

A collection of historical artifacts is displayed on a light-colored surface. In the top left, a wooden board game with a checkered pattern and several small wooden pieces is visible. Next to it is a red ribbon medal with a circular emblem. Below that is a blue ribbon medal with a similar emblem. To the right of these is a white star-shaped medal with a central emblem. A pair of glasses with thin, curved frames lies across the middle. In the bottom left corner, a small, round, silver-colored compass is visible.

Crestview Mutual Water Company – Well #7 Board of Supervisors Presentation

September 14, 2021



The Crisis

Crestview can't survive without either installing Well #7, **OR** imposing a major rate increase on residents and offering a far less reliable water supply.

This **urgent reality** is why we are here today appealing the action of the Planning Commission.



Our Ratepayers Support Well #7

- ◆ **OVERWHELMING SUPPORT.** This is how the people who depend on reliable Crestview water replied to an ANONYMOUS survey:
 - Of those living **outside** of the Las Posas HOA, **95% support** Well #7, with 85% Strongly Supporting.
 - Of those living **inside** the HOA, **85% support**, with 65% Strongly Supporting.



We Believe HOA Members Support Revising the CC&Rs

- ◆ To repeat, of those living **inside** the HOA, **85% support** Well #7, with 65% Strongly Supporting the project.
- ◆ Our existing Well #4 is within the HOA, despite the HOA CC&Rs. It was authorized by the HOA developer, who could not have foreseen our drought and new needs.
- ◆ **Require us** to obtain the **formal support** of the HOA members to revise their CC&Rs for Well #7. On July 27 and August 3, 2021, the HOA Board denied our request for a meeting to present our project, new studies and designs, and to obtain formal HOA support for Well #7.

A decorative vertical strip on the left side of the slide. It features a compass rose at the bottom, a map of the United States in the middle, and several medals and coins at the top.

The Science Also Supports Well #7

Based on standard well-siting criteria, the operational characteristics of Crestview's system, and existing regulatory parameters:

191 Alviso Drive is the most scientifically appropriate, environmentally responsible, and viable location for a new Well #7 production facility.



The NEED for Well #7

- ◆ **Well #5** will be decommissioned. Its water quality is too poor to use except in extreme emergencies.
- ◆ Water production from **Well #4** ceased for now on August 16, 2021. This is due to the prolonged drought and the historic decrease in the well's water levels.
- ◆ **Well #6** capacity is insufficient to meet all system demands.
- ◆ A new **Well #7** will allow Crestview:
 - To provide affordable water. Our pumped water is 8 times less expensive than imported water;
 - To ensure the availability of water, including for essential fire suppression; and
 - To use, rather than lose, our local pumping allocation.



WHY 191 Alviso Drive?

- ◆ **10 sites plus sourcing from Camarillo were fully evaluated.** The sites included a golf course location urged as the best site by project opponents.
- ◆ The required infrastructure already exists at 191 Alviso Drive, which reduces the impacts to neighbors, the environment, and costs.
- ◆ The water quality and elevation below 191 Alviso Drive are uniquely appropriate for a successful well.
- ◆ The lot is buildable, accessible, was for sale, and offers the ability to discharge development water.



No Stone Left Unturned

- ◆ Well Siting Study – Dreaming Tree Civil
- ◆ Well #7 Feasibility Study – DB Stephens
- ◆ Alternative Pipeline Cost Study– DB Stephens
- ◆ Pathogen Travel Study – DB Stephens
- ◆ Nitrate Transport Study – DB Stephens
- ◆ Water Rate Analysis – Meridian
- ◆ Shareholder Survey – Rincon Strategies
- ◆ New Architecture/Landscape – ArchFX, Lynn Johnson
- ◆ Sound and Noise – Zim Industries
- ◆ These are in addition to the earlier Hopkins, Rincon Environmental, and other studies.



WHO is Crestview?

- ◆ Since its founding in 1950, Crestview has always lived up to its Mission Statement:

“The Company exists to provide shareholders a dependable supply of good quality water at a competitive cost.”

- ◆ Active water service accounts = 621
- ◆ Total Population Served = 2,040 ratepayers
- ◆ Crestview has never received a “Notice of Violation” or Citation for noise, chemical spills, water contamination, or any safety regulation from any regulatory agency.

A vertical strip of a book cover featuring a detailed illustration of a military medal with a blue ribbon and a compass rose. The medal is a Maltese cross with a central circular emblem. The ribbon is blue with a gold-colored fringe. The background is a dark, textured surface with a compass rose visible in the lower right corner.

CRESTVIEW MUTUAL WATER DISTRICT CAMARILLO, CA

SEPTEMBER 29, 2010

Total Shareholders within HOA = 81
Shareholders outside the HOA = 540

LEGEND

- CRESTVIEW MUTUAL WATER DISTRICT BOUNDARY
- PRESSURE ZONE BOUNDARY
- 4" PIPELINE
- 6" PIPELINE
- 8" PIPELINE
- 10" PIPELINE
- 12" PIPELINE
- 12" TRANSMISSION MAIN PIPELINE
- 12" TRANSMISSION MAIN PIPELINE
- WELL #1
- WELL #2
- WELL #3
- WELL #4
- AIR RELEASE VALVE
- FIRE HYDRANT AND VALVE
- PRESSURE VALVE
- REDUCED
- PUMP
- WATER METER
- WATER CONNECTION
- BLACK POLY BUTYLENE CONNECTION
- DEPTH OF WATER LINE TO TOP OF PIPE
- VERTICAL ALIGNMENT
- AREAS WITH CITY OF CAMARILLO BOUNDARY

PIPELINE QUANTITIES SUMMARY

2,010 L.F.	4" PIPELINE
2,014 L.F.	6" PIPELINE
2,017 L.F.	8" PIPELINE
2,018 L.F.	10" PIPELINE
2,019 L.F.	12" PIPELINE
2,020 L.F.	12" TRANSMISSION MAIN PIPELINE
2,021 L.F.	12" TRANSMISSION MAIN PIPELINE

SYSTEM ATLAS MAP
SCALE: 1" = 300'
REDUCED SCALE: 1" = 1200'

PREPARED BY
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Septic Systems/Water Quality

- ◆ **Groundwater/Septic Systems.** The groundwater and neighboring septic systems are not at risk from Well #7.
 - **Pathogens.** Pathogens travel less than 10 feet below the bottom of a septic pit before becoming inactive. The distances from neighboring septic systems to Well #7 substantially exceed 10 feet.
 - **Nitrates.** Expert reports confirm that nitrates will be absorbed and blended in natural soil to non-detectible levels in the water supply.
- ◆ **Reimbursement.** As added assurance, Crestview has committed to reimburse neighbors for any septic system costs imposed on them by regulators due to Well #7.



Biology, Noise and Safety

- ◆ **Biology.** Your experts and ours agree that there is no blue line stream, no heritage trees, and no wildlife corridor that might be impacted by Well #7.
- ◆ **Noise.** Well #7 will be built and will operate in strict compliance with the County and City noise regulations. Crestview will pay up to \$500 per diem in lodgings for any neighbor bothered by well installation noise.
- ◆ **Safety.** As part of Crestview's permits, the County's Environmental Health Division (EHD) conducts annual Haz-Mat inspections to ensure safety compliance and to identify any potential hazards. Crestview has never failed a Haz-Mat inspection by EHD, including the most recent inspection on August 9, 2021.



Neighborhood Compatibility

- ◆ **Architecture.** Crestview has redesigned the Well #7 structure to look like one of the neighboring homes, using the same materials and features one would expect to see in local single-family residences.
- ◆ **Landscaping.** High quality landscaping and regular maintenance will ensure that the views from nearby homes and the street are what one would expect to see in this neighborhood.
- ◆ **Grading/Construction.** The amount of grading and the time for drilling (two 10-14-day periods) Well #7 will be far less than to grade or construct a single-family home. No retaining walls are needed for the project.

Street View



Building Design



Building Design



Building Design

A (revised)



Building Design





Conclusion

- ◆ Crestview has listened to shareholder and Planning Commission feedback.
- ◆ We would have welcomed that type of feedback from the Las Posas HOA Board and immediate neighbors, but they declined to meet with us during this past year. We are **fully committed** to seeking formal HOA approval.
- ◆ Crestview has commissioned multiple new studies, bid, and building design changes to address **every concern**. Our team is here today to respond to your questions.
- ◆ Crestview is now asking for your support of this critically important water supply project, and respectfully requests that you grant our appeal of the 2020 Planning Commission decision.