

- **Board of Directors**
Executive Committee

April 9, 2002 Board Meeting

8-7

Subject

Adopt final resolutions for annexation and to impose water standby charge for Annexation No. 76, Parcel A, to Calleguas Municipal Water District and Metropolitan

Description

The Calleguas Municipal Water District (Calleguas) has requested final terms and conditions for Annexation No. 76, Parcel A, concurrently to Calleguas and The Metropolitan Water District of Southern California (Metropolitan). On November 20, 2001, Metropolitan's Board granted conditional approval for this annexation. At the time of conditional approval the annexation area included two parcel groups identified as Parcel A and Parcel B, with a total of approximately 34 acres. However, final approval is being sought only for Parcel A at this time. At the time of conditional approval, Parcel A was approximately 15 acres, but has since been reduced to approximately 14 acres as a result of withdrawal of one property by Calleguas. The development plan consists of constructing 60 residential units on approximately half the acreage. There is currently no development plan for approximately 1.3 acres of the territory, while the remaining acres are dedicated for road and highway. The annexation area is located in Oxnard. Prior to completion of this annexation, Calleguas will pay in full a fee of \$30,161.12, if the annexation is completed prior to December 31, 2002. The projected water demand on Metropolitan is approximately 12.6 acre-feet per year. The proposed action by this committee is to recommend final approval of Annexation No. 76, Parcel A, to the Board for consideration during the Board's April 2002 meeting. ([Attachment 1](#))

Policy

Territory may be annexed to Metropolitan under terms and conditions fixed by the Board and in accordance with Chapter 1, Article 1, § 350 through § 356 of Metropolitan's Act and Division III of its Administrative Code.

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

Pursuant to the provisions of CEQA, the city of Oxnard, acting as the Lead Agency, adopted a Mitigated Negative Declaration (MND) in 2001 and an Addendum to the MND in 2002 for the proposed development and annexation of the property associated with Parcel A of Annexation No. 76. The MND is entitled "PZ-00-5-77-78, Planned Development for 60 Senior Restricted Dwelling Units Tentative Parcel Map Subdividing the Site for Condominium Purposes." The Addendum to the 2001 MND is entitled "Calleguas Municipal Annexation No. 76, Pleasant Valley Senior Project/Concordia/Standard Pacific Parcel A of Subject Annexation." Metropolitan, as Responsible Agency under CEQA, is required to certify that it has reviewed and considered the information in the MND and the Addendum to the 2001 MND and adopt the Lead Agency's findings prior to approval of the final terms and conditions for Annexation No. 76, Parcel A. The environmental documentation for this annexation is available in the Executive Secretary's Office for review.

The CEQA determination is: Review and consider information provided in the MND and Addendum to the 2001 MND and adopt the lead agency's findings related to Annexation No. 76, Parcel A.

CEQA determination for Option #2:

None required.

Board Options/Fiscal Impacts

Option #1

Adopt the CEQA determination and

- a. Adopt a resolution granting Calleguas' request for approval of Annexation No. 76, Parcel A, concurrently to Metropolitan and Calleguas, conditioned upon approval by the Ventura Local Agency Formation Commission, and establishing Metropolitan's terms and conditions for this annexation (**Attachment 2**); and
- b. Adopt a resolution to impose water standby charge at a rate of \$9.58 per acre or per parcel of less than one acre within the proposed annexation (**Attachment 3**).

Fiscal Impact: Receipt of annexation fee (\$30,161.12) and water sales revenue from annexed territory.

Option #2

Decline Calleguas Annexation No. 76, Parcel A.

Fiscal Impact: Unrealized fees and water sales revenue due to non-annexed area.

Staff Recommendation

Option #1

 _____ Roy L. Wolfe Manager, Corporate Resources	3/7/2002 Date
 _____ Ronald R. Gastelum Chief Executive Officer	3/18/2002 Date

Attachment 1—Detailed Report for Calleguas Annexation No. 76, Parcel A

Attachment 2—Resolution Fixing Terms and Conditions

Attachment 3—Resolution Fixing and Adopting Water Standby Charge

Detailed Report – Calleguas Annexation No. 76, Parcel A

The Calleguas Municipal Water District (Calleguas) Board of Directors has requested final terms and conditions for Annexation No. 76, Parcel A, concurrently to Calleguas and The Metropolitan Water District of Southern California (Metropolitan) by Resolution No. 1338, dated March 6, 2002 (Exhibit A). On November 20, 2001, Metropolitan's Board granted conditional approval for this annexation and adopted a resolution of intent to impose a water standby charge upon the annexing territory. Conditional approval was based on an approximately 34-acre area consisting of Parcel A and Parcel B, whereas final approval is based at this time on Parcel A only. At the time of conditional approval Parcel A was approximately 15 acres; however, the area has since been reduced to roughly 14 acres as a result of withdrawal of one property by Calleguas. Metropolitan's Board is asked to grant final approval, conditioned upon approval by the Ventura Local Agency Formation Commission, by adopting the Resolution Fixing Terms and Conditions (Attachment 2).

Metropolitan's Board adopted a resolution of intention to impose a water standby charge within the proposed Annexation No. 76 at its meeting on November 20, 2001. Pursuant to Resolution 8785, Metropolitan's Board held a public hearing January 8, 2002. Interested parties were given the opportunity to present their views regarding the proposed charge and the Engineer's Report. Also pursuant to Resolution 8785 and in accordance with the requirements of Article XIII D, § 4, of the California Constitution, the Executive Secretary provided written notice, by mail, of such hearing to the owners of record of the parcels identified in the Engineer's Report. Enclosed in the mailed notice was an assessment ballot whereby the owners could indicate either support or opposition to the proposed water standby charge. No majority protest (as defined in Article XIII D, § 4 of the California Constitution) was found to exist upon conclusion of the hearing; therefore, it will be requested that Metropolitan's Board consider and act upon the recommendation to adopt a second resolution (see Attachment 3 -- Resolution Fixing and Adopting Water Standby Charge), which imposes a Metropolitan water standby charge in the amount of \$9.58 per acre, or per parcel less than one acre, within the territory of Annexation No. 76, Parcel A.

The annexation charge has been calculated pursuant to § 3300 of Metropolitan's Administrative Code. Utilizing the current rate of \$3,460 per acre and the sum of \$5,000 for processing costs, the annexation charge is \$30,161.12 if completed by December 31, 2002. The \$5,000 processing charge has been paid. The annexation fee will be paid in cash.

Approval of Metropolitan's water standby charge in the amount noted above, which is equal to the amount of Metropolitan's water standby charge imposed elsewhere within Calleguas' territory, is a condition to complete this annexation. Pursuant to the terms of the resolution (Attachment 3), Metropolitan may levy a standby charge at the rate stated in this resolution beginning in a subsequent fiscal year.

EXHIBIT A

RESOLUTION NO. 1338

**RESOLUTION OF THE BOARD OF DIRECTORS
OF CALLEGUAS MUNICIPAL WATER DISTRICT APPLYING TO THE BOARD OF
DIRECTORS OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA
FOR CONSENT AND FOR FORMAL TERMS AND CONDITIONS AND REQUESTING
APPROVAL BY VENTURA COUNTY LOCAL AGENCY FORMATION COMMISSION TO
CONCURRENTLY ANNEX TERRITORY WITHIN THE COUNTY OF VENTURA TO THE
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA AND TO THE
CALLEGUAS MUNICIPAL WATER DISTRICT AND REPLACING RESOLUTION 1333**

Calleguas Annexation No. 76 – Concordia/Standard Pacific

Parcel A

WHEREAS, the Calleguas Municipal Water District (hereinafter referred to as "Calleguas") desires to accomplish the adjustment of boundaries specified herein; and

WHEREAS, Calleguas is a member agency of The Metropolitan Water District of Southern California (hereinafter referred to as "Metropolitan"); and

WHEREAS, Calleguas has received from proposed annexee, Concordia Pleasant Valley, L.L.C. (the "proposed annexee") a request to concurrently annex to Calleguas and to Metropolitan certain territory situated in the County of Ventura, State of California; and

WHEREAS, the territory proposed to be annexed in Calleguas Annexation No. 76, Concordia/Standard Pacific Parcel A ("Parcel A"), is described and set forth in the maps and legal descriptions attached as Exhibit A; and

WHEREAS, Calleguas sent maps and legal descriptions of Parcel A to Metropolitan with a request for informal terms and conditions for annexation; and

WHEREAS, Metropolitan reviewed and considered the maps and legal descriptions and informally consented to annexation of Parcel A subject to certain terms and conditions prescribed and set forth by Metropolitan; and

WHEREAS, pursuant to the Metropolitan Water District Act, Article 3, the governing body of Calleguas may apply to the Board of Directors of Metropolitan for consent to the annexation to Metropolitan and Calleguas of said properties, and in granting such application Metropolitan may fix the terms and conditions upon which the territory may be annexed to and become part of Metropolitan;

WHEREAS, the Annexee and the acreage to be annexed are:

Concordia Pleasant Valley, L.L.C. 13.78 Acres

WHEREAS, the annexee has been fully informed of the informal terms and conditions of both Metropolitan and Calleguas;

WHEREAS, Parcel A has fewer than 12 registered voters;

WHEREAS, the owners of land within the annexation area have given their consent to the annexation;

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA), the city of Oxnard, acting as Lead Agency, adopted a Mitigated Negative Declaration (MND) for Parcel A on June 5, 2001 for the development of Parcel A and adopted an Addendum to the MND on February 21, 2002 to assess environmental issues specific to the annexation process. Calleguas, as Responsible Agency under CEQA, is required to certify that it has reviewed and considered the information contained in the two environmental documents and make findings with regard to those effects of the project within the scope of Calleguas jurisdiction prior to approval of Annexation No. 76, Parcel A;

NOW, THEREFORE, THE BOARD OF DIRECTORS OF CALLEGUAS MUNICIPAL WATER DISTRICT RESOLVES AS FOLLOWS:

1. Calleguas, acting as Responsible Agency, has reviewed and considered the information contained in the MND and Addendum and adopts the findings of the City of Oxnard with regard to the effects of the project within the scope of Calleguas' jurisdiction and by this resolution Calleguas requests that the Board of Directors of Metropolitan consent to the annexation of Parcel A and establish formal terms and conditions for such annexation and that the Ventura County Local Agency Formation Commission take proceedings, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code to concurrently annex Parcel A to Calleguas and Metropolitan subject to the following conditions:

- (a) Approval by the Ventura County Local Agency Formation Commission and any terms and conditions the Commission may apply; and
- (b) Compliance with the Calleguas Terms and Conditions of Annexation as set forth in Exhibit B attached hereto; and
- (c) The approval by Metropolitan Water District of Southern California and compliance by the proposed annexee with any Formal Terms and Conditions Metropolitan may apply; and
- (d) Compliance with the terms and conditions of the Implementation Plan as set forth in Exhibit C attached hereto; and
- (e) The Landowner's Request for Annexation and Approval of Parcel Charges as set forth in Exhibit D attached hereto; and
- (f) Delivery to Calleguas of payment in full for the annexation fees due Metropolitan, the annexation fees due Calleguas and all expenses incurred by Calleguas in the course of processing Annexation No. 76, Parcel A.

2. The reason for the proposal is to provide a source of water supply to the annexing territory.

3. The proposal is consistent with the Spheres of Influence of the Calleguas Municipal Water District and the Metropolitan Water District of Southern California.

4. The regular County assessment roll will be utilized for apportioned ad valorem taxes and the Calleguas Standby Charge.

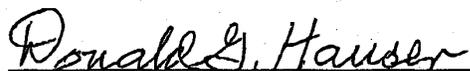
6. The land within Parcel A will become a part of Directorial Division No. 4.

ADOPTED, SIGNED AND APPROVED this sixth day of March, 2002.



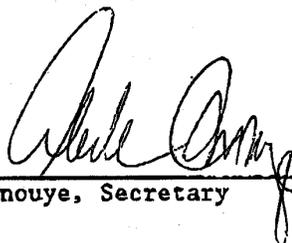
Ted Grandsen
President of the Board of Directors

ATTEST:



Donald G. Hauser
Secretary of the Board of Directors

I certify that this is a true and correct copy of the original Resolution No. 1338 adopted at a regular Board of Directors meeting held on March 6, 2002 by a unanimous vote.



Alida Inouye, Secretary

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA) ss

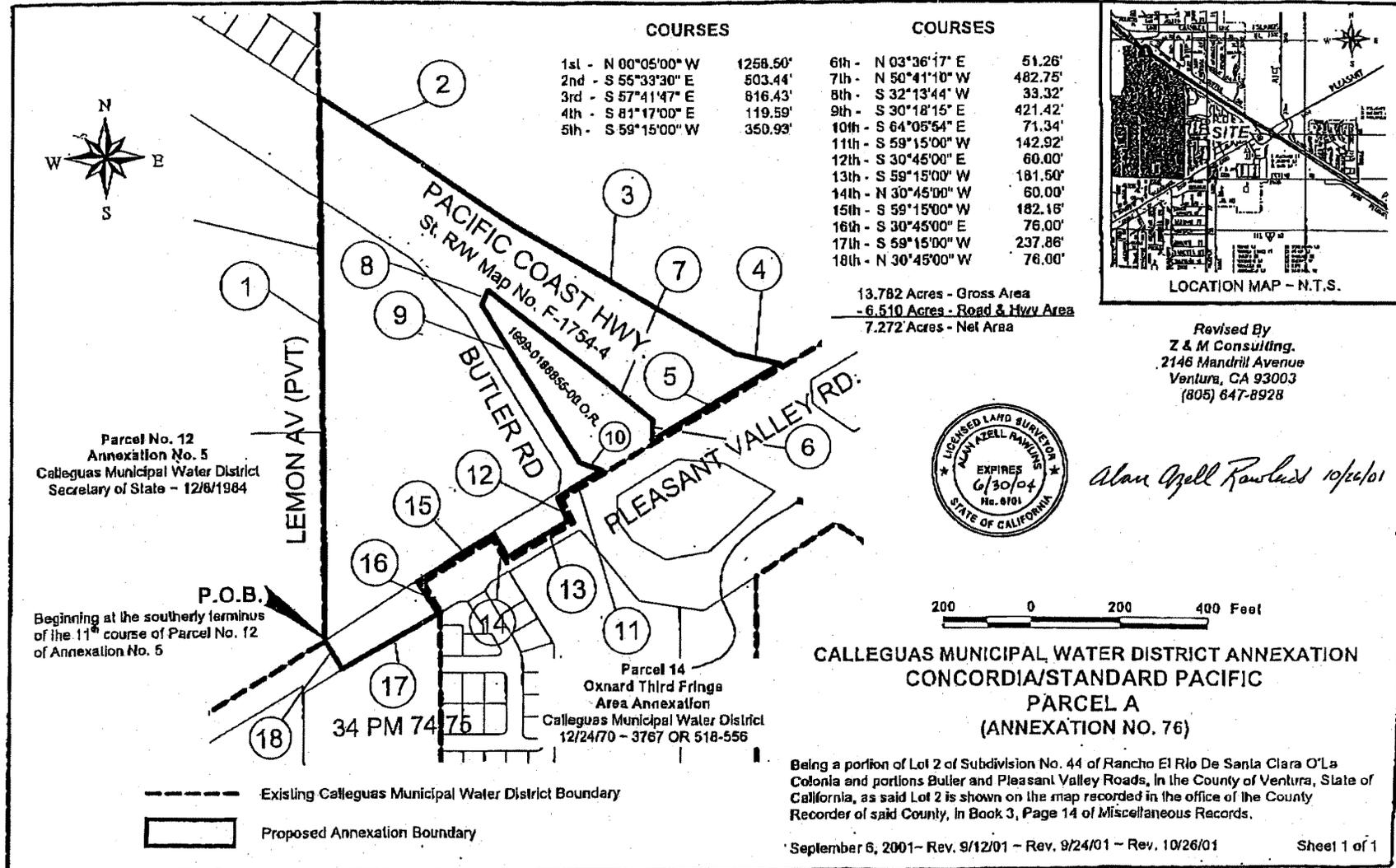
I, DONALD G. HAUSER, Secretary of the Board of Directors of Calleguas Municipal Water District, DO HEREBY CERTIFY that the foregoing Resolution was duly adopted by the Board of Directors of said District at an adjourned meeting of said Board held on the sixth day of March, 2002.

Donald G. Hauser
Secretary of the Board of Directors

Exhibit A

**Calleguas Municipal Water District
Resolution No. 1338**

01-30



**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
CONCORDIA/STANDARD PACIFIC**

**PARCEL A
(ANNEXATION NO. 76)**

01-30

Being a portion of Lot 2 of Subdivision No. 44 of Rancho El Rio De Santa Clara O'La Colonia and portions of Butler and Pleasant Valley Roads, in the County of Ventura, State of California, as said Lot 2 is shown on the map recorded in the office of the County Recorder of said County, in Book 3, Page 14 of Miscellaneous Records, described as follows:

Beginning at a point in the northerly line of said Pleasant Valley Road, said point also being the southerly terminus of the 11th course of Parcel No. 12 of Annexation No. 5 to the Calleguas Municipal Water District, as filed with the Secretary of State on December 8, 1964; thence, along the existing Calleguas Municipal Water District boundary,

1st - North 00°05'00" West 1258.50 feet to the northerly line of State Highway 1, as shown on State Right of Way Map No. F-1754-4; thence, leaving said district boundary along said northerly line by the following three courses:

2nd - South 55°33'30" East 503.44 feet; thence,

3rd - South 57°41'47" East 616.43 feet; thence,

4th - South 81°17'00" East 119.59 feet to the 19th course of Parcel No. 14 of the Oxnard Third Fringe Area Annexation to the Calleguas Municipal Water District, as described in the Certificate of Filing recorded on December 24, 1970, in the office of said County Recorder in Book 3767, Pages 518-556 of Official Records; thence, along said 19th course,

5th - South 59°15'00" West 350.93 feet to the southeast corner of the parcel described in Exhibit "A" in the Trust Transfer Deed recorded on October 7, 1999, in the office of said County Recorder as Document No. 1999-0188855-00 of Official Records; thence, along the boundary of said parcel by the following five courses:

6th - North 03°36'17" East 51.26 feet; thence,

7th - North 50°41'10" West 482.75 feet; thence,

8th - South 32°13'44" West 33.32 feet; thence,

- 9th - South 30°18'15" East 421.42 feet; thence,
- 10th - South 64°05'54" East 71.34 feet to said 19th course of said Parcel No. 14 of said Oxnard Third Fringe Area Annexation to the Calleguas Municipal Water District; thence, along said 19th course by the following course and along the existing boundary of said Calleguas Municipal Water District by the following six courses:
- 11th - South 59°15'00" West 142.92 feet; thence,
- 12th - South 30°45'00" East 60.00 feet; thence,
- 13th - South 59°15'00" West 181.50 feet; thence,
- 14th - North 30°45'00" West 60.00 feet; thence,
- 15th - South 59°15'00" West 182.16 feet; thence,
- 16th - South 30°45'00" East 76.00 feet to the southerly line of said Pleasant Valley Road as shown on Parcel Map No. 80-25 as filed in the office of said County Recorder in Book 34, Pages 74 & 75 of Parcel Maps; thence, leaving said existing district boundary along said southerly line,
- 17th - South 59°15'00" West 237.86 feet; thence,
- 18th - North 30°45'00" West 76.00 feet to the point of beginning.

13.782 Acres - Gross Area
- 6.510 Acres - Road & Hwy Area
 7.272 Acres - Net Area

Alan Azell Rawlins 10/26/01



Exhibit B

**Calleguas Municipal Water District
Resolution No. 1338**

**TERMS AND CONDITIONS OF
CALLEGUAS MUNICIPAL WATER DISTRICT
FOR ANNEXATION NO. 76**

In the event of annexation, the annexation of the property shall be subject to the following terms and conditions:

1. In the event of annexation, the Annexees and the annexed area shall, within the time limits provided thereby, meet the terms and conditions, and pay such fees, as are imposed by Metropolitan Water District of Southern California (Metropolitan) for said annexation.

2. In the event of annexation, the Annexees and the annexed area shall, within the time limits provided thereby, meet the terms and conditions, and pay such fees, as are imposed or advanced by Calleguas Municipal Water District (Calleguas) for said annexation.

3. In the event of annexation, the sale and delivery of all water by Calleguas, the release of water, the cost of the water, and the time of use of water shall be subject to the regulations promulgated from time to time by Calleguas and Metropolitan.

4. In the event of annexation, all feeder pipelines, structures, connections, and other facilities required for the delivery of water to said area from works owned or operated by Calleguas shall be constructed, provided and installed without cost or expense to Calleguas, and Calleguas shall be under no obligation to provide, construct, operate or maintain such works.

5. If construction of water distribution facilities is required to properly effect water services to the annexing area, all such costs shall be borne by the annexing area and all facilities constructed shall, at the election of Calleguas, be owned, maintained, and operated by Calleguas.

6. Except upon terms and conditions specifically approved by the Board of Directors of Calleguas, water sold and delivered by Calleguas shall not be used in any manner which intentionally or avoidably results in the direct or indirect benefit of areas outside Calleguas.

7. Annexees have been advised of Calleguas' Capital Construction Charge (Ordinance No. 14).

8. Annexees consent to the Districts' levy for Standby Charges on annexed lands at the rates and formulae adopted for Fiscal Year 2001-2002 and any subsequent years in which either or both Boards of Directors may vote to approve and adopt said Standby Charges. Said Standby Charges shall remain as a covenant with the land annexed into the Districts and shall be recorded as such in the appropriate form and manner.

Exhibit C

**Calleguas Municipal Water District
Resolution No. 1338**

IMPLEMENTATION PLAN

WATER USE EFFICIENCY GUIDELINES FOR ANNEXATION NO. 76 CONCORDIA – STANDARD PACIFIC TO THE CALLEGUAS MUNICIPAL WATER DISTRICT AND THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

GENERAL DESCRIPTION OF ANNEXING AREA

Annexation No. 76 (Concordia –Standard Pacific) consists of two groups of parcels identified as Parcel A and Parcel B. The total area of this annexation is approximately 34.13 acres. These parcels are further described as follows:

Parcel A is approximately 15.025 gross acres (8.602 net acres) located southwest and northeast corners of Butler Road and Pleasant Valley Road in the City of Oxnard. This parcel includes 6.97 acres owned by Concordia Pleasant Valley, LLC, on which sixty residential units are proposed. The Concordia property is zoned R2-PD (Multiple Family, Planned Development). All of the land included in Parcel A is presently vacant. The Assessor Parcel Number of this parcels are 225-0-012-020.

Parcel B is composed of four parcels totaling 19.11 acres. The land to be annexed is part of a larger development, a portion of which is presently within the boundaries of Calleguas and Metropolitan. Standard Pacific Corp., the owner, proposes to build approximately 80 single- family residential units on the territory to be annexed. The project in its entirety will contain 111 units. The land currently holds an avocado orchard and two farmhouses.

ANNUAL WATER USAGE

Parcel A:

The projected annual demand for water after development of Parcel A is 25.2 acre-feet per year (AFY) or an average factor of 3,008 cubic feet per day. Peak demands are estimated at approximately 2.5 times the average daily factor, or 7,520 cubic feet per day.

Parcel B:

The projected annual demand for water after development of Parcel B is 41.6 acre-feet per year (AFY) or an average factor of 4,791 cubic feet per day. Peak demands are estimated at approximately 2.5 times the average daily factor, or 11,979 cubic feet per day.

The property will receive water from the City of Oxnard. The City obtains water from both Calleguas/MWD and other sources. Oxnard currently blends 1:1 with Calleguas; therefore CMWD and MWD would provide 50% of the demand.

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.

Groundwater Conjunctive Use

In conjunction with MWD, Calleguas is currently developing the first 16 of 30 dual purpose, injection/extraction wells that will be constructed within the Las Posas Groundwater Basin. Each well is designed to inject an estimated 1,000 acre-feet of pre-treated water during the winter months for later use during emergencies, drought or summer months when imported supplies may be limited.

The cities of Camarillo and Oxnard, as well as the Camrosa Water District, Ventura County Waterworks Districts #1 and #19, Zone Mutual Water Company, and Berylwood Heights Mutual Water Company have also participated in groundwater storage programs which allow for storage of water during periods when excess water is available and subsequent extraction during times of shortage.

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 Calleguas distribution system has the ability to increase water deliveries from several sources to offset peaking within the overall District:

- 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

WATER CONSERVATION

Incorporating the following water conservation measures will minimize additional water demands placed on MWD.

Calleguas

Calleguas, in conjunction with the Metropolitan Water District of Southern California, offers a variety of conservation programs. These programs are designed to satisfy the Best Management Practices referred to by the California Urban Water Conservation Council in its Memorandum of Understanding, in which Calleguas and Metropolitan are signatories.

Urban water conservation programs include: school education, low consumption plumbing retrofits (i.e., toilets, showerheads), public information (i.e., literature, speaking engagements, tours of Calleguas facilities), landscape maintenance, commercial, industrial, institutional surveys. Additionally, Calleguas provides literature and showerheads, upon request, for distribution by its purveyors.

The City of Oxnard has developed several conservation measures that apply to lands annexed to the City. Through the Building Department the City enforces regulations pertaining to the installation of ultra-low flush toilets (1.6 gallons per flush) and water conserving fixtures (2.5 gallons per minute) for all new construction, redevelopment and rehabilitation projects.

At the time the subject property is developed, the developer shall comply with the following conditions:

1. Satisfy all City of Oxnard Building Department standards for use of water-saving devices in the project buildings.
2. Provision of individual metering for all project buildings to better control water usage and monitoring.
3. Maximize use of drought-resistant materials in the overall landscape plan and minimize turf areas for the project to the extent possible.
4. Monitoring of site landscape water use by installing sensors capable of overriding automatic irrigation timers.

Annexing Area

All uses in the annexation area 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 least one model home constructed in each new development within the annexed area shall demonstrate a water conserving landscape.

There will be no ornamental ponds or landscaped areas exceeding one are in the annexing 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 greenbelts and large turf irrigation. Within Calleguas, use of reclaimed wastewater is currently 1,500 AFY.

Annexing Area

The Ventura County Board of Supervisors and the City of Oxnard promote the use of reclaimed water and have directed that water reclamation be a priority for use. When such supplies exist, a dual distribution system shall be constructed to accommodate such supplies.

Landscaped areas exceeding one acre and other uses for which non-potable water is practical shall receive local or reclaimed water when available.

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. 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 unregulated demands during summer and in excess of 45 days during winter months.

In addition to Lake Bard, Calleguas has ten reservoirs with a combined storage capacity of 63 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.

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 the 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.

URBAN CONSERVATION BEST MANAGEMENT PRACTICES

To the extent practicable to do so, within the limits of its authority and jurisdiction, Calleguas intends to apply 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 of Oxnard and the owners of Annexation No. 76 agree to comply with MWD and Calleguas Water Use Efficiency Guidelines as set forth in Attachment B to this Implementation Plan.

DUAL DISTRIBUTION SYSTEM

To the extent practicable, the City of Oxnard and the owners of the parcels to be annexed shall comply with the following:

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.

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.

EXECUTION

This document may be executed in counterparts.

CALLEGUAS MUNICIPAL WATER DISTRICT

By Donald R Kendall Dated: 1/29/2K2
Dr. Donald R. Kendall, General Manager

CITY OF OXNARD

By _____ Dated: _____
Matthew G. Winegar, Public Services Director

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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.

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.

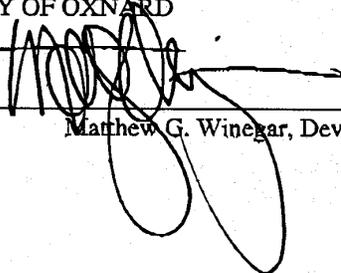
EXECUTION

This document may be executed in counterparts.

CALLEGUAS MUNICIPAL WATER DISTRICT

By _____ Dated: _____
Dr. Donald R. Kendall, General Manager

CITY OF OXNARD

By  _____ Dated: 1/28/02
Matthew G. Winegar, Development Services Director

CONCORDIA PLEASANT VALLEY, LLC
By: CONCORDIA HOMES, LLC
Its: Manager

By  _____ Dated: 1/28/02
Alex S. Xu
Its: Managing Member

STANDARD PACIFIC CORP., a Delaware Corporation

By: _____ Dated: _____
Stephen E. Boggs
Its: Authorized Representative

CONCORDIA PLEASANT VALLEY, LLC
By: CONCORDIA HOMES, LLC
Its: Manager

By _____ Dated: _____
Alex S. Xu
Its: Managing Member

STANDARD PACIFIC CORP., a Delaware Corporation

By: Stephen E. Boggs Dated: 1/28/02
Stephen E. Boggs
Its: Authorized Representative

Exhibit D

Calleguas Municipal Water District
Resolution No. 1338

**LANDOWNER'S REQUEST TO ANNEX
AND APPROVAL OF PARCEL CHARGE**

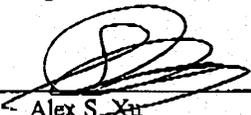
We, the owners, specifically requests the annexation of approximately 46.1 acres, located west of Pinata Drive and bounded by Martin Luther King Drive on the north and Caesar Chavez Drive on the south, in Oxnard to Calleguas Municipal Water District and Metropolitan Water District of Southern California pursuant to the terms and conditions to be set by the respective Districts and the Ventura County Local Agency Formation Commission. The land is also described as Assessor's Parcel 225-0-012-020. It is our intention to develop the land with a residential subdivision.

We acknowledge the fact that Calleguas Municipal Water District and The Metropolitan Water District of Southern California have in place a Standby Charge or Parcel Charge levied pursuant to the California Government Code. We hereby give our consent to the District to levy Standby Charges on annexed lands at the rates and formulae adopted for Fiscal year 2001-2002 and any subsequent years in which either or both Boards of Directors may vote to approve and adopt said Standby Charges. Furthermore, this consent shall remain as a covenant with the land annexed into the Districts and recorded as such in the appropriate form and manner.

OWNERS

CONCORDIA PLEASANT VALLEY, LLC
By: CONCORDIA HOMES, LLC
Its: Manager

By  _____ CONCORDIA PLEASANT VALLEY,
LLC
By: CONCORDIA HOMES, LLC
Its: Manager

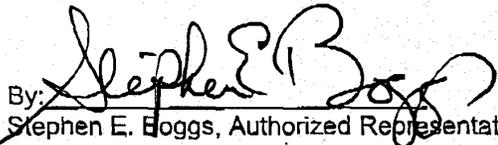
By  _____ Dated: 1/28/02
Alex S. Xu
Its: Managing Member

**LANDOWNER'S REQUEST TO ANNEX
AND APPROVAL OF PARCEL CHARGE**

Standard Pacific Corp., a Delaware corporation, the owner, specifically requests the annexation of approximately .19.1 acres located north of Gonzales Road between Snow Street and Indiana Street in Oxnard to Calleguas Municipal Water District and Metropolitan Water District of Southern California pursuant to the terms and conditions to be set by the respective Districts and the Ventura County Local Agency Formation Commission. The land is also described as Assessor's Parcel Numbers 142-0-111-520, 142-0-111-540, 142-0-111-560 and 142-0-111-460. It is the intention of Standard Pacific Corp. to develop the land with a residential subdivision.

Standard Pacific Corp. acknowledges the fact that Calleguas Municipal Water District and The Metropolitan Water District of Southern California have in place a Standby Charge or Parcel Charge levied pursuant to the California Government Code. Standard Pacific Corp. hereby gives its consent to the District to levy Standby Charges on annexed lands at the rates and formulae adopted for Fiscal year 2001-2002 and any subsequent years in which either or both Boards of Directors may vote to approve and adopt said Standby Charges. Furthermore, this consent shall remain as a covenant with the land annexed into the Districts and recorded as such in the appropriate form and manner.

STANDARD PACIFIC CORP., a Delaware corporation

By: 
Stephen E. Boggs, Authorized Representative

9/10/01
Date

RESOLUTION

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA
CONSENTING TO CALLEGUAS MUNICIPAL WATER DISTRICT'S
ANNEXATION NO. 76, PARCEL A
AND FIXING THE TERMS AND CONDITIONS OF SAID ANNEXATION TO
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA**

A. WHEREAS, the Board of Directors of the Calleguas Municipal Water District (Calleguas), a municipal water district, situated in the County of Ventura, State of California, pursuant to Resolution No. 1338 adopted March 6, 2002, in accordance with the provisions of the Metropolitan Water District 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, particularly described in an application to the Ventura Local Agency Formation Commission (LAFCO), concurrently with the annexation 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; and

B. WHEREAS, completion of said annexation shall be conditioned upon approval by the LAFCO; and

C. WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA), the city of Oxnard, acting as the Lead Agency, adopted a Mitigated Negative Declaration (MND) in 2001 and an Addendum to the 2001 MND in 2002 for the proposed development and annexation of the property associated with Parcel A of Annexation No. 76. The MND is entitled "PZ-00-5-77,-78, Planned Development for 60 Senior Restricted Dwelling Units Tentative Parcel Map Subdividing the Site for Condominium Purposes". The Addendum to the 2001 MND is entitled "Calleguas Municipal Annexation No. 76, Pleasant Valley Senior Project/Concordia/ Standard Pacific Parcel A of Subject Annexation. Also pursuant to CEQA provisions, Metropolitan, as Responsible Agency, is required to certify that it has reviewed and considered the information in the MND and the Addendum to the 2001 MND and adopt the Lead Agency's findings prior to approval of the final terms and conditions for Annexation No. 76. Parcel A; and

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

E. NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Metropolitan, acting as Responsible Agency, has reviewed and considered the information in the two MNDs and the one Addendum to the 2001 MND and adopted the lead agency's findings prior to approval of the final terms and conditions for Annexation No. 76, Parcel A; and subject to the following terms and conditions, does hereby grant the application of the governing body of Calleguas for consent to annex Annexation No. 76, Parcel A, to Metropolitan and does hereby fix the terms and conditions of such annexation:

Section 1.

The annexation of said area to Calleguas shall be made concurrently with the 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 the annexation shall be filed on or before December 31, 2002.

Section 2.

Prior to filing a request for a Certificate of Completion of the annexation proceedings with LAFCO, Calleguas shall submit a certified copy of LAFCO's resolution approving the annexation to the member agency, and shall pay to Metropolitan, in cash the sum of \$30,161.12 if the annexation is completed by December 31, 2002. If the annexation is completed during the 2002 calendar year, the annexation charge will be calculated based on the then current rate.

Section 3.

All necessary steps (including without limitation, pursuant to Article XIII D of the California Constitution) for imposition of Metropolitan water standby charge in the amount of \$9.58 per acre or per parcel of less than one acre for fiscal year 2001/02 shall be completed.

Section 4.

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 or operated by Metropolitan.

b. 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.

c. The delivery of all water by Metropolitan, regardless of the nature and time of use of such water shall be subject to regulations 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.

F. BE IT FURTHER RESOLVED that the Executive Secretary be, and she hereby 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 April 9, 2002.

Executive Secretary
The Metropolitan Water District
of Southern California

RESOLUTION

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE METROPOLITAN WATER DISTRICT OF
SOUTHERN CALIFORNIA
FIXING AND ADOPTING WATER STANDBY CHARGE
CONTINGENT UPON CALLEGUAS
MUNICIPAL WATER DISTRICT'S
ANNEXATION NO. 76, PARCEL A

WHEREAS, pursuant to Resolution 8785, adopted by the Board of Directors (the "Board") of The Metropolitan Water District of Southern California ("Metropolitan") at its meeting held November 20, 2001, the Board gave notice to the public and to each member public agency of Metropolitan of the intention of the Board to consider and take action on the Chief Executive Officer's (CEO) recommendation to impose a water standby charge for fiscal year 2001/02 on the property described in the Engineer's Report, dated September 2001 (the "Engineer's Report"), which was prepared by a registered professional engineer certified by the State of California and was attached as Attachment A to Resolution 8785;

WHEREAS, the owner of the parcel identified in the Engineer's Report has applied for annexation into the Calleguas Municipal Water District ("Calleguas") and Metropolitan;

WHEREAS, upon annexation, Metropolitan water will be available to such property and such parcels will receive the benefit of the projects provided in part with proceeds of Metropolitan water standby charges, as described in the Engineer's Report;

WHEREAS, Calleguas has requested that Metropolitan impose water standby charges on such property at the rate specified in the Engineer's Report and provided herein, following annexation of such property into Metropolitan;

WHEREAS, Resolution 8785 provides that the Board would meet in regular session to hold a public protest hearing at which interested parties could present their views regarding the proposed water standby charges and the Engineer's Report;

WHEREAS, pursuant to the terms of Resolution 8785, the Executive Secretary provided written notice in accordance with the requirements of Article XIII D, Section 4 of the California Constitution of the proposed water standby charge by mail to the record owner of the property identified in the Engineer's Report of such public hearing, and the notice included an assessment ballot whereby the owner could indicate his or her name, reasonable identification of his or her parcel, and his or her support for or opposition to the proposed water standby charge;

WHEREAS, the Board conducted in conformance with Resolution 8785 a public hearing. The hearing was held January 8, 2002, at which interested parties were given the opportunity to present their views regarding the proposed water standby charge and the Engineer's Report and to protest the charges, if they so desired, and the Board duly considered any such protests and other views presented to it at the public hearing; and

WHEREAS, prior to the conclusion of the public hearing the Executive Secretary reviewed the assessment ballots submitted, and it was found that no majority protest (as defined in Article XIII D, Section 4 of the California Constitution) exists;

NOW THEREFORE, the Board of Directors of The Metropolitan Water District of Southern California does hereby resolve, determine and order as follows:

Section 1. That the Board of Metropolitan, pursuant to the Engineer's Report, finds that the land described in said Engineer's Report upon annexation to Metropolitan will be benefited as described in such report and on that basis, hereby fixes and adopts a water standby charge for fiscal year 2001/02 on such lands to which Metropolitan water is made available for any purpose, whether water is actually used or not.

Section 2. That the water standby charge per acre of land, or per parcel of land less than an acre, as shown in the Engineer's Report, shall be \$9.58 which is equal to the amount of Metropolitan's existing water standby charge on other properties located within the territory of Calleguas.

Section 3. That no water standby charge on any parcel exceeds the reasonable cost of the proportional special benefit conferred on that parcel, as shown in the Engineer's Report. The Engineer's Report separates the special benefits from the general benefits and identifies each of the parcels on which a special benefit is conferred.

Section 4. That the water standby charge shall be collected on the tax rolls, together with the ad valorem property taxes which are levied by Metropolitan for the payment of pre-1978 voter-approved indebtedness. Any amounts so collected shall be applied as a credit against Calleguas' obligation to pay its readiness-to-serve charge for fiscal year 2001/02. After such member agency's readiness-to-serve charge allocation is fully satisfied, any additional collections shall be credited to other outstanding obligations of such member agency to Metropolitan or future readiness-to-serve obligations of such agency.

Section 5. That the water standby charge is fixed and adopted contingent upon completion of annexation of the land described in the Engineer's Report. If such annexation is not completed in time to permit imposition of standby charges for fiscal year 2001/02, Metropolitan may levy standby charges at the rate stated in this resolution beginning in a subsequent fiscal year.

Section 6. That in the event that the water standby charge, or any portion thereof, is determined to be an unauthorized or invalid fee, charge or assessment by a final judgment in any proceeding at law or in equity, which judgment is not subject to appeal, or if the collection of the water standby charge shall be permanently enjoined and appeals of such injunction have been declined or exhausted, or if Metropolitan shall determine to rescind or revoke the water standby charge, then no further water standby charge shall be collected within the territory described in the Engineer's Report and Calleguas shall pay its readiness-to-serve charge obligation to Metropolitan in full, as if imposition of such water standby charges had never been sought.

Section 7. That pursuant to the provisions of the California Environmental Quality Act (CEQA), the city of Oxnard, acting as the Lead Agency, adopted a Mitigated Negative Declaration (MND) in 2001 and an Addendum to the 2001 MND in 2002 for the proposed development and annexation of the property associated with Parcel A of Annexation No. 76, Parcel A. The MND is entitled "PZ-00-5-77-78, Planned Development for 60 Senior Restricted Dwelling Units Tentative Parcel Map Subdividing the Site for Condominium Purposes". The Addendum to the 2001 MND is entitled "Calleguas Municipal No. 76, Pleasant Valley Senior

Project/Concordia/Standard Pacific Parcel A of Subject Annexation". Also pursuant to CEQA provisions, the Board of Directors of Metropolitan, as Responsible Agency, has certified that it has reviewed and considered the information in the MND and the Addendum to the 2001 MND and adopted the lead agency's findings prior to approval of fixing and adopting water standby charges for Annexation No. 76, Parcel A.

Section 8. That the CEO is hereby authorized and directed to take all necessary actions to secure the collection of the water standby charges by the appropriate county officials, including payment of the reasonable cost of collection.

Section 9. That the CEO 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 or defense of litigation.

Section 10. 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.

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 April 9, 2002.

Executive Secretary
The Metropolitan Water District
of Southern California