

JUL 11 1995



**MWD**

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

*[Signature]*  
EXECUTIVE SECRETARY

June 16, 1995

**To:** Board of Directors (Water Planning and Resources Committee--Action)  
**From:** General Manager  
**Subject:** Formal Terms and Conditions for Concurrent Annexation of Annexation No. 47 to Calleguas Municipal Water District and The Metropolitan Water District of Southern California

**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 Northeast Community Specific Plan Environmental Impact Report, Northeast Industrial Area Environmental Impact Report 83-2, and Mitigated Negative Declaration 92-28 prior to reaching a decision on the project; (2) find that the changes or alterations to the project to avoid or substantially lessen the significant environmental effects are within the responsibility and jurisdiction of another public agency; and (3) adopt the transmitted resolution granting Calleguas Municipal Water District's (Calleguas) request for consent to the concurrent annexation of Annexation No. 47 to Calleguas and The Metropolitan Water District of Southern California (Metropolitan), and establish Metropolitan's terms and conditions for the annexation, including a cash payment of \$219,792.56 if completed by December 31, 1995, or at the then current rate if completed during the 1996 calendar year.

John R. Wodraska  
General Manager

Submitted by:

*[Signature]*

Gary M. Snyder  
Chief Engineer

Concur:

*[Signature]*  
John R. Wodraska  
General Manager

*for*

**EXECUTIVE SUMMARY:**

Calleguas has requested formal terms and conditions for the concurrent annexation of Parcels A, B, C, and D of Annexation No. 47 to Metropolitan and Calleguas. This uninhabited territory, which contains a gross area of 106.50 acres, was granted informal approval by your Board on April 11, 1995. In addition, the Ventura Local Agency Formation Commission (LAFCO) approved this annexation request on February 15, 1995.

This annexation territory is currently vacant but will eventually be developed with a Business and Research Park, Multiple and Single Family Residences, and Industrial uses. The annexation charge for this area is \$219,792.56.

Documentation has been submitted which complies with the provisions of the California Environmental Quality Act. Your Board is required to consider the information contained in these documents.

Finally, execution of the Annexation Agreement, which was a condition at the time informal approval was granted by your Board, has been completed.

**DETAILED REPORT:**

Calleguas' Board of Directors has requested consent to annex certain territory designated as Parcels A, B, C, and D of Annexation No. 47 to 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 106.50 acres of which 15.06 acres are located within public streets leaving a total net area of 91.44 acres. The request to annex the uninhabited territory was made to Metropolitan by Calleguas' Resolution No. 989 which was adopted by Calleguas' Board on April 19, 1995.

On February 15, 1995, LAFCO approved this annexation by their Resolution 94-12, a copy of which is attached.

Metropolitan's Board at its April 11, 1995 meeting, granted informal approval to this annexation. At that time, a condition was imposed which required that an Annexation Agreement (Agreement) between the City of Oxnard (City), Calleguas and Metropolitan be executed prior to formal approval being granted to this annexation. This Agreement provides specific procedures to avoid additional parcels receiving water from Metropolitan without having been annexed. In addition, it imposes monetary penalties upon any parcel discovered receiving water from Metropolitan outside the service area subsequent to the execution of said Agreement. The Agreement has been executed, and this condition has been met.

This annexation territory is currently vacant but will eventually be developed with a Business and Research Park, Multiple and Single Family Residences, and Industrial uses. Attachments "A" through "D" provide additional information on the ownership, zoning, land use matters, and other data pertaining to the subject properties.

The annexation charge has been calculated pursuant to Section 3300 of Metropolitan's Administrative Code, utilizing the \$2,349 per acre rate. The annexation charge amount is \$219,792.56 if completed by December 31, 1995. This charge is the summation of the annexation charge amounts calculated for each of the four parcels, plus the \$5,000 processing charge. The charge associated with each parcel is shown on Attachments "A" through "D". The \$5,000 processing charge has already been paid. If the annexation is completed after December 31, 1995, the annexation charge will be calculated based on the then current rate.

Pursuant to the provisions of the California Environmental Quality Act (CEQA), the City, acting as Lead Agency, has prepared and certified two Environmental Impact Reports and one Mitigated Negative Declaration which cover this annexation area. Your Board and its advisory committees are required to consider the information contained in the Environmental Impact Reports and Mitigated Negative Declaration, which are being held in the Executive Secretary's office, 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 agency or can and should be adopted by such other agency. No further environmental documentation is necessary for your Board to act on this request.

Transmitted herewith is a form of resolution fixing the terms and conditions for the annexation, including payment in cash of \$219,792.56 if completed by December 31, 1995, or the then current rate if completed during the 1996 calendar year. The resolution includes Metropolitan's standard provisions.

## RESOLUTION 8477

RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA CONSENTING TO  
THE ANNEXATION OF ANNEXATION No. 47  
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. 989 adopted April 19, 1995, 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 attachment to the Ventura Local Agency Formation Commission resolution adopted February 15, 1995, 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 February 15, 1995, the Ventura Local Agency Formation Commission approved the proposed annexation, by Resolution No. 94-12; and

C. WHEREAS, the Board of Directors of Metropolitan has considered the information contained in the Environmental Impact Reports and Mitigated Negative Declaration in relation to proposed Annexation No. 47; and

D. WHEREAS, the Board of Directors of Metropolitan has made the finding that the changes or alterations to the project to avoid or substantially lessen the significant environmental effects are within the responsibility and jurisdiction of another public agency; and

E. 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 Impact Reports and Mitigated Negative Declaration; 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. 47 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, 1996.

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 \$219,792.56 if the annexation is completed by December 31, 1995. If the completion occurs during the 1996 calendar year, the then current rate shall be utilized in the annexation charge calculation.

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 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.

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.

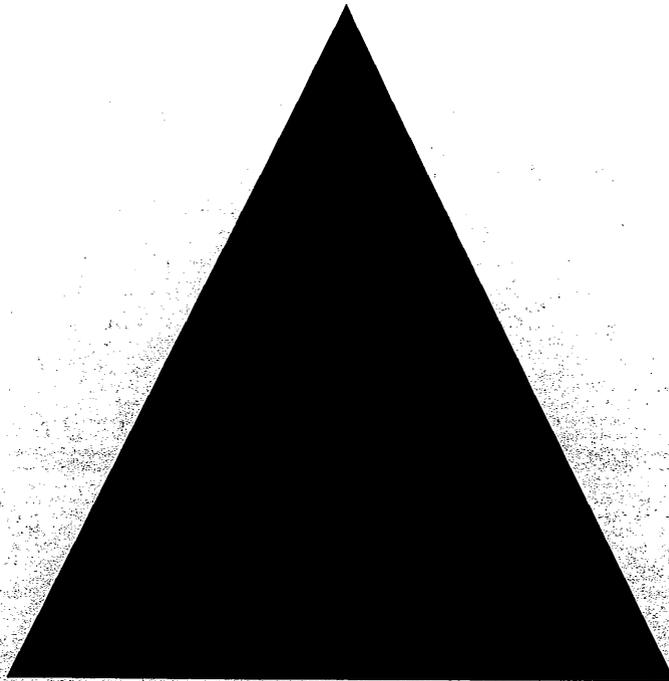
I HEREBY CERTIFY, that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California at its meeting held July 11, 1995.

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Executive Secretary  
The Metropolitan Water District  
of Southern California

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## RESOLUTION NO. 989

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. 47

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 annexees request to annex to Calleguas and to Metropolitan certain territory situate in the County of Ventura, State of California; and

WHEREAS, Calleguas and the annexees 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 to annexation subject to certain terms and conditions prescribed and set forth by Metropolitan; and

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

Parcel A:

Cambridge Development Company owning 47.32 acres;

Parcel B:

Calvary Chapel of Oxnard, Gunlock Corporation, Kavlico,

Lainer Brothers, S. T. Lending, W-J Schanbacher Trust,  
and Heckel Trust owning 26.13 gross acres;

Parcel C:

Alvarez Family Trust, Ronald H. Carter Trust owning 5.71  
gross acres;

Parcel D:

Chase Production (Tenby, Inc.) and a portion of the  
Southern Pacific Railway owning 30.34 gross acres;

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

WHEREAS, the annexees have been fully informed of the informal  
terms and conditions of both Metropolitan and Calleguas; and

WHEREAS, Calleguas applied 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. 47; and

WHEREAS, on February 15, 1995, the Ventura County Local Agency  
Formation Commission considered and approved the proposed Calleguas  
Annexation No. 47 of the territory to Calleguas and Metropolitan,  
and found 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. 47 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 19th day of April, 1995.

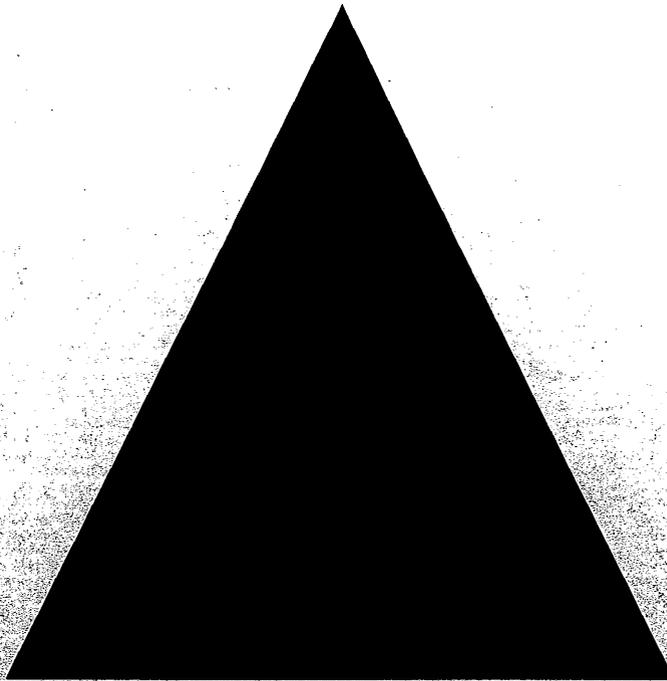
Patricia A. Miller  
President of the Board of Directors

ATTEST:

Donald G. Hauser  
Secretary of the Board of Directors

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PARCEL A  
OF  
ANNEXATION NO. 47  
TO  
CALLEGUAS MUNICIPAL WATER DISTRICT

Being a portion of Subdivision 26 of Rancho El Rio de Santa Clara o'la Colonia, in the County of Ventura, State of California, as said Subdivision is shown on the map filed in the office of the County Clerk of said County in that certain action entitled "Thomas A. Scott, et al, Plaintiffs, vs. Rafael Gonzales, et al, Defendants," described as follows:

Beginning at the southwest corner of Parcel 1 as described in the deed recorded in the office of said County Recorder on January 25, 1988, in Document No. 88-008980 of Official Records, said corner being the southerly terminus of the 2nd course of Parcel G of Annexation No. 29 to the Calleguas Municipal Water District as recorded in the office of said County Recorder on October 10, 1989, in Document No. 89-160094 of Official Records; thence, along the existing boundary of said District by the following three courses: and along the boundary of said Parcel 1 by the following four courses:

- 1st - North 0°06'59" East 1867.72 feet; thence,
- 2nd - South 89°53'00" East 1102.06 feet; thence,
- 3rd - South 0°01'22" West 1867.72 feet; thence,
- 4th - North 89°53'00" West 1105.11 feet to the point of beginning and containing 47.32 acres.

FINAL MAP/LEGAL DESCRIPTION  
APPROVED BY VENTURA LOCAL  
AGENCY FORMATION COMMISSION

ON

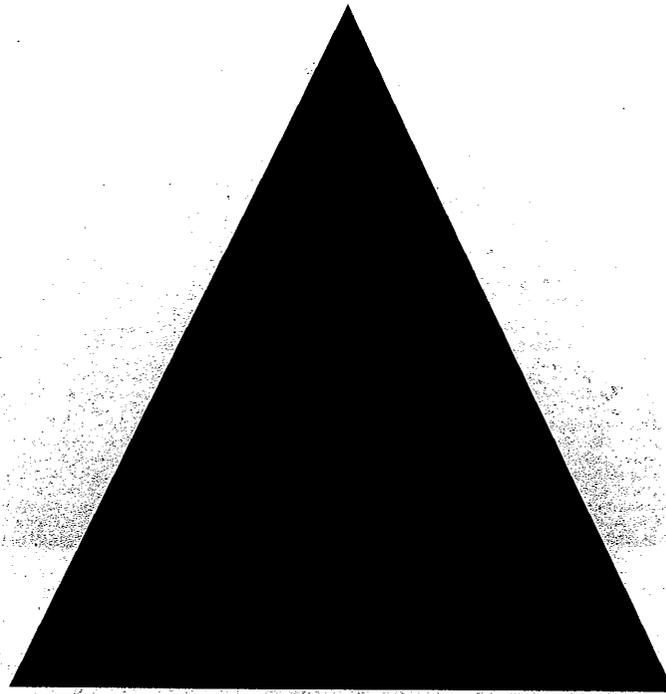
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BY

Monique Unruh

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PARCEL B  
OF  
ANNEXATION NO. 47  
TO  
CALLEGUAS MUNICIPAL WATER  
DISTRICT

All of Lots 1-7, 59-62, 69, 70 and a portion of Lots 32 and 58 of Tract No. 3943, in the City of Oxnard, County of Ventura, State of California, as said lots are shown on the map recorded in the office of the County Recorder of said County in Book 108, Page 49 of Miscellaneous Records, described as follows:

Beginning at the easterly terminus of the 4th course of Parcel 22 of the Oxnard Second Fringe Area Annexation to the Calleguas Municipal Water District as filed with the Secretary of State on November 07, 1969; thence, along the existing boundary of said District,

- 1st - North 89°57'54" East 354.86 feet to the northeast corner of said Lot 69; thence, along the east line of said lot and its southerly prolongation,
- 2nd - South 0°02'06" East 313.99 feet to the south line of Eastman Avenue, 59.00 feet wide; thence, along said south line by the following three courses:
- 3rd - North 89°57'54" East 8.64 feet; thence,
- 4th - North 88°31'59" East 200.06 feet; thence,
- 5th - North 89°57'54" East 41.36 feet; thence,
- 6th - North 0°02'06" West 49.00 feet to the north line of said Eastman Avenue, 49.00 feet wide; thence, along said north line,
- 7th - North 89°57'54" East 500.00 feet to the southwest corner of said Lot 62; thence, along the west line of said lot,
- 8th - North 0°02'06" West 259.99 feet to the existing boundary of said Calleguas Municipal Water District; thence, along said existing boundary by the following two courses:
- 9th - North 89°57'54" East 380.00 feet; thence,
- 10th - South 89°58'28" East 467.70 feet to the east line of said Lot 32; thence, along the boundary of said lot by the following two courses:
- 11th - South 0°01'40" West 12.04 feet; thence,

FINAL MAP/LEGAL DESCRIPTION  
APPROVED BY VENTURA LOCAL  
AGENCY FORMATION COMMISSION

ON 2-15-95

BY Monique Nowlin

- 12th - North  $89^{\circ}58'20''$  West 168.70 feet to the east line of Hearst Drive 49.00 feet wide; thence, along said east line by the following three courses:
- 13th - South  $0^{\circ}01'40''$  West 14.21 feet to the beginning of a curve concaved easterly and having a radius of 575.50 feet; thence, along said curve,
- 14th - Southerly 149.26 feet through a central angle of  $14^{\circ}51'36''$  to a compound curve concaved northeasterly and having a radius of 34.50 feet; thence, along said curve,
- 15th - Southerly, southeasterly, easterly, and northeasterly 59.33 feet through a central angle of  $98^{\circ}31'32''$  to a point of cusp with the north line of said Eastman Avenue 49.00 feet wide, said point of cusp being the beginning of a curve concaved northerly, having a radius of 775.50 feet and having a radial to said point bearing South  $23^{\circ}21'28''$  East; thence, along said curve and said north line,
- 16th - Southwesterly and westerly 108.22 feet through a central angle of  $7^{\circ}59'45''$ ; thence,
- 17th - South  $15^{\circ}21'43''$  East 49.00 feet to a point in the north line of said Lot 59, said point being the beginning of a nontangent curve concaved northerly, having a radius of 824.50 feet, and having a radial to said beginning of said curve bearing South  $15^{\circ}21'43''$  East; thence, along said curve and along the boundary of said lot by the following five courses:
- 18th - Westerly 220.56 feet through a central angle of  $15^{\circ}19'37''$ ; thence,
- 19th - South  $89^{\circ}57'54''$  West 10.17 feet; thence,
- 20th - South  $0^{\circ}21'33''$  West 71.84 feet to the beginning of a curve concaved northeasterly and having a radius of 150.00 feet; thence, along said curve,
- 21st - Southerly, southeasterly, and easterly 236.30 feet through a central angle of  $90^{\circ}15'39''$ ; thence,
- 22nd - South  $89^{\circ}54'06''$  East 78.91 feet; thence,
- 23rd - South  $0^{\circ}05'54''$  West 250.00 feet to the south line of East 5th Street, 60.00 feet wide; thence, along said south line by the following four courses:
- 24th - North  $89^{\circ}54'06''$  West 1117.51 feet; thence,
- 25th - South  $86^{\circ}51'00''$  West 423.65 feet; thence,

FINAL MAP/LEGAL DESCRIPTION  
 APPROVED BY VENTURA LOCAL  
 AGENCY FORMATION COMMISSION

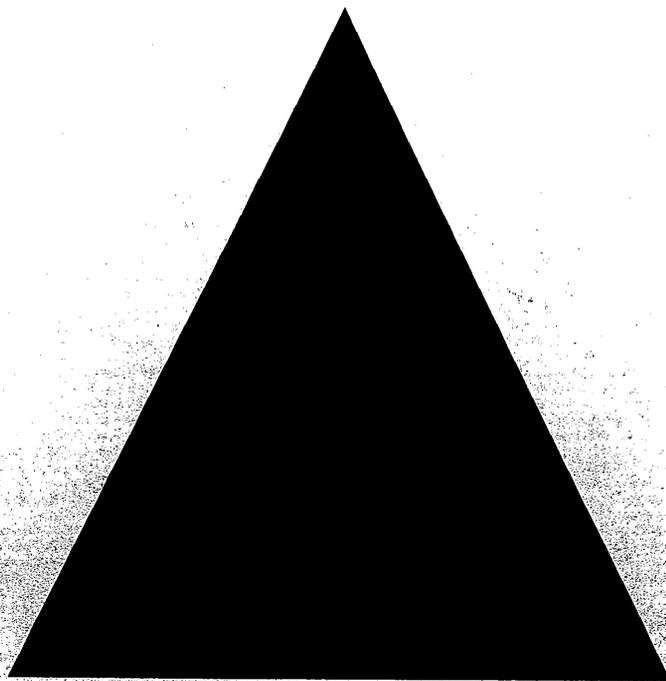
ON 2-15-95  
 BY Monica Nowlin

- 26th - North 89°54'06" West 179.59 feet to the beginning of a curve concaved southeasterly and having a radius of 25.00 feet; thence, along said curve,
- 27th - Westerly, southwesterly, and southerly 38.12 feet through a central angle of 87°21'56"; thence,
- 28th - North 89°54'06" West 15.05 feet to the existing boundary of said Calleguas Municipal Water District; thence, along said district boundary,
- 29th - North 0°02'09" West 826.22 feet to the point of beginning.

26.13 Gross Acreage  
12.23 Road Acreage  
13.90 Net Acreage

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PARCEL C  
OF  
ANNEXATION NO. 47  
TO THE  
CALLEGUAS MUNICIPAL WATER DISTRICT

A portion of Lot 21 and all of Lot 26, Tract No. 3943, and portion of Sturgis Road, in the City of Oxnard, County of Ventura, as said lots and road are shown on the map recorded in the Office of the County Recorder of said County in Book 108, Page 49 of Miscellaneous Records, described as follows:

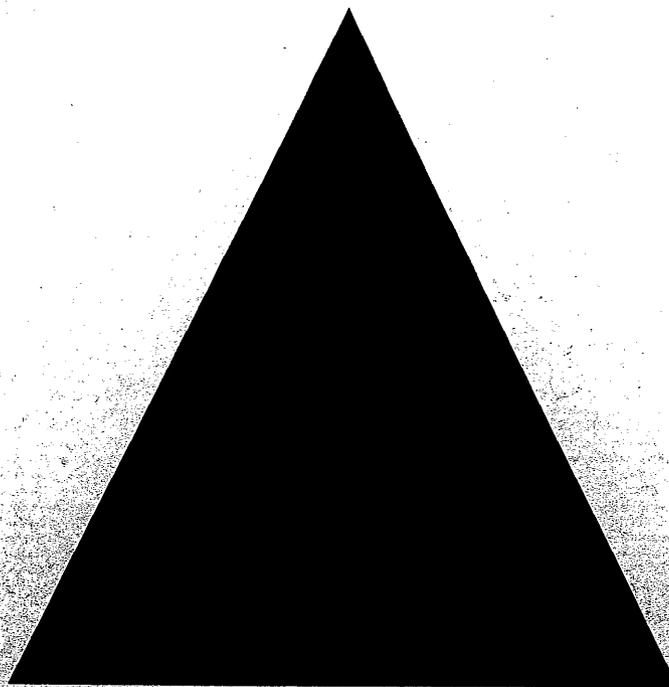
Beginning at the north terminus of the 8th course of Parcel No. 7 of the Oxnard First Fringe Area Annexation to the Calleguas Municipal Water District as filed with the Secretary of State of California on December 10, 1974; thence, along the existing boundary of said district, North 89°48'29" East 14.10 feet to the northerly prolongation of the west line of said Lot 26, same being the True Point of Beginning; thence, along said prolongation and west line,

- 1st - South 0°01'32" East 495.82 feet to the north line of said Lot 21; thence, along said north line,
- 2nd - South 89°58'28" West 15.17 feet to the existing boundary of said Calleguas Municipal Water District; thence, along said boundary,
- 3rd - South 0°05'54" West 428.19 feet to the south line of said Lot 21; thence, along the boundary of said lot by the following two courses:
- 4th - North 89°58'28" East 163.79 feet; thence,
- 5th - North 0°01'32" West 428.19 feet to the south line of said Lot 26; thence, along the boundary of said lot by the following two courses:
- 6th - North 89°58'28" East 212.70 feet; thence,
- 7th - North 0°01'32" West 496.87 feet to the existing boundary of said Calleguas Municipal Water District; thence, along said boundary,
- 8th - South 89°48'29" West 360.40 feet to the True Point of Beginning.

5.71 Gross Acreage  
-0.20 Road Acreage  
5.51 Net Acreage

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PARCEL D  
OF  
ANNEXATION NO. 47  
TO  
CALLEGUAS MUNICIPAL WATER  
DISTRICT

Being a portion of Subdivision 49 of Rancho El Rio De Santa Clara O'LA Colonia, in the City of Oxnard, County of Ventura, State of California, as said subdivision is shown on the partition map filed in the action entitled, "Thomas A. Scott, et. al., Plaintiffs vs Rafael Gonzales, et. al., Defendants", described as follows:

Beginning at the southerly terminus of the 5th course of Parcel 14-3, of the Oxnard Seventh Fringe Area Annexation to the Calleguas Municipal Water District as filed with the Secretary of State on December 16, 1976; thence, along the boundary of said Calleguas Municipal Water District by the following four courses:

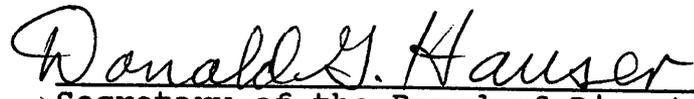
- 1st - North 0°05'45" West 1816.61 feet to the beginning of a curve concaved southeasterly and having a radius of 25.00 feet; thence, along said curve,
- 2nd - Northerly, northeasterly, and easterly 39.22 feet through a central angle of 89°53'24"; thence,
- 3rd - North 0°12'21" West 5.00 feet to the north line of Parcel Map No. 92-1 as shown on the map filed in the Office of the County Recorder of said County in Book 54, Page 35 of Parcel Maps; thence, along the boundary of said Parcel Map No. 92-1 by the following eight courses:
  - 4th - North 89°47'39" East 208.20 feet; thence,
  - 5th - South 0°01'29" East 330.00 feet; thence,
  - 6th - North 89°47'39" East 348.31 feet; thence,
  - 7th - North 0°01'29" West 180.00 feet; thence,
  - 8th - North 89°47'39" East 104.98 feet; thence,
  - 9th - North 0°02'44" West 150.00 feet to the existing boundary of said Calleguas Municipal Water District; thence, along said boundary,
  - 10th - North 89°47'39" East 30.00 feet to the east line of said Subdivision 49; thence, along said east line,
  - 11th - South 0°02'41" East 1847.94 feet to the south line of East 5th Street, 60.00 feet wide; thence, along said south line,
  - 12th - South 89°54'15" West 714.73 feet to the point of beginning.

27.34 Gross Acreage  
- 2.63 SPRR & 5th St Acreage  
24.71 Net Acreage

FINAL MAP/LEGAL DESCRIPTION  
APPROVED BY VENTURA LOCAL  
AGENCY FORMATION COMMISSION  
ON 2-15-95  
BY Monique Nowlitz

STATE OF CALIFORNIA    )  
                                  ) ss  
COUNTY OF VENTURA    )

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 a regular meeting of said Board held on the 19th day of April, 1995, and that it was adopted by a unanimous vote.

  
Donald G. Hauser  
Secretary of the Board of Directors

## LAFCO 94-12

**RESOLUTION OF THE  
VENTURA LOCAL AGENCY FORMATION COMMISSION  
MAKING DETERMINATIONS AND APPROVING THE  
Calleguas MWD - Annex No. 47**

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, et seq. 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 February 15, 1995, 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) The Executive Officer's Staff Report and Recommendation for approval of the proposal (alternative A) is hereby adopted.

(2) Said reorganization is hereby approved as submitted.

(3) The Board of Directors of Calleguas Municipal Water District is designated as the Conducting Authority.

(4) Said territory is found to be uninhabited.

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

LAFCO 94-12 - Calleguas MWD - Annex No. 47

(6) 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.

(7) The commission has reviewed and considered the EIR and the Mitigated Negative Declaration and finds the mitigation measures therein adequately address the project described therein and hereby adopts the statement of overriding considerations as adopted by the lead agency. The Executive Officer is directed to file a Notice of Determination.

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

a. None

(9) The subject property is liable for the bonded indebtedness of the District.

(10) 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.

(11) 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 February 15, 1995.

AYES: Commissioners Acosta, Carson, Whelan, Bottorff and Schillo  
Acting Chair McKinney

NOES: None

ABSTAINS: None

Dated:

2 - 15 - 95

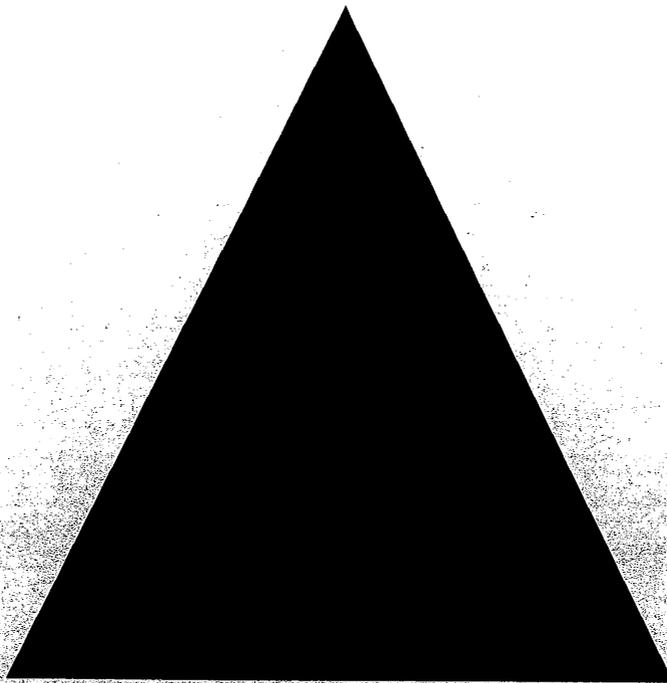
  
\_\_\_\_\_  
Chair, Ventura Local Agency  
Formation Commission

Copies:  
Clerk, Conducting Authority via Certified Mail

Assessor  
Auditor  
Elections  
Surveyor

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PARCEL A  
OF  
ANNEXATION NO. 47  
TO  
CALLEGUAS MUNICIPAL WATER DISTRICT

Being a portion of Subdivision 26 of Rancho El Rio de Santa Clara o'la Colonia, in the County of Ventura, State of California, as said Subdivision is shown on the map filed in the office of the County Clerk of said County in that certain action entitled "Thomas A. Scott, et al, Plaintiffs, vs. Rafael Gonzales, et al, Defendants," described as follows:

Beginning at the southwest corner of Parcel 1 as described in the deed recorded in the office of said County Recorder on January 25, 1988, in Document No. 88-008980 of Official Records, said corner being the southerly terminus of the 2nd course of Parcel G of Annexation No. 29 to the Calleguas Municipal Water District as recorded in the office of said County Recorder on October 10, 1989, in Document No. 89-160094 of Official Records; thence, along the existing boundary of said District by the following three courses: and along the boundary of said Parcel 1 by the following four courses:

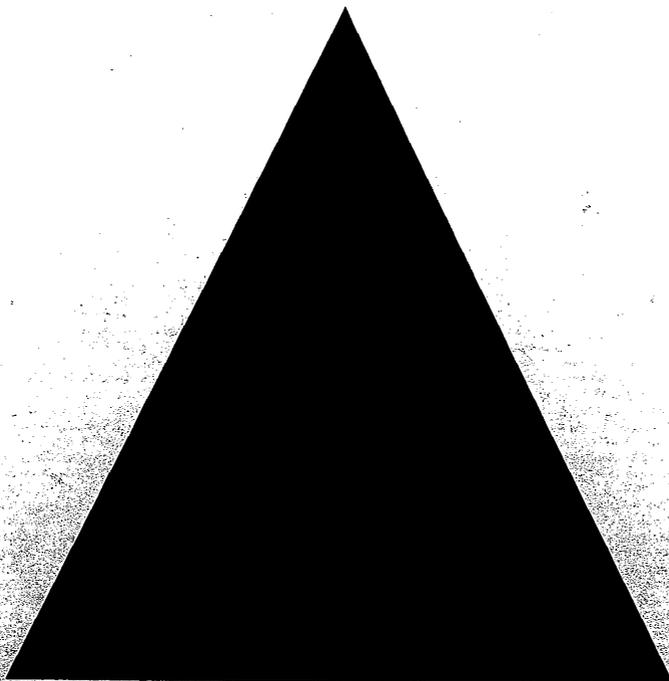
- 1st - North 0°06'59" East 1867.72 feet; thence,
- 2nd - South 89°53'00" East 1102.06 feet; thence,
- 3rd - South 0°01'22" West 1867.72 feet; thence,
- 4th - North 89°53'00" West 1105.11 feet to the point of beginning and containing 47.32 acres.

FINAL MAP/LEGAL DESCRIPTION  
APPROVED BY VENTURA LOCAL  
AGENCY FORMATION COMMISSION  
ON 2-15-95

BY Monique Mowbray

94-12

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PARCEL B  
OF  
ANNEXATION NO. 47  
TO  
CALLEGUAS MUNICIPAL WATER  
DISTRICT

All of Lots 1-7, 59-62, 69, 70 and a portion of Lots 32 and 58 of Tract No. 3943, in the City of Oxnard, County of Ventura, State of California, as said lots are shown on the map recorded in the office of the County Recorder of said County in Book 108, Page 49 of Miscellaneous Records, described as follows:

Beginning at the easterly terminus of the 4th course of Parcel 22 of the Oxnard Second Fringe Area Annexation to the Calleguas Municipal Water District as filed with the Secretary of State on November 07, 1969; thence, along the existing boundary of said District,

- 1st - North 89°57'54" East 354.86 feet to the northeast corner of said Lot 69; thence, along the east line of said lot and its southerly prolongation,
- 2nd - South 0°02'06" East 313.99 feet to the south line of Eastman Avenue, 59.00 feet wide; thence, along said south line by the following three courses:
- 3rd - North 89°57'54" East 8.64 feet; thence,
- 4th - North 88°31'59" East 200.06 feet; thence,
- 5th - North 89°57'54" East 41.36 feet; thence,
- 6th - North 0°02'06" West 49.00 feet to the north line of said Eastman Avenue, 49.00 feet wide; thence, along said north line,
- 7th - North 89°57'54" East 500.00 feet to the southwest corner of said Lot 62; thence, along the west line of said lot,
- 8th - North 0°02'06" West 259.99 feet to the existing boundary of said Calleguas Municipal Water District; thence, along said existing boundary by the following two courses:
- 9th - North 89°57'54" East 380.00 feet; thence,
- 10th - South 89°58'28" East 467.70 feet to the east line of said Lot 32; thence, along the boundary of said lot by the following two courses:
- 11th - South 0°01'40" West 12.04 feet; thence,

FINAL MAP/LEGAL DESCRIPTION  
APPROVED BY VENTURA LOCAL  
AGENCY FORMATION COMMISSION

ON 2-15-95

BY Monique Nowlin

- 12th - North  $89^{\circ}58'20''$  West 168.70 feet to the east line of Hearst Drive 49.00 feet wide; thence, along said east line by the following three courses:
- 13th - South  $0^{\circ}01'40''$  West 14.21 feet to the beginning of a curve concaved easterly and having a radius of 575.50 feet; thence, along said curve,
- 14th - Southerly 149.26 feet through a central angle of  $14^{\circ}51'36''$  to a compound curve concaved northeasterly and having a radius of 34.50 feet; thence, along said curve,
- 15th - Southerly, southeasterly, easterly, and northeasterly 59.33 feet through a central angle of  $98^{\circ}31'32''$  to a point of cusp with the north line of said Eastman Avenue 49.00 feet wide, said point of cusp being the beginning of a curve concaved northerly, having a radius of 775.50 feet and having a radial to said point bearing South  $23^{\circ}21'28''$  East; thence, along said curve and said north line,
- 16th - Southwesterly and westerly 108.22 feet through a central angle of  $7^{\circ}59'45''$ ; thence,
- 17th - South  $15^{\circ}21'43''$  East 49.00 feet to a point in the north line of said Lot 59, said point being the beginning of a nontangent curve concaved northerly, having a radius of 824.50 feet, and having a radial to said beginning of said curve bearing South  $15^{\circ}21'43''$  East; thence, along said curve and along the boundary of said lot by the following five courses:
- 18th - Westerly 220.56 feet through a central angle of  $15^{\circ}19'37''$ ; thence,
- 19th - South  $89^{\circ}57'54''$  West 10.17 feet; thence, .
- 20th - South  $0^{\circ}21'33''$  West 71.84 feet to the beginning of a curve concaved northeasterly and having a radius of 150.00 feet; thence, along said curve,
- 21st - Southerly, southeasterly, and easterly 236.30 feet through a central angle of  $90^{\circ}15'39''$ ; thence,
- 22nd - South  $89^{\circ}54'06''$  East 78.91 feet; thence,
- 23rd - South  $0^{\circ}05'54''$  West 250.00 feet to the south line of East 5th Street, 60.00 feet wide; thence, along said south line by the following four courses:
- 24th - North  $89^{\circ}54'06''$  West 1117.51 feet; thence,
- 25th - South  $86^{\circ}51'00''$  West 423.65 feet; thence,

FINAL MAP/LEGAL DESCRIPTION  
 APPROVED BY VENTURA LOCAL  
 AGENCY FORMATION COMMISSION

ON 2-15-95

BY Monique Nowlis

- 26th - North 89°54'06" West 179.59 feet to the beginning of a curve concaved southeasterly and having a radius of 25.00 feet; thence, along said curve,
- 27th - Westerly, southwesterly, and southerly 38.12 feet through a central angle of 87°21'56"; thence,
- 28th - North 89°54'06" West 15.05 feet to the existing boundary of said Calleguas Municipal Water District; thence, along said district boundary,
- 29th - North 0°02'09" West 826.22 feet to the point of beginning.

26.13 Gross Acreage  
12.23 Road Acreage  
13.90 Net Acreage

PARCEL C  
OF  
ANNEXATION NO. 47  
TO THE  
CALLEGUAS MUNICIPAL WATER DISTRICT

A portion of Lot 21 and all of Lot 26, Tract No. 3943, and portion of Sturgis Road, in the City of Oxnard, County of Ventura, as said lots and road are shown on the map recorded in the Office of the County Recorder of said County in Book 108, Page 49 of Miscellaneous Records, described as follows:

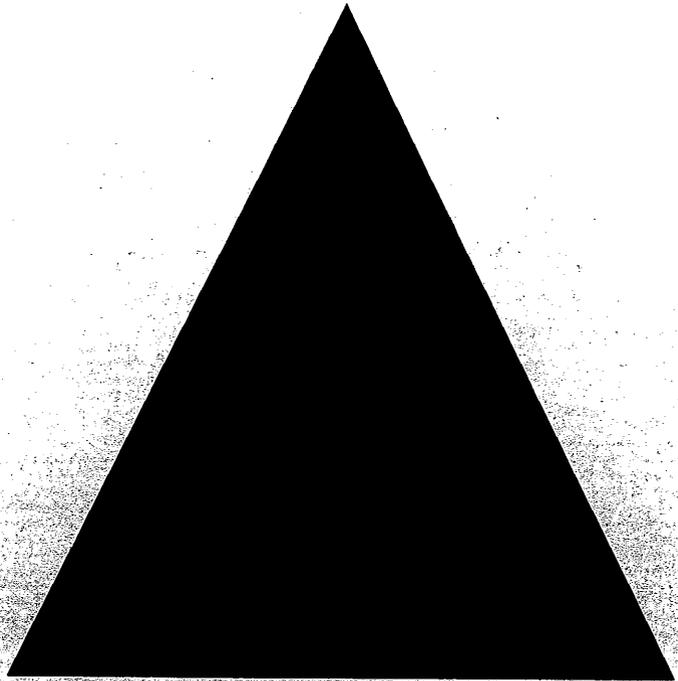
Beginning at the north terminus of the 8th course of Parcel No. 7 of the Oxnard First Fringe Area Annexation to the Calleguas Municipal Water District as filed with the Secretary of State of California on December 10, 1974; thence, along the existing boundary of said district, North 89°48'29" East 14.10 feet to the northerly prolongation of the west line of said Lot 26, same being the True Point of Beginning; thence, along said prolongation and west line,

- 1st - South 0°01'32" East 495.82 feet to the north line of said Lot 21; thence, along said north line,
- 2nd - South 89°58'28" West 15.17 feet to the existing boundary of said Calleguas Municipal Water District; thence, along said boundary,
- 3rd - South 0°05'54" West 428.19 feet to the south line of said Lot 21; thence, along the boundary of said lot by the following two courses:
- 4th - North 89°58'28" East 163.79 feet; thence,
- 5th - North 0°01'32" West 428.19 feet to the south line of said Lot 26; thence, along the boundary of said lot by the following two courses:
- 6th - North 89°58'28" East 212.70 feet; thence,
- 7th - North 0°01'32" West 496.87 feet to the existing boundary of said Calleguas Municipal Water District; thence, along said boundary,
- 8th - South 89°48'29" West 360.40 feet to the True Point of Beginning.

5.71 Gross Acreage  
-0.20 Road Acreage  
5.51 Net Acreage

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**PARCEL D  
 OF  
 ANNEXATION NO. 47  
 TO  
 CALLEGUAS MUNICIPAL WATER  
 DISTRICT**

Being a portion of Subdivision 49 of Rancho El Rio De Santa Clara O'LA Colonia, in the City of Oxnard, County of Ventura, State of California, as said subdivision is shown on the partition map filed in the action entitled, "Thomas A. Scott, et. al., Plaintiffs vs Rafael Gonzales, et. al., Defendants", described as follows:

Beginning at the southerly terminus of the 5th course of Parcel 14-3, of the Oxnard Seventh Fringe Area Annexation to the Calleguas Municipal Water District as filed with the Secretary of State on December 16, 1976; thence, along the boundary of said Calleguas Municipal Water District by the following four courses:

- 1st - North 0°05'45" West 1816.61 feet to the beginning of a curve concaved southeasterly and having a radius of 25.00 feet; thence, along said curve,
- 2nd - Northerly, northeasterly, and easterly 39.22 feet through a central angle of 89°53'24"; thence,
- 3rd - North 0°12'21" West 5.00 feet to the north line of Parcel Map No. 92-1 as shown on the map filed in the Office of the County Recorder of said County in Book 54, Page 35 of Parcel Maps; thence, along the boundary of said Parcel Map No. 92-1 by the following eight courses:
  - 4th - North 89°47'39" East 208.20 feet; thence,
  - 5th - South 0°01'29" East 330.00 feet; thence,
  - 6th - North 89°47'39" East 348.31 feet; thence,
  - 7th - North 0°01'29" West 180.00 feet; thence,
  - 8th - North 89°47'39" East 104.98 feet; thence,
  - 9th - North 0°02'44" West 150.00 feet to the existing boundary of said Calleguas Municipal Water District; thence, along said boundary,
  - 10th - North 89°47'39" East 30.00 feet to the east line of said Subdivision 49; thence, along said east line,
  - 11th - South 0°02'41" East 1847.94 feet to the south line of East 5th Street, 60.00 feet wide; thence, along said south line,
  - 12th - South 89°54'15" West 714.73 feet to the point of beginning.

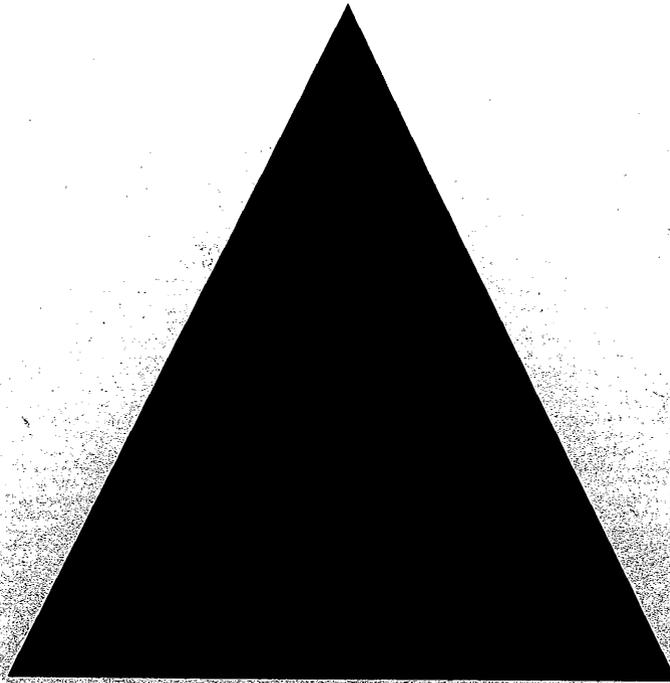
27.34 Gross Acreage  
 - 2.63 SPRR & 5th St Acreage  
 24.71 Net Acreage

FINAL MAP/LEGAL DESCRIPTION  
 APPROVED BY VENTURA LOCAL  
 AGENCY FORMATION COMMISSION

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