



● **Board of Directors**  
***Finance and Insurance Committee***

4/10/2018 Board Meeting

7-1

**Subject**

Adopt CEQA determination and adopt resolution for Calleguas Annexation No. 101 to Calleguas Municipal Water District and Metropolitan

**Executive Summary**

This action grants approval for an annexation requested by Calleguas Municipal Water District (Calleguas) and authorizes levying of Metropolitan's water standby charge and ad valorem tax. This annexation request consists of approximately 5.31 acres with 0.31 acres in public roads, leaving a net area of 5.0 acres as the basis for the annexation charge (**Attachment 1**). The new water demand from Metropolitan is 1.56 acre-feet per year (AFY). Calleguas is in compliance with and meets the Best Management Practices of the California Urban Water Conservation Council (**Attachment 2**). The charge for this annexation, if completed in 2018, is \$33,355, which includes the \$5,000 processing fee.

**Details**

On January 17, 2018, Calleguas Municipal Water District's board of directors adopted Resolution 1934, requesting formal terms and conditions for annexation and levying of water standby charge for the proposed Annexation No. 101. The proposed annexation would extend Metropolitan's and Calleguas' service areas to a 5.31 acre parcel. The parcel of land is located in the city of Oxnard, in the County of Ventura on 4600 Olds Road, as part of the Ocean View School District. There is no further development or changes in the current use planned. Presently, the land under consideration includes portions of two adjacent school campuses, including buildings and turf play area.

The area within the proposed annexation will correct the service area boundary to include this developed parcel that is receiving imported water service through Calleguas and MWD. The charge for this annexation is \$33,355, which includes the \$5,000 processing fee collected at the time of the initial request; the balance is payable prior to completion. The annexation charge is calculated based on the 2018 per-acre fee of \$5,671. If the annexation is completed later, the fee would be based on the then-current annexation rate pursuant to Section 3300 of Metropolitan's Administrative Code.

Pursuant to Section 3107 of Metropolitan's Administrative Code approved on October 12, 2004, Calleguas has submitted an acceptable Water Use Efficiency Statement of Compliance for this project (**Attachment 2**). The projected water demand from Metropolitan is estimated to be 1.56 AFY. Completion of this annexation would be subject to such terms and conditions as may be fixed by Metropolitan's Board in granting final consent to such annexation, including the Local Agency Formation Commission conditioning approval of the proposed annexation upon a requirement that all previously established and collected taxes, benefit assessments, or property-related fees or charges be levied or fixed and collected on parcels being annexed to Metropolitan. This action adopts a resolution consenting to Calleguas' request for annexation with water standby charge as set forth in (**Attachment 3**). Upon completion of the annexation, the lands within Annexation No. 101 will be subject to Metropolitan's ad valorem tax in the current amount of 0.0035 percent of the assessed value of each parcel and Metropolitan's water standby charge in the current amount of \$9.58 per acre, or per a parcel of less than one acre.

Approval of Metropolitan's standby charge levied elsewhere within Calleguas' territory is a condition to complete this annexation.

## **Policy**

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

## **California Environmental Quality Act (CEQA)**

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### **CEQA determination for Option #1:**

Pursuant to the provisions of CEQA and the State CEQA Guidelines, Calleguas, acting as the Lead Agency, prepared and processed a Notice of Exemption (NOE) for a portion of the proposed project located at the Ocean View Early Education School finding this portion of the project categorically exempt. The NOE was filed on December 29, 2017. The environmental documentation is included as **Attachment 4**.

Metropolitan, acting as Responsible Agency, has likewise determined that the proposed action is categorically exempt under the provisions of CEQA and the State CEQA Guidelines. The proposed action involves the annexation process on the property known as the Ocean View Early Education School into Metropolitan's and Calleguas's service areas. Metropolitan finds that this land contains existing public or private structures developed to the density allowed by the current zoning or pre-zoning and that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities. In addition, the proposed action involves existing public or private facilities with no expansion of use and no possibility of significantly impacting the physical environment involving negligible or no expansion of use. Accordingly, the proposed action qualifies under Class 1 and Class 19 Categorical Exemptions (Sections 15301 and 15319 of the State CEQA Guidelines).

The CEQA determination is: Determine that pursuant to CEQA, the proposed action qualifies under two Categorical Exemptions (Class 1, Section 15301, and Class 19, Section 15319 of the State CEQA Guidelines).

### **CEQA determination for Option #2:**

None Required

## **Board Options**

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### **Option #1**

Adopt the CEQA determination that the proposed action is categorically exempt, and

Adopt resolution granting approval for Calleguas Annexation No. 101 concurrently to Calleguas and Metropolitan and establish Metropolitan's terms and conditions for the annexation (**Attachment 3**), conditioned upon approval by Ventura County's Local Agency Formation Commission, and upon receipt of the annexation fee of \$33,355.

**Fiscal Impact:** Receipt of annexation fee of \$33,355 for the annexation area and water sales revenue from newly annexed territory

**Business Analysis:** The area within the proposed annexation will correct the service area boundary to include this developed parcel that is receiving imported water service through Calleguas and MWD.

### **Option #2**

Decline the request for the proposed Calleguas Annexation No. 101.

**Fiscal Impact:** Unrealized annexation fee and water sales revenue from areas already receiving imported water.

**Business Analysis:** A known boundary issue will continue.

**Staff Recommendation**

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Option #1

  
Shane Chapman 3/27/2018  
Chief Administrative Officer Date

  
Jeffrey Kightlinger 3/27/2018  
General Manager Date

**Attachment 1 – Map and Legal Description**

**Attachment 2 – Water Use Efficiency Statement of Compliance**

**Attachment 3 – Annexation Resolution**

**Attachment 4 – CEQA Documentation**

Ref# cao12660272

**EXHIBIT A****CITY OF OXNARD REORGANIZATION  
OCEAN VIEW SCHOOLS****ANNEXATION TO THE CITY OF OXNARD AND  
ANNEXATION NO. 101 TO THE CALLEGUAS MUNICIPAL WATER DISTRICT  
AND DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION  
DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY  
RESOURCE CONSERVATION DISTRICT AND DETACHMENT  
FROM VENTURA COUNTY SERVICE AREAS NO. 32 AND NO. 33**

That portion of Parcel D, Subdivision 72, of Rancho El Rio De Santa Clara O' La Colonia, in the County of Ventura, State of California, as shown on the map recorded in the Office of the County Recorder of said Ventura County, in Book 3, Page 14 of Miscellaneous Records, described as follows:

Beginning at the easterly terminus of the 1st course of the parcel of land described in the Grant Deed recorded on May 28, 1971 as Document No. 29362, in Book 3820, Page 584 of Official Records, in said County Recorder's Office, said easterly terminus also being the southerly terminus of the 8th course of Annexation No. 62-4 (Silverman-Customcraft) to the City of Oxnard, as filed with the Secretary of State, on April 27, 1962, said easterly terminus also being the southerly terminus of the 19th course of Parcel No. 12, of Annexation No. 5 (Oxnard First Fringe Area) to the Calleguas Municipal Water District, as filed with the Secretary of State, on December 8, 1964, said easterly terminus also being in the westerly line of Parcel No. 13 of Annexation No. 7 (Oxnard Second Fringe Area) to the Calleguas Municipal Water District, as described and shown in the Certificate of Filing, recorded on November 13, 1969, as Document No. 60235, in Book 3579, Page 129 of said Official Records, thence along the boundary of said Grant Deed by the following four courses: and along said Parcel 13 of Annexation No. 7 and the existing boundary of said City of Oxnard and Calleguas Municipal Water District by the following two courses:

1st - South 00°01'56" West 192.83 feet; thence,

2nd - South 89°58'04" East 677.53 feet; thence,

3rd - South 00°04'40" West 77.89 feet; thence,

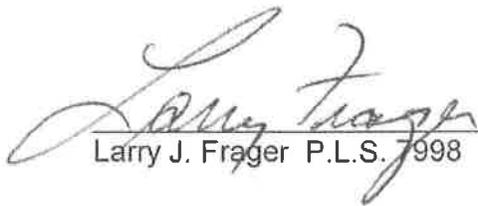
4th - North 89°58'04" West 1337.02 feet to the intersection with the 21st course of said Parcel No. 12 of Annexation No. 5, said intersection being in the existing boundary of said City of Oxnard and Calleguas Municipal Water District; thence along said 21st and 20th of said Parcel 12 along the existing boundary of said City and District following two courses:

5th - North 00°03'00" East 270.72 feet to the westerly prolongation of said 1st course of said Grant Deed; thence along said prolongation and 1st course,

6th - South 89°58'04" East 659.47 feet to the point of beginning.

Gross	5.31 Acres
<u>-Road</u>	<u>0.31 Acre</u>
Net	5.00 Acre

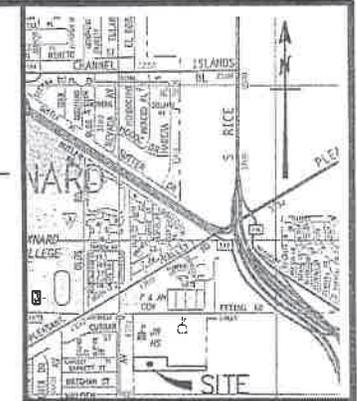
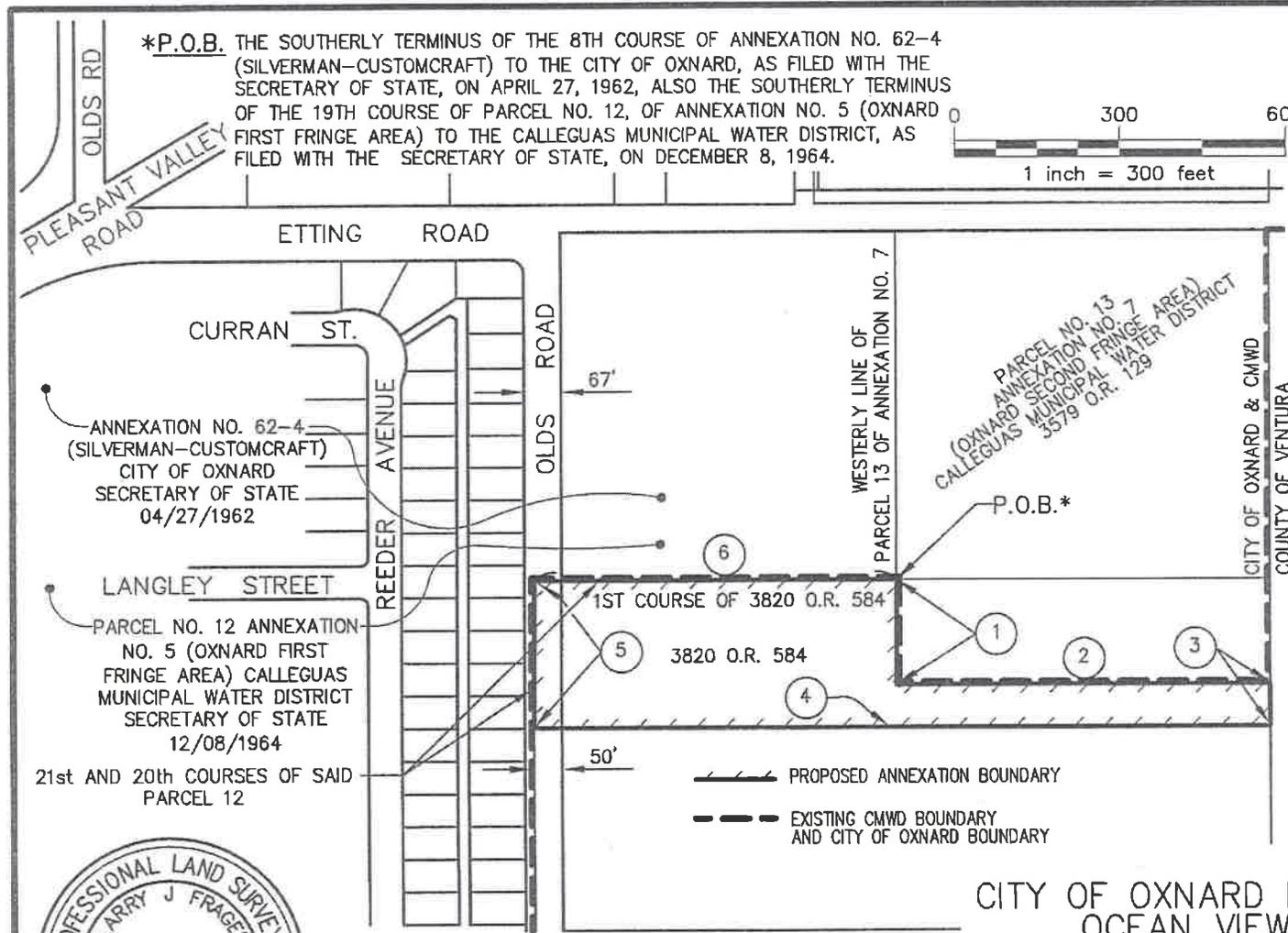
All as shown on Exhibit Map attached hereto and made a part hereof.

  
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 Larry J. Frager P.L.S. 7998

5/9/17  
 Date

The Metropolitan Water District  
 of Southern California  
 Geodetics & Mapping Team  
 ANNEXATION - CONDITIONAL REV  
 Reviewer: B.G. Date: 5/12/17

NOTE: For assessment purposes only. This legal description is not a legal description as defined in the Subdivision Map Act and may not be used for an offer for sale of the land described herein.



ANNEXATION COURSES:

1st	S 00°01'56" W	192.83'
2nd	S 89°58'04" E	677.53'
3rd	S 00°04'40" W	77.89'
4th	N 89°58'04" W	1337.02'
5th	N 00°03'00" E	270.72'
6th	S 89°58'04" E	659.47'
GROSS AREA		5.31 ACRES
-ROAD AREA		0.31 ACRES
NET AREA		5.00 ACRES

The Metropolitan Water District  
of Southern California  
Geodetics & Mapping Team  
ANNEXATION - CONDITIONAL REV  
Reviewer: B.G. Date: 5/12/17



*Larry J. Frager* 5/9/17  
LARRY J. FRAGER P.L.S. 7998 DATE

**CITY OF OXNARD REORGANIZATION  
OCEAN VIEW SCHOOLS**

ANNEXATION TO THE CITY OF OXNARD AND ANNEXATION NO. 101 TO THE CALLEGUAS MUNICIPAL WATER DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT AND DETACHMENT FROM VENTURA COUNTY SERVICE AREAS NO. 32 AND NO. 33

BEING A PORTION OF PARCEL D, SUBDIVISION 72 OF RANCHO EL RIO DE SANTA CLARA O' LA COLONIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 3 M.R. 14

**BENNER and CARPENTER, INC.**  
CIVIL ENGINEERS LAND SURVEYORS  
506 E. Main Street Santa Paula, CA 93060  
(805) 525-3396 FAX: (805) 656-1989

NOTE: FOR ASSESSMENT PURPOSES ONLY. THIS MAP IS NOT A MAP AS DEFINED BY THE SUBDIVISION MAP ACT AND MAY NOT BE USED FOR AN OFFER OF SALE OF THE LAND SHOWN HEREON.

MAY 1, 2017

PAGE 1 OF 1

**Documentation for Annexation of Lands to  
The Metropolitan Water District of Southern California (MWD)  
Water Use Efficiency Compliance Statement (WUECS)  
Calleguas Municipal Water District Annexation Ocean View Schools (CMWD Annexation No. 101)**

**A. General Information**

<p>Description of Annexing Area</p>	<p>Member Agency: Calleguas Municipal Water District (CMWD)                  Annexation Name: Ocean View Schools (Calleguas Annexation No. 101)                  Annexing Water Demand: 3.11 AFY                  Peaking Water Demand: 557Cubic Feet Per Day at 150% of daily average                  Percent MWD Supplied: 50%                  Development Plans: No future development or changes in use are planned. Presently the land under consideration includes portions of two adjacent school campuses including buildings and turf play areas.</p> <p>Zoning: AE-40 (County of Ventura)</p> <p>Additional Water Agencies Involved in Annexation: 1. City of Oxnard</p>
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**B. Member Agency Water Use and Efficiency Plans**

<p>1. Does your agency minimize annual water demand by incorporating water conservation measures into new development plans and service agreements?</p> <p>Describe service area wide actions.</p> <p>Administrative Code § 3107 (a)</p>	<p>Member Agency Response: Yes</p> <p>Description:</p> <ul style="list-style-type: none"> <li>▪ CMWD contributes cash incentives beyond MWD rebates in the amount of \$25 per device for high efficiency clothes washers, premium high efficiency toilets, weather based irrigation controllers and soil moisture sensor systems. It does this in conjunction with participation by member purveyors.</li> <li>▪ Calleguas' staff includes a Resource Specialist who actively promotes and coordinates Metropolitan and Calleguas conservation programs. Activities include direct contact with builders, dissemination of literature, presentations to public and industry groups.</li> <li>▪ All large CMWD member purveyors were signatories to the California Urban Water Conservation Council, now dissolved and replaced by the California Water Efficiency Partnership (CalWEP) Memorandum of Understanding. Six small mutual water companies with combined service connections totaling less than 2,000 did not sign the Memorandum. Calleguas' purveyors continue to observe BMPs at the local level.</li> <li>▪ Calleguas relies on its Member Purveyors to enforce compliance with Best Management Practices (BMPs) at the local level as part of their project approval process.</li> <li>▪ Newly annexing territory is conditioned with BMPs; compliance with California Water Code Sections 13550-13557 and Calleguas Resolution No. 903 and Calleguas Ordinance No. 17. Annual reporting on compliance is required by the Member Purveyor and the property owner through provisions of Exhibit 'C' attached to Calleguas annexation resolutions.</li> </ul> <p>Supporting Documentation: Please refer to: 1) CMWD <a href="#">2015 Urban Water Management Plan</a> Pages 9-1 through 9-4. 2) Calleguas BMP reports for 2011- 2012 and 2013-2014. 3) Attachment C</p>
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<p>2. Does your service area maximize use of groundwater, surface water, and recycling to reduce annual demand on MWD?</p> <p>Describe service area wide actions.</p>	<p>Member Agency Response: Yes</p> <p>Description: CMWD member agencies produce approximately 50,000 AF of water from local sources annually, net of exports. Sources include imported surface water supplied to the City of Oxnard by United Water Conservation District, groundwater and recycled water.</p> <p>CMWD operates three pipelines to facilitate distribution of recycled water by its member purveyors. In 2017 these pipelines delivered 1,652 Acre-feet of recycled water. Another 4,625 AF was distributed for M and I use by CMWD purveyors independently. The Regional Salinity Management Program involves construction of a pipeline to dispose of brine concentrates and thereby facilitate the use of high- salinity groundwater and recycled wastewater in the Calleguas watershed. 16.7 miles of the pipeline and the ocean outfall are complete. Ultimately it will extend from the outfall 32 miles inland to Simi Valley. When complete and fully utilized by CMWD member agencies, the \$205 million pipeline will substantially increase local water supplies. Working with its member purveyors, CMWD has identified several other potential projects for recovering low quality groundwater and recycling. The program has the potential of providing 40,000 AF of potable water annually directly offsetting demand on MWD.</p>
<p>3. Does your service area use storage and groundwater facilities and conservation to minimize peak demand on MWD?</p> <p>Describe service area wide actions.</p> <p>Administrative Code § 3107(b)</p>	<p>Member Agency Response: Yes</p> <p>Description: Member purveyors with groundwater pump more heavily in summer months. In addition the District operates ten reservoirs with a combined capacity of 63 million gallons to reduce daily peaking. CMWD Ordinance No. 12 penalizes member purveyors for extremes of high and low flow and imposes the Capacity Reservation Charge on member purveyors as an incentive to reduce peaking. Impact fees collected on new construction are proportionate to meter capacity, providing another disincentive to peaking.</p> <p>Supporting Documentation: Please see: 1) Calleguas Urban Water Management Plan 2015, Chapter 6) Calleguas 2017 Potable Water Master Plan Executive Summary Pages 9-14 and 25-27. Calleguas Ordinance No. 12, Page 2 4) Calleguas Ordinance No. 14 Page 5. 5) 2011-2012 and 2013-2014 CMWD BMP Reports</p>
<p>4. Does your agency offer all MWD new development conservation programs?</p> <p>Describe how they are promoted.</p>	<p>Member Agency Response: Yes</p> <p>Description:</p> <ul style="list-style-type: none"> <li>▪ Calleguas advocates, and publicizes to all Metropolitan rebate and conservation programs. In addition CMWD contributes cash incentives beyond MWD rebates in the amount of \$25 per device for high efficiency clothes washers, premium high efficiency toilets, weather based irrigation controllers and soil moisture sensor systems.</li> <li>▪ Calleguas' staff includes a Resource Specialist who actively promotes and</li> </ul>

<p>Administrative Code § 3107 (b)</p>	<p>coordinates Metropolitan and Calleguas conservation programs. Activities include direct contact with Member Purveyors, dissemination of literature, presentations to public and industry groups.</p> <ul style="list-style-type: none"> <li>▪ Calleguas relies on its Member Purveyors to enforce compliance with Best Management Practices (BMPs) at the local level as part of their project approval process.</li> </ul>
<p>5. Does your agency have a specific conservation program for new development independent of MWD funding?</p> <p>Describe.</p> <p>Administrative Code § 3107 (b)</p>	<p>Member Agency Response: Yes – through annexation conditions</p> <p>Description:</p> <ul style="list-style-type: none"> <li>▪ Calleguas’ staff includes a Resource Specialist who actively promotes and coordinates Metropolitan and Calleguas conservation programs. Activities include direct contact with builders, dissemination of literature, presentations to public and industry groups.</li> <li>▪ Calleguas relies on its Member Purveyors to enforce compliance with Best Management Practices (BMPs) at the local level as part of their project approval process.</li> <li>▪ Newly annexing territory is conditioned with BMPs; compliance with California Water Code Sections 13550-13557 and Calleguas Resolution No. 903 and Calleguas Ordinance No. 17. Annual reporting on compliance is required by the Member Purveyor and the property owner through provisions of Exhibit ‘C’ attached to Calleguas annexation resolutions.</li> </ul> <p>Supporting Documentation: Please see: 1) Example Attachment C to annexation resolutions</p>
<p>6. Does your service area use recycled water in accordance with California Water Code Sections 13550- 13557?</p> <p>Describe service area wide actions.</p>	<p>Member Agency Response: Yes</p> <p>Description:</p> <p>Calleguas supports the use of recycled water in accordance with Water Code Sections 13550-13557 wherever it is feasible to do so within its service area.</p> <p>Calleguas built three pipelines to facilitate distribution of recycled water by its member purveyors. In 2017 these pipelines delivered 1,655 Acre-feet of recycled water. In May of 2017 two of the recycled pipelines were sold to Triunfo Sanitation District, which will continue to operate them. Another 1,535 AF was distributed for M and I use by CMWD purveyors. Most of these deliveries are used for landscape irrigation and directly offset potable demand</p> <p>Supporting Documentation: Please see: 1) Calleguas 2015 Urban Water Management Plan Page 4-3, Pages 6-6 to 6-10, 2-25, Pages 6-8 to 6-9; 2) Calleguas 2017 Potable Water Master Plan Executive Summary Pages 11. 3) Regional Salinity Management Program brochure</p>
<p>7. Are Best Management Practices conditioned on all new development?</p> <p>Describe BMP implementation. Describe BMP implementation in new development.</p> <p>Administrative Code § 3107</p>	<p>Member Agency Response: Yes</p> <p>Description:</p> <ul style="list-style-type: none"> <li>▪ All large CMWD member purveyors were signatories to the California Urban Water Conservation Council, now dissolved and replaced by the California Water Efficiency Partnership (CalWEP) Memorandum of Understanding. Six small mutual water companies with combined service connections totaling less than 2,000 did not sign the Memorandum.</li> <li>▪ Calleguas relies on its Member Purveyors to enforce compliance with Best Management Practices (BMPs) at the local level as part of their project approval process.</li> <li>▪ Annexations within the City of Oxnard must comply with City of Oxnard Municipal Code Articles VIII, IX and X.</li> <li>▪ Newly annexing territory is conditioned with BMPs; compliance with California</li> </ul>

	<p>Water Code Sections 13550-13557 and Calleguas Resolution No. 903 and Calleguas Ordinance No. 17. Annual reporting on compliance is required by the Member Purveyor and the property owner through provisions of Exhibit 'C' attached to Calleguas annexation resolutions.</p> <p>Supporting Documentation: Please see: 1) Example Attachment C to annexation resolutions</p>
<p>8. Can your agency sustain a 7-day interruption in service as described in MWD Admin. Code Section 4503?</p>	<p>Member Agency Response: Yes</p> <p>Calleguas can call on multiple sources of water to sustain service through a 7-day interruption of supplies from Metropolitan. Lake Bard has usable storage capacity of 8,000 AF. The Lake Bard Water Filtration Plant can produce 100 cubic feet per second (CFS). Additionally, Calleguas presently holds the right to roughly 76,000 AF of groundwater. During a shutdown, Calleguas can produce 65 CFS from its Las Posas ASR Project. Other Calleguas groundwater can by agreement be extracted by its member purveyors. These supplies are sufficient to meet demand in the Calleguas service area in winter and spring months. In addition, Los Angeles Department of Water and Power (DWP) maintains a small connection to Calleguas. Calleguas' member purveyors can augment these supplies during such short term interruptions with increased groundwater pumping and other regional resources so that summer demand can be largely satisfied with minimal delivery curtailment.</p>
<p>9. Are your agency and all other agencies listed in (A) above signatory to the California Urban Water Conservation Council's BMP MOU?</p> <p>Administrative Code § 3107 (f)</p>	<p>Member Agency Response: Yes</p> <p>Calleguas is a charter signatory to the MOU. The City of Oxnard is also a signatory of the CUWCC MOU. Per WUEC Guidelines Section 3107 (F) member agencies and wholesale water agency, and local purveyor must be in compliance with CUWCC MOU to be considered for annexation</p> <p>Form of Documentation:</p> <p>Please see: 1) 2013-2014 Calleguas BMP report; 2) Oxnard City Council Resolution No. 12,783 3) Copy of CUWCC signature page.</p>
<p>10. Has your agency and all other agencies listed in (A) submitted a report to CUWCC?</p> <p>Administrative Code § 3107 (f)</p>	<p>Member Agency Response: Yes</p> <p>Form of Documentation:</p> <p>Please see Calleguas; Calleguas CUWCC BMP report for 2013-2014 and Oxnard CUWCC BMP Report for 2011-2012 and 2013-2014. Note that the dissolution of the CUWCC and replacement by CalWEP ended reporting by its members.</p>
<p>11. Are your agency and all other agencies listed in (A) above in compliance with the California Urban Water Conservation Council's MOU?</p> <p>Administrative Code § 3107 (f)</p>	<p>Member Agency Response: Yes</p> <p>Form of Documentation:</p> <p>Please see Calleguas, Calleguas CUWCC BMP report for 2013-2014 and Oxnard BMP report for 2011-2012 and 2013-2014. Note that the dissolution of the CUWCC ended reporting by its members.</p>

**MWDSC**

MWDSC Employee Name: *Echel Young*

File Date: 2/14/2018

MWDSC Employee Name: *Ellen Mackey*

Review Date: 2/14/2018

Notes:

**MWDSC Member Agency**

The following member agency assures compliance with the provisions of Metropolitan's Water-Use Efficiency Guidelines for the next six years as indicated in Metropolitan's Administrative Code § 3107 and shall report to Metropolitan regarding such compliance.

Agency Name: Calleguas Municipal Water District

Date: February 8, 2018

Agency Representative Name: Eric Bergh, Manager of Resources

*Eric Bergh*

Notes:

**RESOLUTION XXXX**

RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE METROPOLITAN WATER DISTRICT OF  
SOUTHERN CALIFORNIA  
CONSENTING TO CALLEGUAS MUNICIPAL WATER DISTRICT'S  
CALLEGUAS ANNEXATION NO. 101  
AND FIXING THE TERMS AND CONDITIONS  
TO  
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

WHEREAS, the Board of Directors of the Calleguas Municipal Water District (“Calleguas”), a county water authority situated in the county of Ventura, state of California, pursuant to Resolution No. 1934, in accordance with the provisions of the Metropolitan Water District Act (MWD 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 referred to as Calleguas Annexation No. 101, more particularly described in an application to the Ventura County Local Agency Formation Commission (LAFCO), concurrently with Annexation No. 101 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;

WHEREAS, the owner of Ventura County Assessor Parcel Number 232-0-010-060 (Property) has applied for Annexation No. 101 into the Calleguas and Metropolitan service areas;

WHEREAS, completion of said Annexation No. 101 shall be contingent upon approval by the LAFCO; conditioning its approval of the Calleguas Annexation No. 101 upon a requirement that Metropolitan’s existing and established taxes, benefit assessments, or property-related fees or charges in place in the service area are levied or fixed and collected on the parcels being annexed to the agency; these taxes, benefit assessments, or property-related fees or charges are identified below;

WHEREAS, Metropolitan has levied and collected ad valorem taxes on parcels within the territory of Calleguas. Such charges for fiscal year 2017/18 are described in Resolution 9230, adopted by Metropolitan’s Board on August 15, 2017;

WHEREAS, since fiscal year 1992-93, Metropolitan has levied and collected water standby charges pursuant to Section 134.5 of the MWD Act on parcels within the territory of Calleguas. Such charges for fiscal year 2017/18 are described in Resolution 9224, adopted by Metropolitan’s Board on May 9, 2017;

WHEREAS, upon Annexation No. 101, the parcel will be within Metropolitan's service area, Metropolitan water will be available to such parcels and such parcels will receive the benefit of the projects provided in part with proceeds of Metropolitan’s water standby charges;

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA), Calleguas Municipal Water District, acting as Lead Agency, prepared a Notice of Exemption (NOE) for the Calleguas Annexation No. 101 Project, and approved the Project on December 29, 2017, to annex the existing private structures on the proposed annexation parcel, and Metropolitan, as Responsible Agency under CEQA, is required to review and consider the information contained in the NOE prior to approval of the formal terms and conditions for the Calleguas Annexation No. 101; and Metropolitan, acting as Responsible Agency, independently determined that the proposed action is categorically exempt as an annexation of an existing structure and because it involves no expansion of existing facilities; and

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, acting as Responsible Agency, has reviewed and considered the information in the NOE prior to approval of the final terms and conditions for the Calleguas Annexation No. 101; and subject to the following terms and conditions, does hereby grant the application of the governing body of Calleguas Municipal Water District for consent to annex Calleguas Annexation No. 101, to Metropolitan and does hereby fix the terms and conditions of such annexation.

BE IT FURTHER RESOLVED that the Board of Directors of Metropolitan, subject to the following terms and conditions, does hereby grant the application of the governing body of Calleguas for consent to Annexation No. 101 to Metropolitan and does hereby fix the terms and conditions of such annexation:

Section 1. Annexation of said area to Calleguas shall be made concurrently with 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 Annexation No. 101 shall be filed on or before December 31, 2019.

Section 2. Prior to filing a request for a Certificate of Completion of Annexation No. 101 proceedings with LAFCO, Calleguas shall submit a certified copy of LAFCO's resolution approving Annexation No. 101 to Calleguas, and shall pay to Metropolitan \$33,355 for its annexation fee, if annexation is completed by December 31, 2017. If the annexation is completed during the 2019 calendar year, the annexation charge will be calculated based on the then-current rate, in accordance with Metropolitan's Administrative Code Section 3300.

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 and 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 the water service regulations, including rates and charges promulgated from time to time by Metropolitan.

d. The delivery of all water by Metropolitan, regardless of the nature and time of use of such water shall be subject to the water service regulations, including rates and charges promulgated from time to time by Metropolitan.

e. 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.

Section 4. LAFCO has conditioned approval of Annexation No. 101 upon a requirement that Metropolitan levy or fix and collect all previously established and collected taxes, benefit assessments, or property-related fees or charges on parcels being annexed to the agency.

Section 5. Such charges, which are subject to change over time, include but are not limited to Metropolitan's ad valorem tax on properties located within the territory of Calleguas. Metropolitan shall levy the ad valorem tax in the amount, at the same time and in the same manner as ad valorem tax on other properties located within the territory of Calleguas. Such charges for fiscal year 2017/18 are 0.0035 percent of the assessed value of each parcel, as described in Resolution 9230, adopted by Metropolitan's Board on August 15, 2017.

Section 6. That the General Manager is hereby authorized and directed to take all necessary action to secure the collection of the ad valorem taxes and water standby charges by the appropriate county officials, including payment of the reasonable cost of collection.

Section 7. That the Board of Directors of Metropolitan, acting as Responsible Agency, reviewed and considered the information in the NOE, and also independently determined that the proposed action is categorically exempt as an annexation of an existing structure and because it involves no expansion of existing facilities, prior to approval of the final terms and conditions for the Annexation No. 101; and subject to the following terms and conditions, does hereby grant the application of the governing body of Calleguas for consent to annex the Calleguas Annexation No. 101 to Metropolitan and does hereby fix the terms and conditions of such annexation.

Section 8. That the General Manager and General Counsel are hereby authorized to do all things necessary and desirable to accomplish the purposes of this resolution, including, without limitation, the commencement of defense of litigation.

Section 9. That if any provision of this resolution or the application to any member agency, property or person whatsoever is held invalid, that invalidity shall not affect the other provisions or applications of this resolution which can be given effect without the invalid portion or application, and to that end the provisions of this resolution are severable.

BE IT FURTHER RESOLVED that the Board Executive Secretary 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 on April 10, 2018.

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Secretary of the Board of Directors  
of The Metropolitan Water District  
of Southern California



OXNARD PLANNING DIVISION  
214 SOUTH C STREET  
OXNARD, CALIFORNIA 93030

**FILED**  
**DEC 29 2017**  
DATE: **DEC 29 2017**  
MARK A. LUNN  
Ventura County Clerk and Recorder  
By: **GRACE McVICKER**, Deputy

**POSTED**  
**DEC 29 2017**  
MARK A. LUNN  
Ventura County Clerk and Recorder  
By: \_\_\_\_\_, Deputy

**NOTICE OF EXEMPTION**

***Project Description:***

A request to annex a parcel improved with the Ocean View Early Education School (preschool) owned and operated by the Ocean View School District (Ocean View) located at 4600 Olds Road (APN: 232-001-006) into the City of Oxnard, Calleguas Municipal Water District and the Metropolitan Water District; pre-zoning of the existing parcel to "Community-Reserve" (CR); and amend the 2030 General Plan to: (1) amend the General Land Use map to include the parcel within the City and designate the land use on the parcel to "School" (SCH); (2) amend the City's sphere of influence boundary; and (3) amend the City Urban Restriction Boundary (CURB) boundary.

***Finding:***

The Planning Division of the Development Services Department of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption §15319(a) (Annexation of Existing Facilities and Lots for Exempt Facilities)
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
- No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

***Supporting Reasons:*** This project is Exempt from the California Environmental Quality Act (CEQA) pursuant to 15319(a) (Annexation of Existing Facilities and Lots for Exempt Facilities) because it involves the annexation of existing developed parcel, and the pre-zoning of said parcel is commensurate with the proposed land use designation in the City's 2030 General Plan. Additionally, the proposed project is exempt from the CEQA pursuant to Section 15061(b) (3), General Rule, because it can be seen with certainty that the project will not have a significant effect on the environment; therefore the project is not subject to CEQA. A Notice of Exemption has been prepared and will be filed in compliance with the CEQA Guidelines and California law

December 12, 2017  
(Date)



Isidro Figueroa  
Principal Planner



20171229-10024693-0 1/1

Ventura County Clerk and Recorder  
MARK A. LUNN  
12/29/2017 11:31:06 AM  
1288058 \$50.00 MC

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE  
**2017 ENVIRONMENTAL FILING FEE CASH RECEIPT**

Complete the information and submit with each set of documents presented for filing. Please provide an original set and (3) three sets of copies for filing.

*GENERAL PLAN AMENDMENT; RE-ZONING; ANNEXATION*

Project Title: PZ 17-620-03; PZ 17-560-03; PZ 17-610-03 Ocean View School District Parcel Annexation

Name of Agency filing attached document: City of Oxnard

The above named agency is filing as:  Lead Agency  Responsible Agency  Trustee Agency

Address of Filing Agency: 214 South C Street Oxnard, CA 93030

Document Type (check one):  Environmental Impact Report  Negative Declaration  
 Mitigated Neg. Declaration  Exemption

Project Applicant: City of Oxnard

Project Applicant Address: 214 South C Street Oxnard, CA 93030

Project Applicant Phone Number: 805-385-8207

Project Applicant is (check one):  Local Public Agency  School District  Other Special District  
 State Agency  Private Entity

If the agency presenting this document is filing as the responsible agency, **provide a copy** of the Lead Agency's filed documents and complete the following:

Lead Agency: \_\_\_\_\_

Lead Agency's Project Title: \_\_\_\_\_

Lead Agency's State Receipt #: \_\_\_\_\_

Lead Agency's Document #: \_\_\_\_\_

Check Applicable Fees (check all that apply):

- Negative Declaration (\$2,216.25)
- Environmental Impact Report (\$3,078.25)
- County Administrative Fee (\$50.00)
- Filed by responsible agency; fees paid by lead agency (Attach a copy of Lead Agency's filing & receipt).
- Fees have already been paid (Attach a copy of the prior filing and proof of payment).
- Categorically Exempt
- Statutorily Exempt
- No Effect Determination Form

Prepared by: Isidro Figueroa  
Print Name

Principal Planner \_\_\_\_\_  
Print Title

Signature:

12/27/2017  
Date

805-385-8207  
Phone #

**DO NOT WRITE BELOW THIS LINE**

The following will be completed by the Ventura County Clerk's Office.

Signature of person receiving payment: GRACE McVICKER, Total Received: \$ 50  
Deputy County Clerk

Posted: DEC 29 2017 through \_\_\_\_\_