

**MWD**

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

8-7

August 23, 1994

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

From: General Manager

Subject: Formal Terms and Conditions for Concurrent Annexation of Annexation No. 46 to Calleguas Municipal District and The Metropolitan Water District of Southern California

Report

The Calleguas Municipal Water District (Calleguas) Board of Directors has requested consent to annex certain territory designated as Annexation No. 46 to The Metropolitan Water District of Southern California (Metropolitan) concurrently with the annexation of said area to Calleguas. The subject annexation area is shown tinted red on the attached map. The annexation area comprises a total gross area of 44.99 acres of which 12.42 acres are located within public right of ways, leaving a net area of 32.57 acres. The request to annex the uninhabited territory was made to Metropolitan by Calleguas' Resolution No. 960 (copy attached) which was adopted by Calleguas' Board on July 6, 1994.

Metropolitan's Board, at its July 12, 1994 meeting, granted informal approval to this annexation. The proposed annexation area is comprised of Parcels A through D inclusive. The owners are Vista Properties, Inc. and National Diversified Sales Trust. The parcels are currently vacant and zoned as industrial planned development. It is anticipated that the properties will eventually be developed with industrial uses.

On July 20, 1994, the Ventura Local Agency Formation Commission (LAFCO) approved this annexation by their Resolution No. 94-6, a copy of which is attached.

The annexation charge has been calculated pursuant to Section 3300 of Metropolitan's Administrative Code. Utilizing the \$2,132 per acre rate. The annexation charge amount is \$74,439.24 if completed by December 31, 1994. This charge is the summation of the annexation charge amounts calculated for each of the four parcels, plus the \$5,000 processing charge. The \$5,000 processing charge has already been paid. If the annexation is completed after December 31, 1994, the annexation charge will be based on the then current rate.

Pursuant to the provisions of the California Environmental Quality Act (CEQA), the City of Oxnard, acting as Lead Agency, has prepared and certified an Environmental Impact Report (EIR) for the Northeast Community Specific Plan. The EIR identifies changes in the project to avoid or reduce significant impacts to the environment, but concludes that the project will have unavoidable, significant impacts on air quality, noise, prime farmland, and aesthetics.


Your Board and its advisory committees are required to consider the information contained in the EIR prior to reaching a decision on the proposed action. Your Board is required to find that changes or alterations to the project to avoid or minimize environmental effects are within the responsibility and jurisdiction of another public agency. Such changes have been adopted by such other public agency or can and should be adopted by such other public agency. Pertinent pages from the EIR are attached to this letter to facilitate your review of the document. The full EIR is available for review in the Executive Secretary's office. No further environmental documentation is necessary for your Board to act on this project.

Transmitted herewith is a form of resolution fixing the terms and conditions for the annexation, including payment in cash of \$74,439.24 if completed by December 31, 1994 or the then current rate if completed during the 1995 calendar year. The resolution includes Metropolitan's standard provisions.

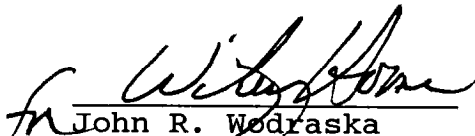
Recommendation

It is recommended that your Board and any committees acting upon this request (1) certify that they have considered the information contained in the EIR prior to reaching a decision on the project; and (2) adopt the transmitted resolution granting Calleguas' request for consent to the concurrent annexation of Annexation No. 46 to Calleguas and Metropolitan, and fixing Metropolitan's terms and conditions for the annexation, including a cash payment of \$74,439.24 if completed by December 31, 1994 or at the then current rate if completed during the 1995 calendar year.

John R. Wodraska
General Manager

for by 
Gary M. Snyder
Chief Engineer

Concur:


John R. Wodraska
General Manager

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