

NOTICE OF DETERMINATION

TO: Office of Land Use and Climate Innovation
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, CA 95814

San Bernardino County Clerk Recorder
385 N Arrowhead Ave, 2nd Floor
San Bernardino, CA 92415

County of Riverside
County Clerk
2724 Gateway Drive
Riverside, CA 92707

Orange County Clerk-Recorder
County Administration South Building
601 N. Ross Street
Santa Ana, CA 92701

Los Angeles County Clerk
12400 E. Imperial Highway, Room 2001
Norwalk, CA 90650

Kern County Clerk
1115 Truxtun Avenue, 1st Floor
Bakersfield, CA 93301

Ventura County Clerk's Office
Hall of Administration, Main Plaza
800 South Victoria Avenue
Ventura, CA 93009-1260

FROM: Fenner Valley Water Authority
2611 Antonio Pkwy
Rancho Santa Margarita, CA 92688

Contact: Robert Grantham, Executive
Director
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Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Cadiz Valley Water Conservation, Recovery, and Storage Project EIR Addendum No. 2

State Clearinghouse Number: 2011031002

Applicant: Cadiz Real Estate LLC, 550 South Hope Street, Suite 2850, Los Angeles, CA 90071; Telephone: (213) 271-1600; Contact name: Stan Speer; Email address: sspeer@cadizinc.com

Project Location: See attached map.

City: 155 miles spanning from Cadiz, CA to Mojave, CA

County: San Bernardino, Riverside, Orange, Los Angeles, Kern, and Ventura

Project Description:

This Notice of Determination relates to the approval of Addendum No. 2 to the Final Environmental Impact Report (Final EIR) for the Cadiz Valley Water Conservation, Recovery and Storage Project (Cadiz Project) as certified on July 31, 2012 (SCH No. 2011031002) pursuant to the California Environmental Quality Act (CEQA). The Cadiz Project, as described in the Final EIR, involves a long-term groundwater management program for the closed groundwater basin underlying Cadiz Real Estate LLC (Cadiz Real Estate) property that would allow for both the beneficial use of some of the groundwater (Phase 1) and storage of imported surface water in the groundwater basin (Phase 2). The Cadiz Project, including Phase 1 and a programmatic overview of Phase 2, was approved by the Santa Margarita Water District (SMWD) acting as lead agency on July 31, 2012.

The first Addendum to the Final EIR (Addendum No. 1), adopted by Fenner Valley Water Authority (FVWA) acting as lead agency in 2019, assessed the construction of a water treatment system on Cadiz property and minor modifications to the Southern Pipeline route. FVWA—a joint powers authority (JPA) comprised of San Bernardino County, the Fenner Gap Mutual Water Company (FGMWC), and SMWD (managing member of FVWA)—prepared Addendum No. 2.

Since the certification of the Final EIR in 2012 and the adoption of Addendum No. 1 in 2019, FVWA has proposed to convert a portion of an existing natural gas pipeline referred to as the "Northern Pipeline", between Cadiz, California and Mojave, California, for use as a water conveyance facility that would require construction of seven new pump stations, appurtenant facilities, and rehabilitation and possible replacement of certain portions of the Northern Pipeline (collectively, the Northern Pipeline Project Modification). FVWA has prepared this Addendum No. 2 to evaluate the

construction of facilities necessary to convert the Northern Pipeline, an existing underground natural gas pipeline, into a water conveyance pipeline and whether the Project Modification would result in any new significant impacts or substantial increases in the severity of previously identified significant impacts.

As described in the Final EIR, the Project approved in 2012 includes construction of a wellfield and manifold system and a 43-mile water conveyance pipeline along the "Southern Pipeline" route between private property in Cadiz, California and the Colorado River Aqueduct, within an existing railroad right-of-way. In 2019, FVWA adopted Addendum No. 1 that slightly modified the Southern Pipeline water conveyance alignment by adding approximately 2 miles of pipeline in Cadiz to the 43-mile original alignment evaluated in the Final EIR. Additional water treatment facilities were also evaluated and approved.

Addendum No. 2 evaluates the conversion of an existing buried steel pipeline (the Northern Pipeline) from oil/natural gas use to use as a water conveyance facility to convey and store water more flexibly throughout the region. The Northern Pipeline would provide an additional route for water conveyance between the Cadiz Valley and the Antelope Valley, separate and apart from the approved Southern Pipeline which will convey water from Cadiz to the Colorado River Aqueduct. Addendum No. 2 analyzes the environmental impacts associated with construction of facilities needed to convey water through the Northern Pipeline in combination with the Project components evaluated in the Final EIR and Addendum No. 1. The pipeline appurtenance facilities that would be constructed and visible on the surface include air release and air vacuum valves (AR/AV), blow-off (BO) facilities, and access man-holes. The AR/AVs would be installed to allow for air release and to manage vacuum conditions in the pipeline and the BOs would allow for filling and draining the pipeline as needed for maintenance.

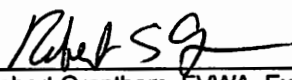
FVWA, the Fenner Gap Mutual Water Company, and Cadiz, Inc. entered into a Memorandum of Understanding (MOU) to document how the Northern Pipeline fits into the scope of the Project and the respective obligations of the Fenner Gap Mutual Water Company, Cadiz, Inc., and FVWA with respect to the development, financing, construction and operation of the facilities and associated appurtenances necessary for the conveyance and delivery of Project water through the Northern Pipeline. FVWA will lease the Project Facilities to enable it to monitor compliance of the Project with all environmental, regulatory and permitting requirements.

On September 25th, the Board of Directors of FVWA approved the Cadiz Valley Water Conservation, Recovery, and Storage Project EIR Addendum No. 2. This is to advise that FVWA as Lead Agency approved Addendum No. 2 based on the substantial evidence in the Final EIR, Addendum No. 1 and Addendum No. 2. FVWA found that an addendum is the appropriate document under CEQA for assessing the Project Modification within the context of these earlier approved CEQA documents, and that the Project Modification does not require preparation of a supplemental or subsequent EIR or negative declaration under Public Resources Code section 21166 and State CEQA Guidelines section 15162 because:

1. Addendum No. 2 will not have a more significant effect on the environment than previously identified in the Final EIR and Addendum No. 1
2. Addendum No. 2 was prepared and adopted in full compliance with CEQA and the State CEQA Guidelines, and reflects the independent judgment of the FVWA.
3. Addendum No. 2 is subject to the previously identified mitigation measures identified in the previously certified Final EIR, and no additional mitigation measures were made a condition of approval of Addendum No. 2 beyond those identified in the Final EIR.
4. A statement of overriding considerations was previously adopted for the original project in the previously certified Final EIR, and is not required for Addendum No. 2 because Addendum No. 2 will not have any significant and unavoidable impacts beyond those identified in the previously certified Final EIR.
5. Addendum No. 2 does not present new information of substantial importance that was not known and could not have been known at the time the Final EIR was certified or Addendum No. 1 was approved.
6. Findings were made pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162 relating to subsequent environmental review.

The Final EIR, Addendum No. 1, Addendum No. 2, and the record of Addendum No. 2 approval are available to the general public on the Resources page of FVWA's website, www.FVWA.org.

09/25/2025


Robert Grantham, FVWA, Executive Director