 15.035 AFY from both Calleguas/MWD and from local supplies. This water usage is consistent with the City's General Plan.

PEAK WATER USAGE

Lake Bard Reservoir

Calleguas Lake Bard reservoir which is owned and operated by Calleguas has a capacity of 10,500 acre feet of water. The Calleguas' system sets flows from MWD based on past system averages for its service area for a given 24-hour period and meets peak daily water demands from Lake Bard.

Seasonal Storage

In conjunction with MWD, Calleguas is presently constructing the first of five wells planned for the North Las Posas Basin seasonal storage program. Each well will be designed to inject an estimated 1,000 acre-feet of pre-treated water during the winter months for storage and extraction during the peak usage summer months, thereby offsetting peaking from MWD's system. Storage of 5,000 acre-feet of water would represent a six percent demand reduction by Calleguas from MWD through the peak months based on current water demands.

The Cities of Camarillo and Oxnard and the Camrosa Water District have implemented similar programs within their service areas that have significantly reduced summer peaking off of Calleguas' system.

High and Low Flow Penalties

Calleguas Ordinance No. 12 (water service) was amended in 1982 to penalize its purveyors for peaking off Calleguas' system. Calleguas in 1987 included a penalty based on low flow. Both penalties were imposed to direct purveyors to their responsibility to increase water storage within their service areas.

Local Area Water Management

Several of Calleguas' purveyors extract water from the local ground water basin within Calleguas' service area. In the event of a curtailment of available water for a duration longer than previously stated, Calleguas is able to request its purveyors to increase

their production. Water demands (peaking) from the Calleguas/MWD system can be effectively managed through interconnection of the Calleguas and Oxnard systems.

The Oxnard distribution system has the ability to increase water deliveries from several sources to offset peaking:

- Direct delivery from the United Water Conservation District
- Ground water extraction from the upper Oxnard aquifer
- Ground water extraction from the Fox Canyon aquifer
- Drawing from Calleguas' 18 mg terminal storage Springville Reservoir

The City of Oxnard has completed the fourth year of its Seasonal Storage Program. During the fourth year of participation, Oxnard directly injected 2,524 acre feet of water during the winter months and will use the stored water during the peak summer months.

WATER CONSERVATION

Additional water demands placed on MWD will be minimized by incorporating the following conservation measures.

Calleguas

Calleguas participates in the Ventura County Water Conservation Management Plan, which is the only Countywide water conservation program in the State. This program, funded by Calleguas, other water wholesalers in Ventura County and Ventura County, is well recognized throughout the State as a positive effort for water management.

- Urban water conservation measures include landscape, education, commercial/industrial and public information programs.
- Agriculture water conservation measures include education and On-farm Conservation Measures Coordination.

Calleguas also participates in the Mobile Irrigation Laboratory Program of Ventura County, which is funded by the State Department of Water Resources, MWD, Calleguas, other water wholesalers and purveyors in Ventura County. The program provides training and on-site audits of irrigation systems for large turf areas and agriculture to maximize efficient use of water for irrigation.

Calleguas Resolution No. 772 requires installation of ultra-low water consumption plumbing fixtures in new construction. These standards apply in the City of Oxnard.

Calleguas also provides residential water conservation kits and literature for distribution by its purveyors.

Annexing Area

City of Oxnard has developed several conservation measures which apply in the City. The Building Department has introduced the ultra-low flush toilets (1.6 gallons per flush) and water conserving fixtures (2 1/2 gallons per minute) for all new construction, redevelopment and rehabilitation projects.

Future development of properties in Annexation No. 48, Parcels A, B and D will comply with State standards for water-efficient plumbing fixtures. These include toilet fixtures that are water-conserving as defined by ANSI Std. No. A112.19.3 reduced -flow shower heads, lavatory faucets and sink faucets, self-closing valves on fountains and faucets, pipe insulation on hot water lines, etc.

At the time properties in Annexation No. 48, Parcels A, B and D are developed, the owners will be required to:

- Comply with all City standards for use of water saving devices in buildings.
- Meter all buildings to better control water usage monitoring.
- Maximize use of drought resistant materials in landscaping and reduce turf areas.
- Monitor medians and on-site water usage by installing sensors that can override automatic irrigation timers.

As residential development plans for the annexation area are known they will be subject to the model home requirement of the water use efficiency guidelines.

USE OF RECLAIMED WATER

Calleguas

Calleguas Resolution No. 773 promotes the use of reclaimed wastewater supplies within the District. Calleguas requires that its purveyors develop the use of reclaimed wastewater for green belts and large turf irrigation. Within Calleguas use of reclaimed wastewater is expected to reach 1,500 AFY within the next two years.

Annexing Area

The Oxnard City Council has directed that water reclamation be a priority and the City is in the initial implementation phase of its adopted Water Reclamation Master Plan.

It is unlikely that there will be golf courses or decorative lakes within the annexation area. All landscaped areas exceeding one acre will be irrigated with reclaimed or other not potable supplies when available. To the extent practicable, reclaimed wastewater or other non-potable supplies will be used for industrial processes, groundwater recharge, seawater intrusion and other suitable uses.

WATER DELIVERY CURTAILMENT

Calleguas

Calleguas already has the ability to sustain more than a seven-day interruption of water delivery service and this annexation will not oversubscribe that ability.

Calleguas has an integrated water delivery system which allows all areas in its service area to receive water from two alternative sources of water. The main source is from MWD via the Jensen Treatment Plant and distribution system.

The second source is from Lake Bard Reservoir which is used for system peaking and emergency storage. Lake Bard's storage capacity (10,500 acre feet) is adequate to supply water for total system usage for periods of 15 to 20 days at maximum demands during summer and in excess of 45 days during winter months.

In addition to Lake Bard, Calleguas has seven reservoirs with a combined storage capacity of 42 million gallons.

Several of Calleguas' purveyors extract water from the local groundwater basins within Calleguas' service area. In the event of an emergency curtailment of water from MWD as a result of a major facility failure that is longer in duration than previously stated, the District could impose a water rationing plan and request its purveyors to increase their groundwater production to extend the District's reservoir reserves for other areas that do not have ground water supplies.

Annexing Area

The City of Oxnard is within that portion of Calleguas which has access to alternative sources of supply through extraction of groundwater or purchase directly from the United Water Conservation District. As a purveyor of Calleguas water, Oxnard is subject to the conservation measures detailed in this plan.

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Annexation No. 48, Parcels A, B and D
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CAPITAL CONSTRUCTION CHARGES

In 1980 Calleguas imposed a capital construction charge for all new development within its service area. The charge was established to raise funds necessary to build additional facilities required for expansion of Calleguas service area. Additionally Calleguas has assessed a capital construction water rate charge to its purveyors on water usage to augment the capital construction program. Calleguas' Master Plan approved by the Board of Directors identifies the facilities that will be constructed to meet its future water demands

URBAN CONSERVATION BEST MANAGEMENT PRACTICES

To the extent practicable to do so, within the limits of its authority and jurisdiction, Calleguas intends to apply the Urban Conservation Best Management Practices as set forth in Attachment A to this Implementation Plan.

WATER USE EFFICIENCY GUIDELINES

To the extent practicable, the City and owners within Parcels A, B and D of Annexation No. 48 agree to comply with water use efficiency guidelines of MWD and Calleguas:

WATER CONSERVATION MEASURES

To the extent practicable, Calleguas will incorporate Water Conservation measures when development plans are made.

COMPLIANCE

Calleguas accepts the responsibility for assuring compliance with the provisions of Metropolitan's Water Use Efficiency Guidelines as indicated in Metropolitan's Administrative Code Section 3107 and shall report to Metropolitan regarding such compliance.

By Donald R. Kendall
CALLEGUAS MUNICIPAL WATER DISTRICT
Dr. Donald R. Kendall

Dated: Aug 20, 95

By Mike Muro
CITY OF OXNARD

Dated 8/25/95

PROGRAM MANAGER
PRODUCTION & CUSTOMER SUPPLY

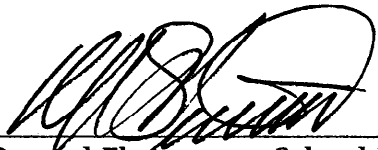
Implementation Plan
Annexation No. 48, Parcels A, B and D
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By _____
Gulrajani, 216-0-192-075

Dated _____

~~By _____~~
~~Argentina 216-0-193-085~~

~~Dated _____~~

By  _____
Oxnard Elementary School District
Portions of 215-0-060-015 and 035

Dated 8-18-95

RONALD A. WEINERT

DIRECTOR OF FACILITIES
OXNARD SCHOOL DISTRICT
1055 South C Street
Oxnard, CA 93030-7492

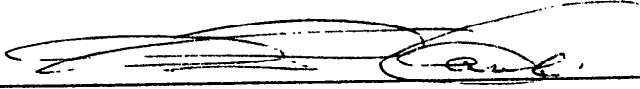
Implementation Plan
Annexation No. 48, Parcels A, B and D
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By _____
Oxnard Elementary School District

Dated _____

By _____
Gulrajani, 216-0-192-075

Dated _____

By  _____
Fred Kavli 216-0-193-085

Dated 7/10/85

ATTACHMENT A
URBAN CONSERVATION BEST MANAGEMENT PRACTICES

1. Interior and Exterior Residential and Governmental/Institutional Water Audits
- 2a. Enforcement of ULFT Requirement in New Construction Beginning January 1992
- 2b. Support of State and Federal Legislation Prohibiting Sales of Toilets that Use More Than 1.6 Gallons per Flush
- 2c. Residential Plumbing Retrofits
3. Distribution System Water Audits, Leak Detection and Repair
4. Metering with Commodity Rates for All New Connections and Retrofit of Existing Connections
5. Large Landscape Water Audits and Incentives
6. Support of and Compliance with "Water Conservation in Landscaping Act" (AB325) for Commercial, Industrial, Institutional, Governmental and Multifamily Developments
7. Public Information
8. School Education
9. Commercial and Industrial Water Conservation
10. New Commercial and Industrial Water Use Review
11. Conservation Pricing
12. Support of and Compliance with "Water Conservation in Landscaping Act" (AB325) for Single Family Homes
13. Enactment and Enforcement of Water Waste Prohibition Ordinances
14. Designation of a Water Conservation Coordinator
15. Financial Incentives
16. Ultra Low Flush Toilet Replacements

ATTACHMENT B

WATER USE EFFICIENCY GUIDELINES

A. Annual water demand shall be minimized by incorporating water conservation measures into the development plans. Use of local groundwater, surface water, and reclaimed wastewater supplies shall be maximized to reduce demands on the District.

B. Peak demands on Calleguas and Metropolitan shall be minimized by construction and operation of local storage and groundwater production facilities. In this case the annexed area is served by an existing water delivery system. These facilities will be added to the existing system.

C. Reclaimed wastewater or other non-potable water shall be used on all golf courses; decorative lakes; and other landscaped areas exceeding one acre, including multi-family complexes, commercial and industrial developments, and similar areas. Reclaimed wastewater and other non-potable supplies shall be used for industrial processes and other suitable uses. If such supplies do not presently exist, a dual distribution system shall be constructed to accommodate such supplies when they become available in the future.

D. "Best management practices" conservation measures, as identified by Calleguas and Metropolitan from time to time, shall be applied in all new and existing developments within the annexed area. At least one model home constructed in each new development within the annexed area shall demonstrate a water conserving landscape.

E. Local storage, groundwater production capacity, system interconnections, and other measures shall be able to sustain a 7-day interruption in service from Metropolitan.

ATTACHMENT F
AMENDMENT FOR CLARIFICATION

The Implantation Plan for the Water Use Efficiency Guidelines for Annexation No. 48, Parcel C to the Calleguas Municipal Water District and the Metropolitan Water District of Southern California is hereby amended as follows:

1. The section entitled "Annexation Area" on page 4, there shall be added as the second paragraph the following:

"It is unlikely that there will be golf courses or decorative lakes within the annexation area. All landscaped areas exceeding one acre will be irrigated with reclaimed or other non-potable supplies with available. To the extent practicable, reclaimed wastewater or other non-potable supplies will be used for industrial processes, groundwater recharge, seawater intrusion and other suitable uses."

2. The section entitled "Urban Conservation Best Management Practices" on page six which read:

"To the extent practicable to do so, within the limits of its authority and jurisdiction, Calleguas intends to apply the Urban Conservation Best Management Practices as set forth in Attachment A to this Implementation Plan."

shall read as follows:

"To the extent practicable to do so, within the limits of its authority and jurisdiction, Calleguas intends to apply the Urban Conservation Best Management Practices as set forth as part of the supplemental information contained in Attachment A to this Implementation Plan, incorporated herein by reference."

3. The section entitled "Water Use Efficiency Guidelines" which read:

"To the extent practicable, the City and owners within Parcels C of Annexation No.

48 agree to comply with water use efficiency guidelines of MWD and Calleguas."

shall read as follows:

"To the extent practicable, the City and owners within Parcels C of Annexation No. 48 agree to comply with water use efficiency guidelines of MWD and Calleguas as set forth as part of the supplemental information contained in Attachment B to this Implementation Plan, incorporated herein by reference."

CALLEGUAS MUNICIPAL WATER DISTRICT

By Donald R. Kendall
Dr. Donald R. Kendall
General Manager

Dated: Sept 1, 95

APPROVED AS TO FORM AND CONTENT:

Thomas P. Anderle
THOMAS P. ANDERLE

IMPLEMENTATION PLAN

WATER USE EFFICIENCY GUIDELINES FOR ANNEXATION NO. 48, PARCEL C TO THE CALLEGUAS MUNICIPAL WATER DISTRICT AND THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

GENERAL DESCRIPTION OF ANNEXING AREA

Annexation No. 48, Parcel C consists of approximately 65.79 gross acres (48.43 net acres). The site is within the City of Camarillo. It is located south of and adjacent to the Ventura Freeway (Highway 101), west of and adjacent to Las Posas Road and north of the Camarillo Airport property.

The annexation includes Assessor Parcels 230-0-020-145, -175 and -185. A map and legal description are attached.

The annexation area is vacant. Tentative Tract Map No. 4690, Mod. 1 and Commercial Planned Development No. 178 have been approved by the City of Camarillo and the landowner intends to immediately develop the site as a commercial shopping center.

City zoning for the annexation area is CPD (Commercial Planned Development) The County General Plan shows the area as "Urban" and the Airport North Specific Plan designation is "Commercial."

ANNUAL WATER USAGE

The projected annual demand for water after development of the property is 315.56 acre feet per year (AFY) or 281,766 gallons per day (GPD). This usage is based on a average daily factor of 5,818 GPD per acre for 48.43 acres of commercial use.

The City presently receives water from both Calleguas/MWD which is blended with local ground water supplied by City wells.

Water distributed by the City is blended at a one-to-one ratio of Calleguas/MWD water-to-ground water. The annexing properties will receive this blend, thus requiring an equal amount, approximately 157.78 AFY from both Calleguas/MWD and from local supplies.

PEAK WATER USAGE

Lake Bard Reservoir

Calleguas Lake Bard reservoir which is owned and operated by Calleguas has a capacity of 10,500 acre feet of water. The Calleguas' system sets flows from MWD based on past system averages for its service area for a given 24-hour period and meets peak daily water demands from Lake Bard.

Seasonal Storage

In conjunction with MWD, Calleguas is presently constructing the first of five wells planned for the North Las Posas Basin seasonal storage program. Each well will be designed to inject an estimated 1,000 acre-feet of pre-treated water during the winter months for storage and extraction during the peak usage summer months, thereby offsetting peaking from MWD's system. Storage of 5,000 acre-feet of water would represent a six percent demand reduction by Calleguas from MWD through the peak months based on current water demands.

The Cities of Camarillo and Oxnard and the Camrosa Water District have implemented similar programs within their service areas that have significantly reduced summer peaking from Calleguas' system.

High and Low Flow Penalties

Calleguas Ordinance No. 12 (water service) was amended in 1982 to penalize its purveyors for peaking off Calleguas' system. Calleguas in 1987 included a penalty based on low flow. Both penalties were imposed to direct purveyors to their responsibility to increase water storage within their service areas.

Local Area Water Management

Several of Calleguas' purveyors extract water from the local ground water basin within Calleguas' service area. In the event of a curtailment of available water for a duration longer than previously stated, Calleguas is able to request its purveyors to increase their production. Water demands (peaking) from the Calleguas/MWD system can be effectively managed through interconnection of the Calleguas and Oxnard systems.

The Camarillo distribution system has the ability to increase water deliveries to offset peaking by extracting ground water from the Fox Canyon aquifer.

The City of Camarillo is developing a new injection well for Seasonal Storage. It is projected this program will ultimately result in the direct injection of 1,800 acre feet of water during the winter months and will use the stored water during the peak summer months.

WATER CONSERVATION

Additional water demands placed on MWD will be minimized by incorporating the following conservation measures.

Calleguas

Calleguas participates in the Ventura County Water Conservation Management Plan, which is the only Countywide water conservation program in the State. This program, funded by Calleguas, other water wholesalers in Ventura County and Ventura County, is well recognized throughout the State as a positive effort for water management.

- Urban water conservation measures include landscape, education, commercial/ industrial and public information programs.
- Agriculture water conservation measures include education and On-farm Conservation Measures Coordination.

Calleguas also participates in the Mobile Irrigation Laboratory Program of Ventura County, which is funded by the State Department of Water Resources, MWD, Calleguas, other water wholesalers and purveyors in Ventura County. The program provides training and on-site audits of irrigation systems for large turf areas and agriculture to maximize efficient use of water for irrigation.

Calleguas Resolution No. 772 requires installation of ultra-low water consumption plumbing fixtures in new construction. These standards apply in the City of Oxnard.

Calleguas also provides residential water conservation kits and literature for distribution by its purveyors.

Annexing Area

Development of Parcel C will comply with State standards for water-efficient plumbing fixtures. These include toilet fixtures that are water-conserving as defined by ANSI Std. No. A112.19.3 reduced -flow shower heads, lavatory faucets and sink faucets, self-closing valves on fountains and faucets, pipe insulation on hot water lines, etc.

The City of Camarillo developed conservation measures will apply to the project. City Ordinance No. 714 provides that water conservation devices installed in this project shall include but not be limited to ultra-low consumption toilets and flow restrictors. (CPD 178, Condition No. 141)

The required landscaping plan shall include an automatic irrigation system with tensiometers and automatic rain shut-off devices and consist of drought-resistant plant materials. (CPD 178, Condition No. 115)

At the time Parcels C is developed, the owners will be required to:

- Comply with all City standards for use of water saving devices in buildings.

- Meter all buildings to better control water usage monitoring.
- Maximize use of drought resistant materials in landscaping and reduce turf areas.
- Monitor medians and on-site water usage by installing sensors that can override automatic irrigation timers.

No residential development is planned for Parcel C therefore it is not subject to the model home requirement of the water use efficiency guidelines, nor are any golf courses or decorative lakes planned for the area.

USE OF RECLAIMED WATER

Calleguas

Calleguas Resolution No. 773 promotes the use of reclaimed wastewater supplies within the District. Calleguas requires that its purveyors develop the use of reclaimed wastewater for green belts and large turf irrigation. Within Calleguas use of reclaimed wastewater is expected to reach 1,500 AFY within the next two years.

Annexing Area

The Camarillo City Council promotes the use of reclaimed water. The Camarillo Sanitary District is a subsidiary district of the City. Its wastewater treatment plant provides secondary treatment and reclaimed water is purveyor for irrigation and limited agricultural uses.

WATER DELIVERY CURTAILMENT

Calleguas

Calleguas already has the ability to sustain more than a seven-day interruption of water delivery service and this annexation will not oversubscribe that ability.

Calleguas has an integrated water delivery system which allows all areas in its service area to receive water from two alternative sources of water. The main source is from MWD via the Jensen Treatment Plant and distribution system.

The second source is from Lake Bard Reservoir which is used for system peaking and emergency storage. Lake Bard's storage capacity (10,500 acre feet) is adequate to supply water for total system usage for periods of 15 to 20 days at maximum demands during summer and in excess of 45 days during winter months.

In addition to Lake Bard, Calleguas has seven reservoirs with a combined storage capacity of 42 million gallons.

Several of Calleguas' purveyors extract water from the local groundwater basins within Calleguas' service area. In the event of an emergency curtailment of water from MWD as a result of a major facility failure that is longer in duration than previously stated, the District could impose a water rationing plan and request its purveyors to increase their groundwater production to extend the District's reservoir reserves for other areas that do not have ground water supplies.

Annexing Area

The City of Oxnard is within that portion of Calleguas which has access to alternative sources of supply through extraction of groundwater or purchase directly from the United Water Conservation District. As a purveyor of Calleguas water, Oxnard is subject to the conservation measures detailed in this plan.

CAPITAL CONSTRUCTION CHARGES

In 1980 Calleguas imposed a capital construction charge for all new development within its service area. The charge was established to raise funds necessary to build additional facilities required for expansion of Calleguas service area. Additionally Calleguas has assessed a capital construction water rate charge to its purveyors on water usage to augment the capital construction program. Calleguas' Master Plan approved by the Board of Directors identifies the facilities that will be constructed to meet its future water demands

URBAN CONSERVATION BEST MANAGEMENT PRACTICES

To the extent practicable to do so, within the limits of its authority and jurisdiction, Calleguas intends to apply the Urban Conservation Best Management Practices as set forth in Attachment A to this Implementation Plan.

WATER USE EFFICIENCY GUIDELINES

To the extent practicable, the City and owners within Parcel C of Annexation No. 48 agree to comply with water use efficiency guidelines of MWD and Calleguas.

WATER CONSERVATION MEASURES

To the extent practicable, Calleguas will incorporate Water Conservation measures when development plans are made.

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Annexation No. 48, Parcel C
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COMPLIANCE

Calleguas accepts the responsibility for assuring compliance with the provisions of Metropolitan's Water Use Efficiency Guidelines as indicated in Metropolitan's Administrative Code Section 3107 and shall report to Metropolitan regarding such compliance.

By Donald R. Kendall
CALLEGUAS MUNICIPAL WATER DISTRICT
Dr. Donald R. Kendall

Dated: Aug 28, 95

By John Elwell
CITY OF CAMARILLO
John Elwell, Director of Community Services

Dated 8/23/95

By [Signature]
ELLIS PARTNERS, INC.,
APNs 230-0-020-145, -175 and -185

Dated 6/28/95

ATTACHMENT A
URBAN CONSERVATION BEST MANAGEMENT PRACTICES

1. Interior and Exterior Residential and Governmental/Institutional Water Audits
- 2a. Enforcement of ULFT Requirement in New Construction Beginning January 1992
- 2b. Support of State and Federal Legislation Prohibiting Sales of Toilets that Use More Than 1.6 Gallons per Flush
- 2c. Residential Plumbing Retrofits
3. Distribution System Water Audits, Leak Detection and Repair
4. Metering with Commodity Rates for All New Connections and Retrofit of Existing Connections
5. Large Landscape Water Audits and Incentives
6. Support of and Compliance with "Water Conservation in Landscaping Act" (AB325) for Commercial, Industrial, Institutional, Governmental and Multifamily Developments
7. Public Information
8. School Education
9. Commercial and Industrial Water Conservation
10. New Commercial and Industrial Water Use Review
11. Conservation Pricing
12. Support of and Compliance with "Water Conservation in Landscaping Act" (AB325) for Single Family Homes
13. Enactment and Enforcement of Water Waste Prohibition Ordinances
14. Designation of a Water Conservation Coordinator
15. Financial Incentives
16. Ultra Low Flush Toilet Replacements

ATTACHMENT B

WATER USE EFFICIENCY GUIDELINES

A. Annual water demand shall be minimized by incorporating water conservation measures into the development plans. Use of local groundwater, surface water, and reclaimed wastewater supplies shall be maximized to reduce demands on the District.

B. Peak demands on Calleguas and Metropolitan shall be minimized by construction and operation of local storage and groundwater production facilities. In this case the annexed area is served by an existing water delivery system. These facilities will be added to the existing system.

C. Reclaimed wastewater or other non-potable water shall be used on all golf courses; decorative lakes; and other landscaped areas exceeding one acre, including multi-family complexes, commercial and industrial developments, and similar areas. Reclaimed wastewater and other non-potable supplies shall be used for industrial processes and other suitable uses. If such supplies do not presently exist, a dual distribution system shall be constructed to accommodate such supplies when they become available in the future.

D. "Best management practices" conservation measures, as identified by Calleguas and Metropolitan from time to time, shall be applied in all new and existing developments within the annexed area. At least one model home constructed in each new development within the annexed area shall demonstrate a water conserving landscape.

E. Local storage, groundwater production capacity, system interconnections, and other measures shall be able to sustain a 7-day interruption in service from Metropolitan.