

Ordinance Type	Personnel Practices	Date Adopted	June 28, 2006
Ordinance Number & Title	6000 - Annexations and Detachments	Date Amended	June 25, 2008

6000.01 Requirement of Annexation for Service

Except as approved by the Board of Directors as provided in Section 12000.03.2 H and elsewhere in this Code, whenever water service is requested for land outside the wholesale boundaries of the District, the land to be serviced must first be annexed to the District.

6000.02 Annexations to or Detachments from the San Juan Retail District or Wholesale Boundaries through Local Agency Formation Commission (LAFCO)

An owner or owners desiring to annex land to or to detach land from the District may request the District to file the petition with LAFCO for such annexation or detachment. Annexations for subdivisions shall file their own petition with LAFCO. Any such proceeding for annexation or detachment, which is deemed a change of organization or reorganization pursuant to the Local Government Reorganization Act, shall be initiated, conducted and completed pursuant to the laws of the State of California.

6000.03 Fees and Charges for Annexations or Detachments

A petitioner requesting an annexation to or detachment from the District or an improvement district within the District shall pay the following applicable fees and charges.

6000.03.1 Administrative Processing Fees

- A. A deposit for District costs to process an annexation or detachment request shall be due based on estimate of costs on a time and material basis. When a petition or request for annexation or detachment is filed, the District shall make an estimate of District costs to process the annexation or detachment. The total estimated amount shall be deposited with the District for the processing fee. The District shall be paid for all costs incurred in processing the annexation or detachment. If actual costs exceed the deposit, the petitioner shall pay the difference to the District before the proceeding becomes final. If actual costs are less than the deposit, the District shall refund the balance of the deposit, provided that there shall be no reduction in the minimum fee.
- B. Additional processing fees or charges: The petitioner shall pay all processing fees and charges due LAFCO, the State Board of Equalization and any other applicable government agency when requested by the government agency

6000.03.2 Annexation Fee

A. For each annexation into the District, the petitioner shall pay appropriate annexation fees as determined by the Board of Directors. These fees may include, but are not limited to, the proportionate amount of: property taxes that were collected to fund construction of the water treatment plant, property taxes received for the District’s share of the 1% property tax assessments that were utilized for capital facilities, and property taxes associated with any additional water system improvements.

6000.03.3 Detachment Fees

For each detachment of land from the District, the petitioner shall pay such fees as the Board of Directors determines are appropriate for the detachment. Determinations shall be made by the Board on a case-by-case basis.

6000.03.4 Payment of Fees and Charges

All annexation or detachment fees and processing fees and charges shall be paid to the District at the time the petition for such proceeding is filed. When a petition is filed with LAFCO, the District shall notify LAFCO that payment of all such fees and charges to the District shall be a condition for District approval of the annexation or detachment.

6000.04 Taxation of Property After Annexation to District

When property is annexed by a petitioner, other than a tax-exempt agency, the property in the annexed area shall be subject to taxation and applicable District assessments after the annexation thereof for the purposes of the District, including the payment of principal and interest on bonds and other obligations of the District authorized and outstanding at the time of the annexation. The Board of Directors shall provide as a condition of the annexation that the annexed area shall be subject to taxation and applicable District assessments as if the property had always been a part of the District.

Revision History:

Revision Date	Description of Changes	Requested By
6/25/08	Ord. 08-001 repealed all prior ordinances	