

**MWD**

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

December 28, 1992

*To:* Board of Directors (Water Problems Committee--Action)

*From:* General Manager

*Subject:* Formal Terms and Conditions for Concurrent Annexation of Annexation No. 36 (Formerly Known as Parcel C of Annexation No. 34) to Calleguas Municipal Water District and The Metropolitan Water District of Southern California

### Report

The Calleguas Municipal Water District's (Calleguas) Board of Directors has requested consent to annex certain territory designated as Annexation No. 36 (formerly known as Parcel C of Annexation No. 34) to The Metropolitan Water District of Southern California (Metropolitan) concurrently with the annexation of said area to Calleguas. The annexation area comprises a total gross area of 10.88 acres. The request to annex the inhabited territory was made to Metropolitan by Calleguas' Resolution No. 865 (copy attached) which was adopted by Calleguas' Board on November 24, 1992.

Metropolitan's Board, at its November 19, 1991 meeting, granted informal approval to Parcels B, C, E and F of Calleguas' Annexation No. 34. On June 9, 1992, Metropolitan's Board granted formal approval for Parcels E and F and fixed the terms and conditions for said annexation. Parcel B is pending. Parcel C is comprised of an existing 137 space mobil home park. Approximately one-half of Parcel C is currently located within Metropolitan's service area.

On December 16, 1992 the Ventura Local Agency Formation Commission (LAFCO) approved this annexation by their Resolution No. 92-14, a copy of which is attached. The LAFCO determined that annexation of this property to Calleguas is categorically exempt from the provisions of the CEQA (Class 19, CEQA Guidelines, Section 15319).

The proposed project is exempt from the provisions of the CEQA because it entails annexation of an area containing existing structures developed to the density allowed by current

zoning, and because extension of utility services to the existing facilities would have a capacity to serve only the existing facilities (CEQA Guidelines, Section 15319).

Metropolitan, as a "Responsible Agency, has responsibility for mitigating or avoiding only the direct or indirect environmental effects of those parts of the overall project which it decides to carry out, finance, or approve" [CEQA Guidelines, Section 15096(g)(1)]. In this case, no further environmental documentation is necessary for Metropolitan to act upon this project.

Pursuant to Section 3300 of Metropolitan's Administrative Code, the equity per-acre annexation charge governs as the Board granted informal approval to this annexation prior to July 14, 1992. Inasmuch as the calculated per-acre rate for 1993 does not exceed \$832; the \$832 rate was used to calculate the annexation charge. This charge amounts to \$12,052.16 which includes a \$3,000 processing fee.

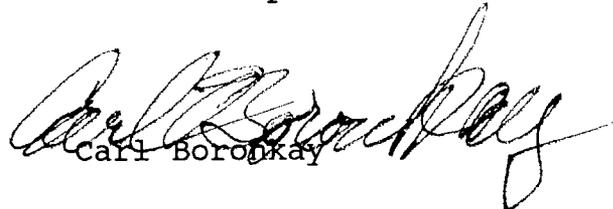
#### Board Committee Assignments

This letter was referred for action to The Water Problems Committee because of its authority to review and consider requests for annexation, pursuant to Administrative Code Sections 2481(g) and 3102.

#### Recommendation

#### Water Problems Committee for Action

That your Board and any committees acting upon this request (1) adopt the transmitted resolution granting Calleguas' request for consent to the concurrent annexation of Annexation No. 36 to Calleguas and Metropolitan, and fixing Metropolitan's terms and conditions for the annexation, including a cash payment of \$12,052.16, if completed by June 30, 1993. The resolution includes Metropolitan's standard provisions.

  
Carl Boronkay

GWW/saub8

Enclosure

RESOLUTION

RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA CONSENTING TO THE  
ANNEXATION OF  
ANNEXATION NO. THIRTY-SIX  
UPON CONCURRENT ANNEXATION TO CALLEGUAS  
MUNICIPAL WATER DISTRICT  
AND FIXING THE TERMS AND CONDITIONS OF SAID  
ANNEXATION TO THE METROPOLITAN WATER DISTRICT OF  
SOUTHERN CALIFORNIA

A. WHEREAS, the Board of Directors of Calleguas Municipal Water District (Calleguas), a municipal water district, situated in the County of Ventura, State of California, pursuant to Resolution No. 865 adopted November 24, 1992 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 inhabited territory situated in the County of Ventura, particularly described in an attachment to Ventura Local Agency Formation Commission Resolution adopted December 16, 1992, (hereinafter referred to as Annexation No. 36), 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, on December 16, 1992, the Ventura Local Agency Formation Commission (LAFCO) approved the proposed annexation by Resolution No. 92-14; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Metropolitan considered the information in the environmental documentation and found that the annexation is categorically exempt from the provisions of CEQA (CEQA Guidelines, Section 15319); 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. 36 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 as required by law, on or before June 30, 1993.

Section 2. Prior to filing a request for a certificate of completion of the annexation proceedings with the Ventura Local Agency Formation Commission, Calleguas shall pay to Metropolitan, in cash, the sum of \$12,052.16.

Section 3.

a. Metropolitan shall be under no obligation to provide, construct, operate, or maintain feeder pipelines structures, connections, and other facilities required for the delivery of water to said area from works owned or operated by Metropolitan.

b. Calleguas shall not be entitled to demand that Metropolitan deliver to Calleguas for use, directly or indirectly, within said area, any Metropolitan water, except for domestic or municipal use therein.

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

d. Except upon 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 used outside Metropolitan.

E. 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 January 12, 1993.

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Executive Secretary  
The Metropolitan Water District of  
Southern California



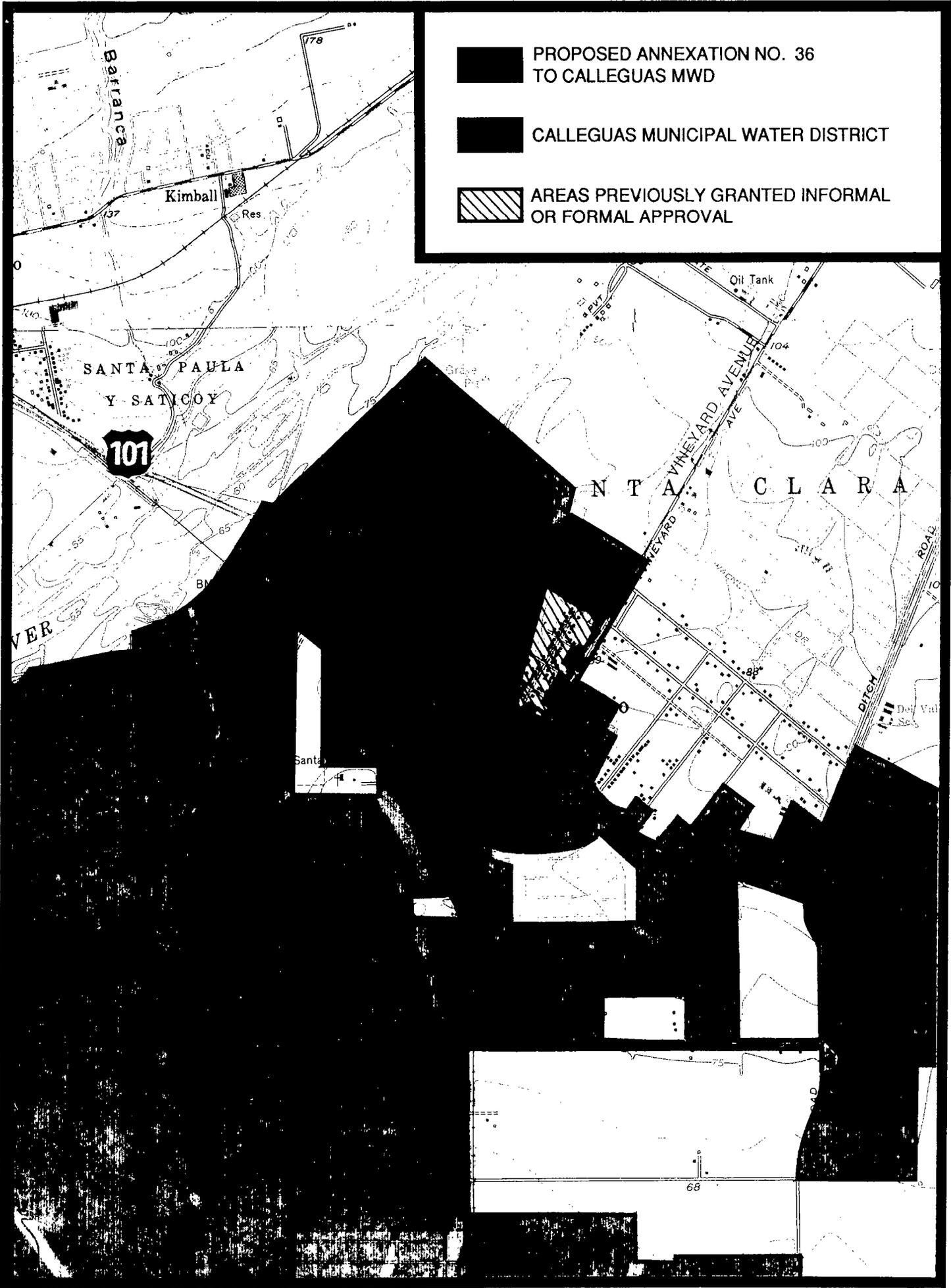
PROPOSED ANNEXATION NO. 36  
TO CALLEGUAS MWD



CALLEGUAS MUNICIPAL WATER DISTRICT



AREAS PREVIOUSLY GRANTED INFORMAL  
OR FORMAL APPROVAL



RESOLUTION NO. 865

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 TO  
CONCURRENTLY ANNEX TERRITORY WITHIN  
THE COUNTY OF VENTURA AND FOR  
FORMAL TERMS AND CONDITIONS

Calleguas Annexation No. 36

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

WHEREAS, Calleguas has received from proposed annexee, Royal Duke Mobile Estates, a request to concurrently annex to Calleguas and to Metropolitan certain territory situate in the County of Ventura, State of California; and

WHEREAS, said property, consisting of 10.88 acres, was proposed to be annexed as Parcel C of Calleguas Annexation No. 34; and

WHEREAS, Calleguas and the annexee sent maps and legal descriptions of the proposed annexation area 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 (on December 3, 1991) to annexation subject to certain terms and conditions prescribed and set forth by Metropolitan; and

WHEREAS, for various reasons, Parcel C did not proceed with

annexation in Annexation No. 34 (which was completed as to Parcels E and F); and

WHEREAS, said Annexee is now prepared to complete the annexation; and

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

Royal Duke Mobile Estates owing 10.88 acres;

WHEREAS, Calleguas informally consented to annexation subject to and in accordance with certain terms and conditions; and

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

WHEREAS, Calleguas applied to the Ventura County Local Agency Formation Commission pursuant to the Cortese/Knox Local Government Reorganization Act (Section 56000 of the California Government Code), to annex to Calleguas and to Metropolitan certain territory in the County of Ventura, said territory being designated as Calleguas Annexation No. 36; and

WHEREAS, it is anticipated that on December 16, 1992, the Ventura County Local Agency Formation Commission will consider and approve the proposed Calleguas Annexation No. 36 of the territory to Calleguas and Metropolitan, and will furthermore find that the boundaries of the territory to be annexed are definite and certain; and

WHEREAS, the territory proposed to be annexed in Calleguas Annexation No. 36 is described and set forth in Exhibit A; 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;

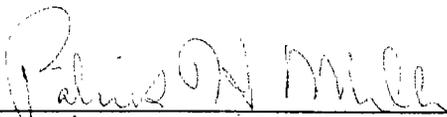
NOW, THEREFORE, THE BOARD OF DIRECTORS OF CALLEGUAS MUNICIPAL WATER DISTRICT RESOLVES AS FOLLOWS:

1. Pursuant to the Metropolitan Water District Act, Article 3, application is hereby made to Metropolitan for consent to the concurrent annexation to Metropolitan and Calleguas of all that territory in the County of Ventura heretofore referred to and which is described in more detail by the legal descriptions and parcel maps submitted to Metropolitan.

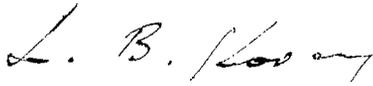
2. Request is hereby made to Metropolitan to fix the formal terms and conditions upon which such territory may be annexed and become part of Metropolitan.

3. That this Resolution, containing the application and request of Calleguas, be placed on the agenda of Metropolitan for the next meeting of the Board of Directors of Metropolitan.

ADOPTED, SIGNED AND APPROVED this 24th day of November, 1992.

  
\_\_\_\_\_  
President of the Board of Directors

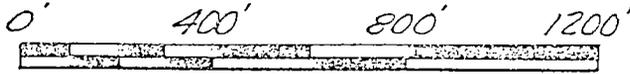
ATTEST:

  
\_\_\_\_\_  
Secretary of the Board of Directors

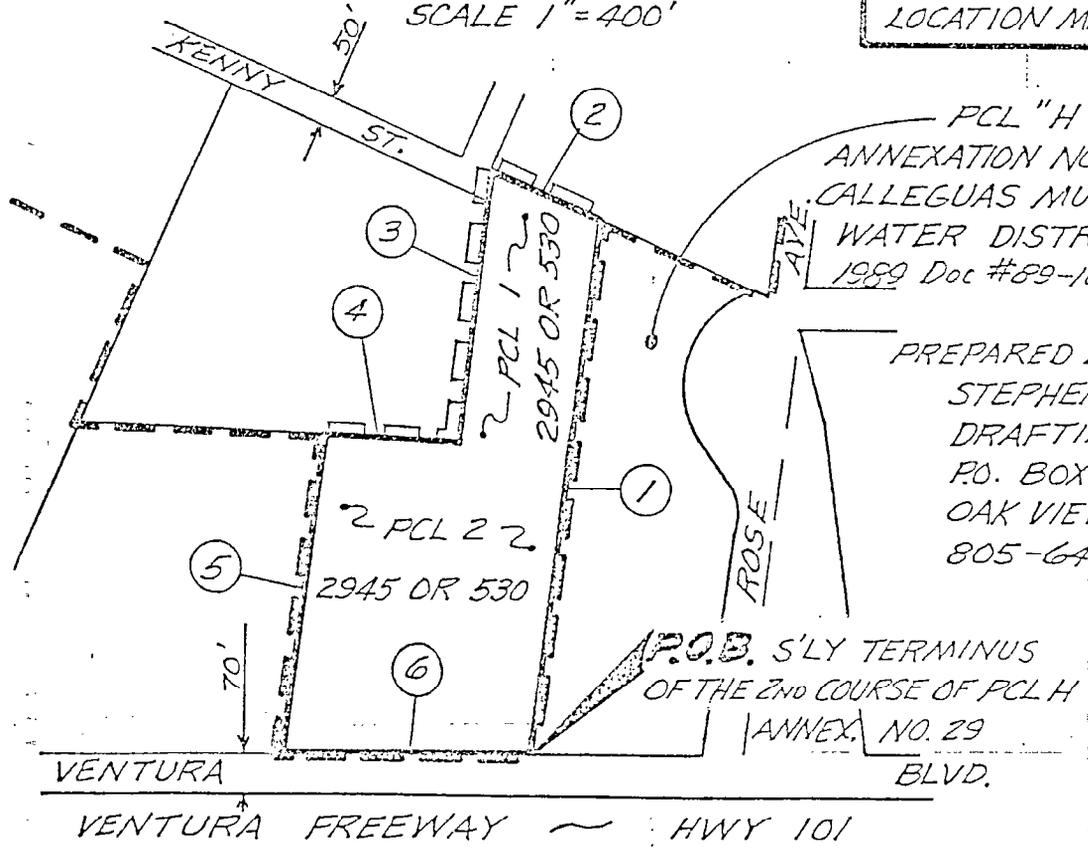
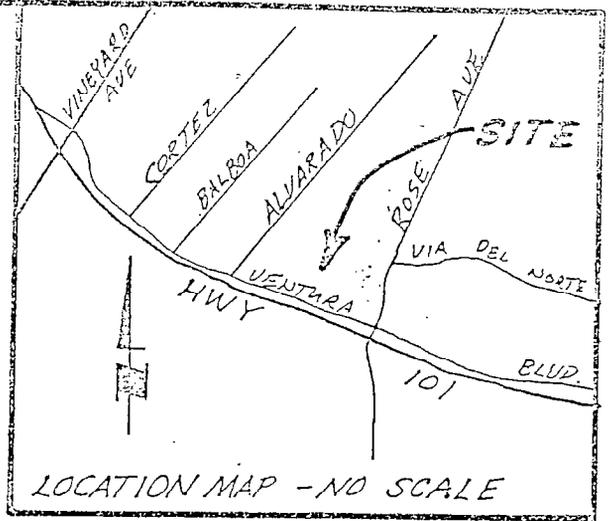
**COURSES**

- 1 - N 23°16'37" E 1103.40'
- 2 - N 50°29'10" W 260.39'
- 3 - S 23°16'37" W 531.22'
- 4 - N 73°45'00" W 276.19'
- 5 - S 23°16'37" W 675.80'
- 6 - S 73°45'00" E 528.09'

10.88 ACRES

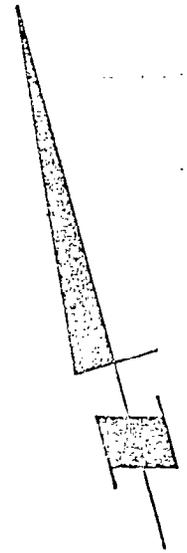
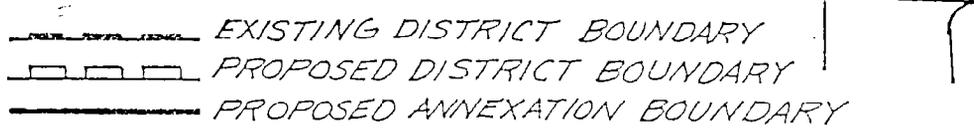


SCALE 1" = 400'



PCL "H"  
ANNEXATION NO. 29 TO  
CALLEGUAS MUNICIPAL  
WATER DISTRICT  
1989 Doc #89-160094 O.R.

PREPARED BY:  
STEPHEN F. BOVEE  
DRAFTING & GRAPHICS  
P.O. BOX 635  
OAK VIEW, CA 93023  
805-649-9104



**ANNEXATION NO. 36  
TO  
CALLEGUAS MUNICIPAL WATER DISTRICT**

THOSE PORTIONS OF LOTS 89 & 90 OF RANCHO SANTA CLARA DEL NORTE, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 3 M.R. 26

ANNEXATION NO. 36  
TO  
CALLEGUAS MUNICIPAL WATER DISTRICT

Those portions of Lots 89 and 90 of Rancho Santa Clara Del Norte, in the County of Ventura, State of California, as shown on the map recorded in the office of the County Recorder of said County in Book 3, Page 26 of Miscellaneous Records, described as follows:

Beginning at the intersection of the northerly line of Ventura Boulevard, 70.00 feet wide, with the easterly line of Parcel 2 described in the deed to Royal Duke Mobile Estates, recorded in said recorder's office on February 18, 1966 in Book 2945, Page 530 of Official Records, said intersection being the southerly terminus of the 2nd course of Parcel H of Annexation No. 29 to Calleguas Municipal Water District, as recorded on October 10, 1989 as document No. 89-160094 of said Official Records; thence, along the existing boundary of said Calleguas Municipal Water District by the following course and along the boundary of said Parcel 2 to and along the boundary of Parcel 1 of said Royal Duke Mobile Estates by the following five courses:

- 1st - North 23°16'37" East 1103.40 feet; thence,
- 2nd - North 50°29'10" West 260.39 feet; thence,
- 3rd - South 23°16'37" West 531.22 feet; thence,
- 4th - North 73°45'00" West 276.19 feet; thence,
- 5th - South 23°16'37" West 675.80 feet to said northerly line of Ventura Boulevard, same being on said existing boundary of Calleguas Municipal Water District; thence, along said northerly line and said existing district boundary by the following course:
- 6th - South 73°45'00" East 528.09 feet to the point of beginning and containing 10.88 acres.



**LAFCO 92-14**

**RESOLUTION OF THE  
VENTURA LOCAL AGENCY FORMATION COMMISSION  
MAKING DETERMINATIONS AND APPROVING THE  
CALLEGUAS MWD ANNEXATION NO. 36 - ROYAL DUKE**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox Local Government Reorganization Act (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the public hearing by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on December 16, 1992, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, information satisfactory to this Commission has been presented that all the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

(1) Said annexation is hereby approved as submitted.

(2) The Board of Directors is designated as the Conducting Authority.

(3) Said territory is found to be inhabited.

(4) The subject proposal is assigned the following distinctive short form designation:

92-14 Calleguas MWD Annexation No. 36 - Royal Duke

(5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A, attached hereto and made a part hereof.

(6) The environmental impact of the proposal has been reviewed and found to be categorically exempt (Class 19) from the provisions of the California Environmental Quality Act.

(7) The proposal is subject to the following terms and conditions:

-- The subject territory shall be liable for any existing bonded indebtedness of the Calleguas Mutual Water District and Metropolitan Water District.

(8) Satisfactory proof having been given that all landowners within the affected territory have given their written consent to the proposal, the Board of Directors is hereby authorized to proceed without notice, hearing and/or election.

(9) All subsequent proceedings in connection with this reorganization shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

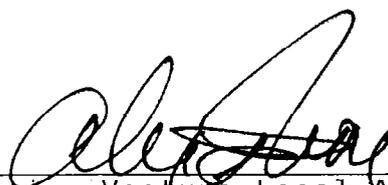
This resolution was adopted on December 16, 1992.

AYES: FLYNN, WRIGHT, ROSE, FLORE

NOES:

ABSTAINS:

Dated: 12/16/92



Chair, Ventura Local Agency  
Formation Commission

Copies: Clerk, Conducting  
Authority via  
Certified Mail

Assessor  
Auditor  
Elections  
Surveyor

ANNEXATION NO. 36  
TO  
CALLEGUAS MUNICIPAL WATER DISTRICT

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FINAL MAP/LEGAL DESCRIPTION  
APPROVED BY VENTURA LOCAL  
AGENCY FORMATION COMMISSION  
ON 12-16-92  
BY C. White

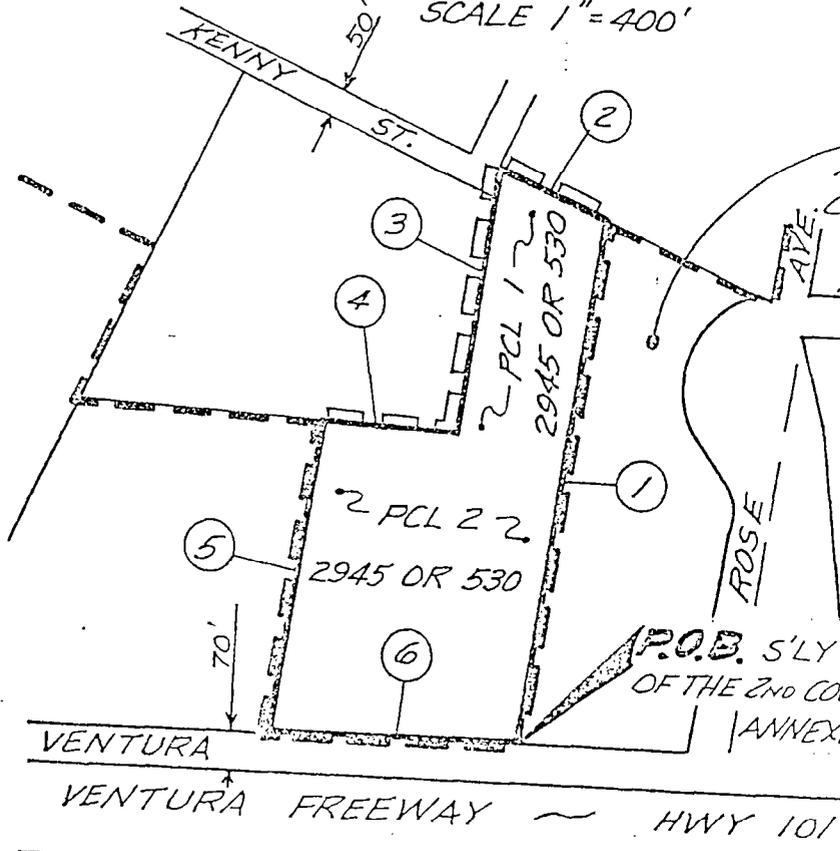
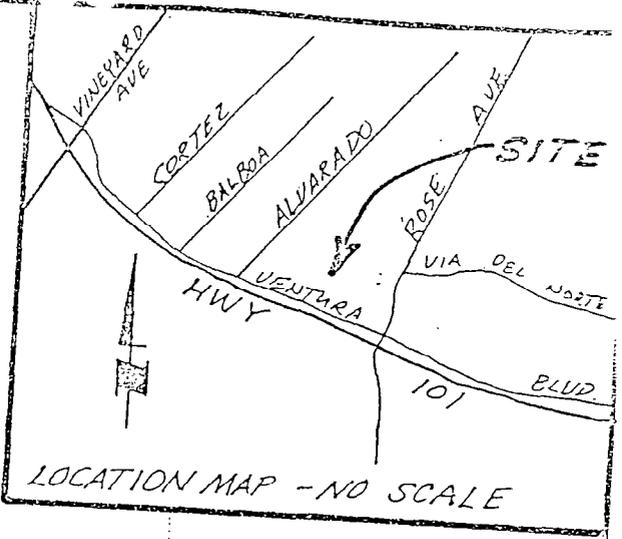
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10.88 ACRES



SCALE 1" = 400'



PCL "H"  
ANNEXATION NO. 29 TO  
CALLEGUAS MUNICIPAL  
WATER DISTRICT  
1989 Doc #89-160094 O.R.

PREPARED BY:  
STEPHEN F. BOVEE  
DRAFTING & GRAPHICS  
P.O. BOX 635  
OAK VIEW, CA 93023  
805-649-9104

P.O.B. S'LY TERMINUS  
OF THE 2<sup>ND</sup> COURSE OF PCL H  
ANNEX. NO. 29  
BLVD.

- EXISTING DISTRICT BOUNDARY
- PROPOSED DISTRICT BOUNDARY
- PROPOSED ANNEXATION BOUNDARY

FINAL MAP/LEGAL DESCRIPTION  
APPROVED BY VENTURA LOCAL  
AGENCY FORMATION COMMISSION  
ON 12-16-92  
BY [Signature]

ANNEXATION NO. 36 92-14  
TO

CALLEGUAS MUNICIPAL WATER DISTRICT

THOSE PORTIONS OF LOTS 89 & 90 OF RANCHO SANTA CLARA  
DEL NORTE, IN THE COUNTY OF VENTURA, STATE OF  
CALIFORNIA, PER 3 M.R. 26

VENTURA LOCAL AGENCY FORMATION COMMISSION  
STAFF REPORT

December 16, 1992

PROJECT: LAFCO 92-14 - Calleguas MWD Annexation No. 36 -  
Royal Duke

PROPONENT: City of Oxnard

ACREAGE: 10.88 acres

LOCATION: North of Ventura Blvd./Ventura Freeway Hwy 101;  
west of Rose Avenue, also identified as 1301 E.  
Ventura Blvd.

PURPOSE: To annex 137 mobile home units to Calleguas MWD to  
mitigate the problem of high levels of nitrates  
found in the water well currently serving the  
mobile home park.

PUBLICATION: This hearing has been published and posted in the  
manner prescribed by the Cortese/Knox Governmental  
Reorganization Act of 1985.

**BACKGROUND AND ANALYSIS:**

1. Land Use and Zoning:

The site is developed as a mobile home park containing 137 units.

The surrounding land uses are: north, single-family residential and elementary school; south, street/freeway; west, mobile home park; east, church. All are consistent with zoning.

The current zoning is RPD (Residential Planned Development) [County]. The pre-zoning for the property is C2-PD and R1-10-PD [City of Oxnard]. The proposed use of the site is consistent with the General Plan and the Zoning of both the County and the City.

2. Conformity with Plans:

The site is within the District's Sphere of Influence.

The proposal is consistent with the "208" Plan and the Air Quality Management Plan.

The proposal is consistent with the "Guidelines for Orderly Development."

AGENDA ITEM NO. 10

**3. Topography, Natural Features and Drainage Basin:**

The parcel is level.

**4. Population:**

This proposal will not increase the population of the site.

**5. Governmental Services and Controls - Need, Cost, Adequacy and Availability:**

The initiating agency's "Plan for Providing Services Within the Affected Territory" is on file as required by Government Code section 56653.

**6. Impact on Prime Agricultural Land, Open Space and Agriculture:**

None

**7. Assessed Value, Tax Rates and Indebtedness:**

The proposal is presently within tax rate area 77028 (\$1.025360).

The assessed value is \$1,039,789 (92-93 roll).

**8. Environmental Impact of the Proposal:**

This action is categorically exempt from the provisions of CEQA (Class 19).

**9. Landowners Consent:**

The proponent certifies that written consent has been given by the property owner involved in this proposal.

**10. Boundaries, Lines of Assessment and Registered Voters:**

The boundaries are definite and certain, though containing minor error.

The property is contiguous to the District boundary.

The territory is inhabited; namely, there are more than 12 registered voters.

A map sufficient for filing with the State Board of Equalization has not been received from the proponent.

11. Special District Advisory Committee:

The Special District Advisory Committee has reviewed this item and recommends approval.

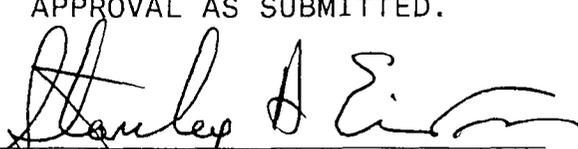
ALTERNATIVE ACTIONS AVAILABLE:

- A. If the commission, following the public hearing and review of materials submitted can make the necessary findings to approve this application, the following actions should be taken:
1. Certify that your Commission has reviewed and considered the information contained in the summary of the Environmental Review.
  2. Adopt this report and approve the proposal, to be known as CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION #36 (ROYAL DUKE), with the following condition(s):
    - a. The territory being annexed shall be liable for any existing bonded indebtedness of the annexing agency.
  3. Designate the Board of Directors as the conducting authority for the completion of the annexation.
  4. Authorize the Board of Directors to initiate and conduct subsequent proceedings in compliance with the findings of the Local Agency Formation Commission only upon the signing of the resolution by the Chair, and with notice and hearing as prescribed in state law.
- B. If the Commission, following the public hearing and review of materials submitted wishes to deny this application, a motion to deny with findings would be appropriate

RECOMMENDATION:

APPROVAL AS SUBMITTED.

By:

  
\_\_\_\_\_  
Stanley A. Eisner  
Executive Officer

RECEIVED

NOV 09 1992

LAFCO

VENTURA LOCAL AGENCY FORMATION COMMISSION

Proposal Questionnaire for Cities and Districts  
(Attach additional sheets as necessary)

1. Name of Application: (Should match the map and legal description)  
Parcel C of Annexation No. 34 to Calleguas Municipal Water District, portions of Lots 89 and 90 of Rancho Santa Clara Del Norte, known also as Royal Duke Mobile Estates No. 1.
  
2. Acreage: 10.88      General Location: 1301 E. Ventura Blvd., Oxnard,
  
3. Assessor's Parcels: List the parcel number(s) of this property.  
145-0-170-135
  
4. Purpose: (Clearly state why the proposal is being filed. List all the proposed actions for LAFCO approval and any other actions which are part of the overall project; for instance, a subdivision.)  
The Mobile Home Park on this site is now being served by its own water well. Due to high levels of nitrates being found in the well water on more than one occasion, the park has been directed by the County to connect to a municipal water district. Annexation to Metropolitan and Calleguas Municipal Water District and the City of Oxnard will be required to mitigate this problem.
5. Land Use and Zoning - Present and Future
  - A. Describe the present land uses on the site. If there are fewer than 12 Assessor Parcels, list, by parcel number, the street address (if any), specific land use, the existence of will serve letters, and any other relevant information.  
145-0-170-135  
1301 E. Ventura Blvd., Oxnard, CA.  
Mobile Home Park - existing and proposed.
  - B. What is the site's present zoning? Is the proposed use in conformity with this zoning?  
RPD - yes.

C. (For City annexations only) What is the approved rezoning which will become effective upon annexation? Is the proposed use in conformity with this zoning?

Specialized Commercial (C2-PD) and R-1 10-PD

D. Is the site entirely/partly prime agricultural land (Class 1, 2 or 3 soils)? Does the site contain agricultural land defined by the Soil Conservation Service as being of prime, unique or Statewide importance?

No

Is the site under LCA contract?   --   Expiration Date   --  

E. List all pending applications (i.e., zone change, land division or other entitlements) for this property.

City of Oxnard zone change to C2-PD and R1 10-PD

F. Are there oil or other leases on the site which would be affected by the proposal? No If yes, please include lessee's name and address and indicate how they would be affected.

G. Describe adjacent land uses, zoning and general plan descriptions:

North - Single-family residential/elementary school - RE  
South - Ventura Blvd. and Ventura Freeway - C-R  
East - Church R-1  
West - Mobile Home Park MH-PD

6. Conformity with Plans

A. Is the site within the affected agencies' Spheres of Influence?

Yes   XX   No        Explain if necessary:

B. Circle the correct answer to identify how the County General Plan designates the site?

Urban      Rural      Open Space      Agricultural

State of Federal  
Facility

Existing  
Community

Urban Reserve  
Overlay

C. What are the City General Plan designations, if any, for the site?

Specialized commercial

D. Is the proposed use in conformance with these designations?

Yes XX No \_\_\_\_\_ Comment:

E. Is the site within or adjacent to an approved greenbelt?

No

7. Topography, Natural Features and Drainage Basins

A. Describe the general topography of the site and any significant natural features affecting the proposal.

The existing mobile home park is situated on a near level site.

B. Describe the general topography of surrounding areas.

The site is surrounded by near level areas.

8. Population

A. How many and what types of dwelling units are presently within the proposal area?

137 mobile home units with a population of approximately 197 people.

B. How many new dwelling units could result if the proposal is approved and what population would be generated?

None.

Single Family \_\_\_\_\_ Factor\* \_\_\_\_\_ Population \_\_\_\_\_

Multi-Family \_\_\_\_\_ Factor\* \_\_\_\_\_ Population \_\_\_\_\_

\* Use the number of persons per dwelling unit which is used in the Countrywide Air Quality Management Plan.

9. Governmental Services and Controls - Need, Cost, Adequacy and Availability.

This portion of the questionnaire is intended to comply with the statutory requirement of Section 56653 to provide a "Plan for Providing Services." Please answer fully.

A. Describe the services to be extended to the affected territory as a result of this proposal.

Water service will be extended from the existing water main in the street adjacent to the site: Ventura Blvd.

B. Describe the level and range of these services.

No new mobile home sites are anticipated. A water main will be installed from the City main to a point of connection at the existing well. Once the water line is in service, the existing water well will be abandoned, per City standard.

C. Indicate when these services can feasibly be extended to the affected territory.

The water service can be made operable upon the successful completion of the annexation process.

D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions which will be imposed or required as a result of the proposal.

In addition to the water service noted above, miscellaneous on-site improvements may follow, such as private road re-surfacing, etc.

E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

These services will be financed by private bank loans.

F. Identify any alternatives for providing the services listed in section "A." and how these alternatives would affect the cost and adequacy of services.

Several methods of treating existing water wells in the El Rio/Nyeland Acres have been studied and found not feasible, per the report by Boyle Engineering, July, 1990, "Preliminary Overview of Portable Water Sources for the El Rio/Nyeland Acres area".

10. Bonded Indebtedness

A. Does any affected agency have existing bonded indebtedness? Yes. If yes, please describe.

Calleguas Mutual Water District and Metropolitan Water District

B. Will the subject territory be liable for payment of its share of this existing indebtedness? Yes. If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)?

Property taxes/assessments.

C. Is it desired that the subject territory be included within any Division or Zone? No. If yes, please describe.

D. Does any detaching agency propose that the subject territory continue to be liable for the payment of existing bonded indebtedness? No. If yes, please describe.

Per available data.

11. Environmental Impact of the Proposal

A. Who is the "lead agency" for this proposal?

City of Oxnard

B. What type of environmental document has been prepared?

EIR \_\_\_\_\_ Negative Declaration X

Mitigated Negative Declaration \_\_\_\_\_

Subsequent Use of Previous EIR  
Identify the prior report

Conditional Negative Declaration - April 1981,  
City of Thousand Oaks, County of Ventura

None, Categorically Exempt - Class \_\_\_\_\_

C. If an EIR has been prepared:

1. List or refer to a list of the significant environmental impacts anticipated from the project:

2. In accordance with Section 15901 of the State CEQA Guidelines, describe or refer to the mitigation measures adopted to reduce or avoid significant effects:

3. Attach or enclose the lead agency's "Statement of Overriding Considerations" adopted pursuant to Section 15093 of the State CEQA Guidelines to justify unmitigated significant impacts.

12. Boundaries

A. Why was it decided to use these particular boundaries? Ideally, what other properties should be included in the proposal?

The project boundaries coincide with boundaries previously annexed.

B. Has any affected landowner included only a portion of the contiguous land under his ownership? No. If yes, please identify and explain why the additional property is not included.

13. Final Comments

A. List and describe any terms and conditions which should be included in LAFCO's resolution of approval.

None known.

B. Enclose all staff reports, environmental reports and resolutions related to this proposal. Note any changes in the approved project which are not reflected in these materials.

See attached.

C. Note any other comments or justifications regarding the proposal. Attach additional sheets as necessary.

14. Notice and Staff Reports

List the names and addresses of not more than three persons who are to receive copies of the LAFCO notice of hearing and staff report.

Name

Address

Jim Dierberger, Lauterbach & Associates, 300 Montgomery Ave., Oxnard, CA 93030

Samual Parker, Royal Duke Investors, 2320 Meadowland Court, Westlake Village, CA 913

Thomas P. Anderle, Attorney, 1114 State St., #300, Santa Barbara, CA 93

List the name, address and phone number of the person who prepared this questionnaire and who should be contacted if there are questions.

Name

Address

Phone No.

Jim Dierberger

300 Montgomery Ave., Oxnard, CA

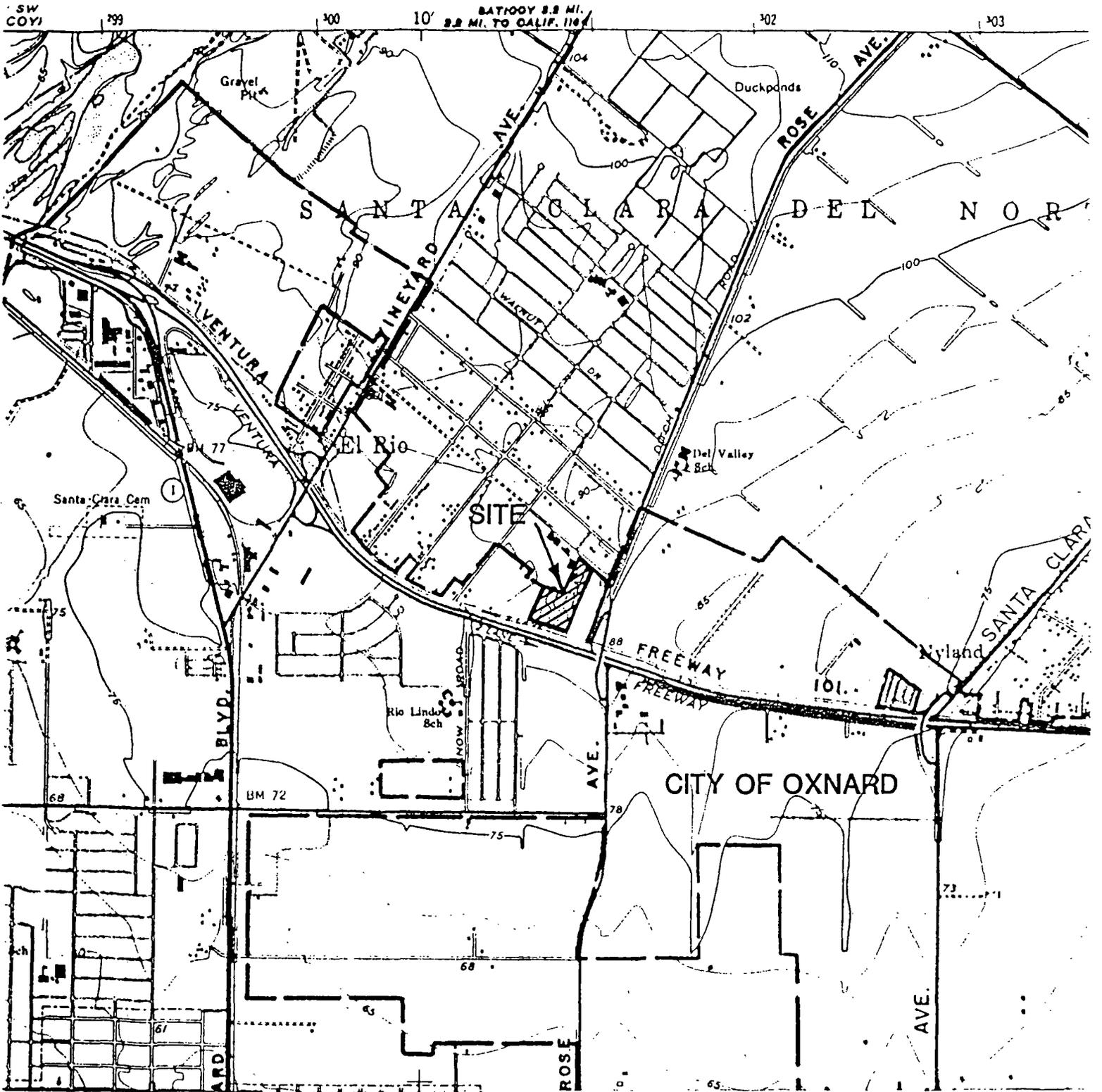
(805)988-0912

Signature) Jim Dierberger

Date 10/27/92

CALIFORNIA  
ENTED BY THE  
F PUBLIC WORKS

OXNARD C  
CALIFORNIA  
7.5 MINUTE SER  
NW/4 HUENEM.



Ventura County  
Resource  
Management  
Agency

LAFCO 92-14 - Calleguas MWD Annexation No. 36 - Royal  
Duke.

