

- **Board of Directors**
Executive Committee

January 15, 2002 Committee Meeting

4a

Subject

Grant conditional approval for Annexation No. 77 to Calleguas Municipal Water District and Metropolitan; and adopt resolution of intention to impose water standby charge

Description

The Calleguas Municipal Water District (Calleguas) requests conditional approval for Annexation No. 77, concurrently to Calleguas and The Metropolitan Water District of Southern California (Metropolitan). The development plan for the 55.02-acre territory is retail commercial for approximately 34.3 acres, light industrial for approximately 11.3 acres, and extension of Ventura Boulevard for the remaining acres. The currently vacant territory is located in Camarillo. Prior to completion of the annexation, Calleguas will pay a fee of \$174,505.40 if the annexation is completed prior to December 31, 2002, or if completed later, at the then-current annexation charge rate. The projected annual water demand on Metropolitan is approximately 90 acre-feet per year. Calleguas also requests that Metropolitan impose a water standby charge within the proposed annexing territory. See Attachment 1 for the Detailed Report.

Policy

Territory may be annexed to Metropolitan upon terms and conditions fixed by the Board and in accordance with Chapter 1, Article 1, § 350 through § 356 of Metropolitan's Act and Division III, § 3100(b) of its Administrative Code.

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

The proposed actions are not defined as a project under CEQA because they involve the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment (Section 15378(b)(4) of the State CEQA Guidelines). In addition, where it can be seen with certainty that there is no possibility that the proposed actions in question may have a significant effect on the environment, the proposed actions are not subject to CEQA (Section 15061(b)(3) of the State CEQA Guidelines). Prior to final approval of the annexation and water standby charges from the Board, CEQA documentation will be prepared by the Lead Agency and processed in accordance with CEQA and the State CEQA Guidelines. As the Responsible Agency, Metropolitan's Board will then review and consider the CEQA documentation before taking action.

The CEQA determination is: Determine that the proposed actions are not subject to the provisions of CEQA per Sections 15378(b)(4) and 15061(b)(3) of the State CEQA Guidelines.

CEQA determination for Option #2:

None required.

Board Options/Fiscal Impacts

Option #1

Adopt the CEQA determination and

- a. Grant conditional approval for Annexation No. 77, concurrently to Calleguas and Metropolitan, conditioned upon receipt in full of annexation fee of \$174,505.40 to Metropolitan if completed by December 31, 2002, or if completed later, at the then-current annexation charge rate (Attachment 1);
- b. Approve Calleguas' proposed Plan for Implementing Water Use Efficiency Guidelines (Attachment 2); and
- c. Adopt the resolution of intention to impose water standby charge within the proposed annexation territory, substantially in the form of Attachment 3.

Fiscal Impact: Receipt of annexation fee (\$174,505.40) and water sales revenue from newly annexed territory.

Option #2


Decline Annexation No. 77.

Fiscal Impact: Unrealized annexation fees and water sales revenue from non-annexed territory

Staff Recommendation

Option #1

	12/11/2001
_____ Roy L. Wolfe Manager, Corporate Resources	Date

	12/20/2001
_____ Ronald R. Gastelum Chief Executive Officer	Date

Attachment 1--Detailed Report for Calleguas Annexation No. 77

Attachment 2--Plan for Implementing Water Use Efficiency Guidelines

Attachment 3--Resolution of Intention to Impose Water Standby Charges

Detailed Report – Calleguas Annexation No. 77

The Calleguas Municipal Water District (Calleguas) requested conditional approval for Annexation No. 77, concurrently to The Metropolitan Water District of Southern California (Metropolitan) and Calleguas. The 55.02-acre annexation territory, shown on the attached legal description and map, Exhibit A, is located south of Ventura Boulevard at Camarillo Center Drive, approximately one-half mile west of Las Posas Road in Camarillo. Of the gross acreage, 6.03 acres are dedicated to public road, leaving 48.99 net acres. The annexation territory is currently vacant, with a development plan consisting of retail commercial for approximately 34.3 acres, light industrial for approximately 11.3 acres, and extension of Ventura Boulevard for the remaining acres. The proposed annexation is in accordance with the city of Camarillo's General Plan. The total estimated water demand for this project is approximately 150 acre-feet per year (AFY), of which 40 percent will come from local sources, and 60 percent, or approximately 90 AFY, will come from Metropolitan through Calleguas.

Pursuant to Section 3107 of Metropolitan's Administrative Code, Calleguas has submitted an acceptable Plan for Implementing Water Use Efficiency Guidelines for this project (Attachment 2).

The annexation charge has been calculated pursuant to Section 3300 of Metropolitan's Administrative Code. Utilizing the current rate of \$3,460 per acre and the sum of \$5,000 for processing costs, the annexation charge is \$174,505.40 if completed by December 31, 2002. The \$5,000 processing charge has already been paid. If the annexation is completed after December 31, 2002, the annexation will be calculated based on the then current charge.

Completion of this annexation will be subject to such terms and conditions as may be fixed by the Board in granting final consent to such annexation. Calleguas has requested that Metropolitan impose water standby charges within the annexation territory at the rate of \$9.58 per acre or per parcel of less than one acre (the rate at which water standby charges are presently levied in other portions of Calleguas). Under the requirements of Article XIII D of the California Constitution (Proposition 218), such charges must be treated as new assessments, subject to approval by the property owners in the area to be annexed through mailed ballot proceedings. Attachment 3 is the form of resolution of intention to impose water standby charges which, if adopted by the Board, will authorize the Executive Secretary to mail notices to the property owners. The notices to property owners will include ballots which the property owners will be asked to mark and return. Ballots will be tabulated at a public hearing on the assessments scheduled to commence on April 9, 2002, or such other date as the Board shall determine, and unless a majority of those ballots received from property owners (weighted according to the proportionate obligation of each property) protest the charges, imposition of the water standby charges in the annexed area may be considered by the Board concurrently with final approval of annexation.

EXHIBIT A


**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
SELLECK
(ANNEXATION NO. 77)**

That portion of Parcel B, Lot 1, Subdivision 57, Rancho El Rio De Santa Clara O'La Colonia, in the City of Camarillo, County of Ventura, State of California, said Parcel B is shown on the map recorded in the office of the County Recorder of said County in Book 3, Page 12 of Miscellaneous Records, described as follows:

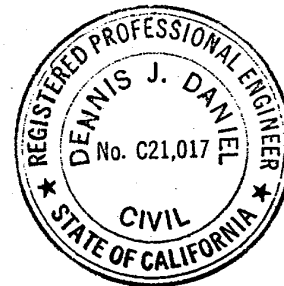
Beginning at the southwest corner of the Parcel 1 described in the Quitclaim Deed recorded on November 20, 2000 in the office of said County Recorder as Document No. 2000-0183659-00 of Official Records, said corner also being the southerly terminus of the 3rd course of Parcel C of Annexation No. 33 to Calleguas Municipal Water District, described in the Certificate of Completion recorded on November 27, 1991 in the office of said County Recorder as Document No. 91-175844 of Official Records; thence, along the west line of said Quitclaim Parcel and the northerly prolongation thereof and also along said 3rd course,

- 1st - North 00°22'00" West 1723.21 feet to the boundary of the Formation of said Calleguas Municipal Water District, adopted by the Board of Supervisors of said County on December 8, 1953 in Resolution No. 419.2; thence, along the boundary of said Formation,
- 2nd - South 82°58'34" East 1475.21 feet to the intersection with the northerly prolongation of the east line of said Quitclaim Parcel, said intersection also being the northerly terminus of the 3rd course of Annexation No. 68 (Home Depot) to said Calleguas Municipal Water District, described in the Certificate of Completion recorded on April 17, 2001 in the office of said County Recorder as Document No. 2001-0068220-00 of Official Records; thence, along said 3rd course and along the boundary of said Quitclaim Parcel by the following last two courses:
- 3rd - South 00°40'00" East 1544.60 feet; thence, leaving the boundary of said Calleguas Municipal Water District,
- 4th - North 89°56'00" West 1471.08 feet to the point of beginning.

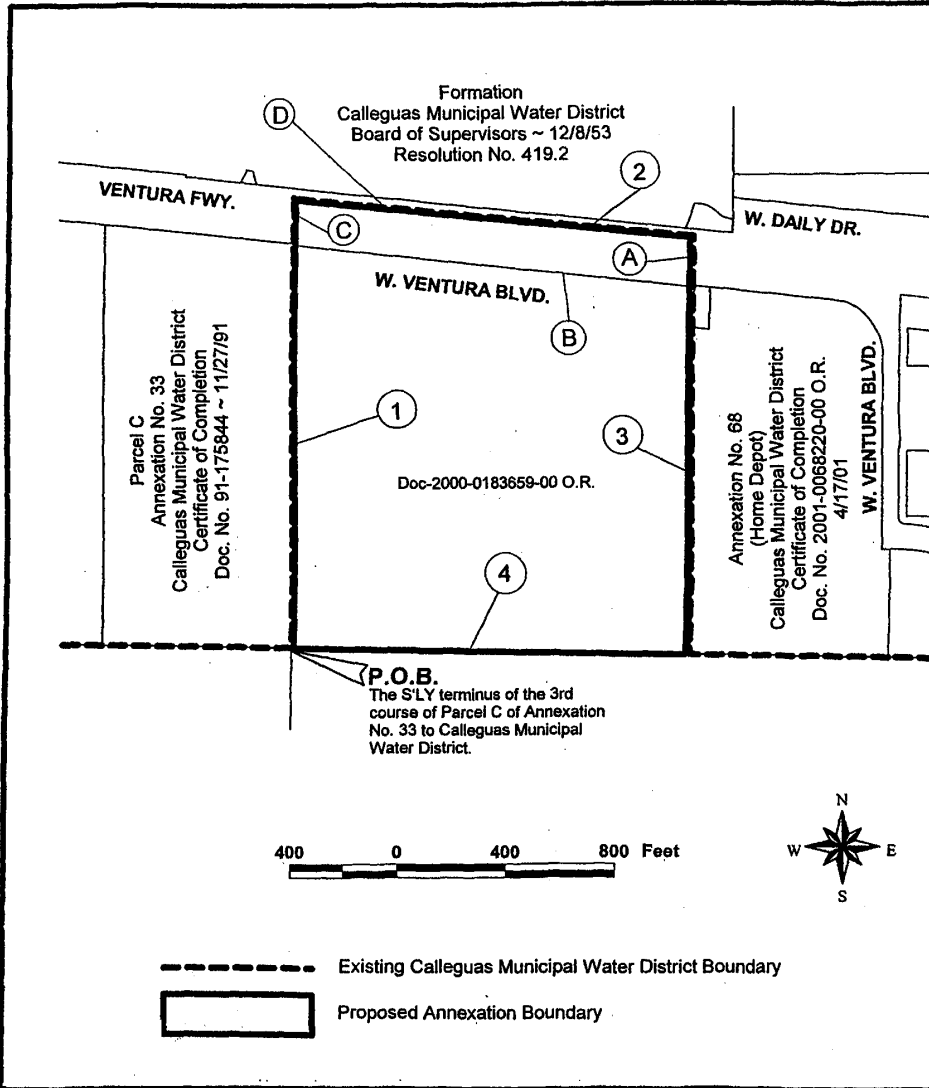
55.02 Gross Acres – 6.03 Road Acres = 48.99 Net Acres

 12-12-01
 Dennis J. Daniel, RCE 21,017 Date

2000:\01-30 leg.doc ~ October 1, 2001 ~ Revised December 12, 2001



REVIEWED BY
 THE METROPOLITAN WATER
 DISTRICT OF SOUTHERN CALIFORNIA
 TITLE ENGINEERING TEAM
 DATE: 12/13/2001 \$



ROAD COURSES

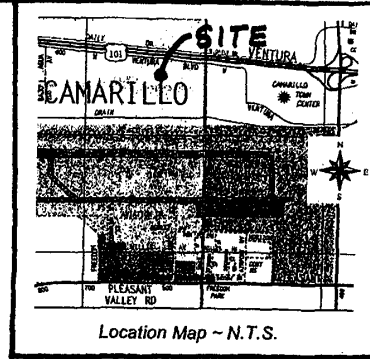
A -	S 00°40'00" E	179.62'
B -	N 82°58'34" W	1475.16'
C -	N 00°22'00" W	179.49'
D -	S 82°58'34" E	1474.21'

6.03 Acres

COURSES

1st -	N 00°22'00" W	1723.21
2nd -	S 82°58'34" E	1475.21
3rd -	S 00°40'00" E	1544.60'
4th -	N 89°56'00" W	1471.08'

55.02 Gross Acres
- 6.03 Road Acres
48.99 Net Acres



Prepared By:
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 Planning/Civil Engineering
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 No. C21,017
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA

Dennis J. Daniel 12-12-01
 Dennis J. Daniel, RCE 21,017 Date

CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION SELLECK (ANNEXATION NO. 77)

That portion of Parcel B, Lot 1, Subdivision 57, Rancho El Rio De Santa Clara O'La Colonia, in the City of Camarillo, County of Ventura, State of California, said Parcel B is shown on the map recorded in the office of the County Recorder of said County in Book 3, Page 12 of Miscellaneous Records.

October 1, 2001

Sheet 1 of 1

REVIEWED BY
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA TITLE ENGINEERING TEAM

DATE: 12/13/2001