



VENTURA LOCAL AGENCY FORMATION COMMISSION

MEETING AGENDA

Wednesday May 16, 2012

9:00 A.M.

Hall of Administration, Board of Supervisors Hearing Room
800 S. Victoria Avenue, Ventura CA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Commission Presentations and Announcements

PUBLIC COMMENTS

5. This is an opportunity for members of the public to speak on items not on the agenda.

(The Ventura Local Agency Formation Commission encourages all interested parties to speak on any issue on this agenda in which they have an interest; or on any matter subject to LAFCo jurisdiction. It is the desire of LAFCo that its business be conducted in an orderly and efficient manner. All speakers are requested to fill out a Speakers Card and submit it to the Clerk before the item is taken up for consideration. All speakers are requested to present their information to LAFCo as succinctly as possible. Members of the public making presentations, including oral and visual presentations, may not exceed five minutes unless otherwise increased or decreased by the Chair, with the concurrence of the Commission, based on the complexity of the item and/or the number of persons wishing to speak. Speakers are encouraged to refrain from restating previous testimony.)

COMMISSIONERS AND STAFF

COUNTY: Kathy Long Linda Parks <i>Alternate:</i> Steve Bennett	CITY: Carl Morehouse Janice Parvin, Chair <i>Alternate:</i> Carol Smith	DISTRICT: Elaine Freeman Gail Pringle, Vice Chair <i>Alternate:</i> Bruce Dandy	PUBLIC: Lou Cunningham <i>Alternate:</i> Linda Ford-McCaffrey	
Executive Officer: Kim Uhlich	Dep. Exec. Officer Kai Luoma, AICP	Office Mgr/Clerk Debbie Schubert	Office Assistant Martha Escandon	Legal Counsel Michael Walker

CONSENT ITEMS

- 6. Minutes of the Ventura LAFCo April 18, 2012 Regular Meeting
- 7. Budget to Actual Report: March 2012

RECOMMENDED ACTION: Approval Item 6
 Receive and File Item 7

PUBLIC HEARING ITEMS

- 8. Sphere of Influence Reviews/Updates
 - A. Ventura Port District
 Review the sphere of influence for the Ventura Port District and determine that no update or municipal service review is necessary.
 - B. Oxnard Harbor District
 Review the sphere of influence for the Oxnard Harbor District and adopt resolution LAFCo 12-07S making determinations and updating the sphere of influence for the Oxnard Harbor District.

RECOMMENDED ACTION: Approval (A and B)

- 9. LAFCo Recommended Final Budget and Work Plan for Fiscal Year 2012-2013
 Adopt a resolution:
 - A. Finding that a decrease in staffing and program costs will nevertheless allow the Commission to fulfill the purposes and programs of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and
 - B. Approving the Recommended Final Budget for FY 2012-13 and directing staff to transmit the Final Budget to the County, each city, and each independent special district.

RECOMMENDED ACTION: Approval (A and B)

ACTION ITEMS

- 10. LAFCo 12-02 Camarillo Sanitary District Annexation - Mass Annexation
(Continued from April 18, 2012)
 A proposal to annex 365 parcels and sections of various rights of way to the District in order to provide sanitary sewer service to existing residential development. The proposal includes several parcels already receiving service from the District, as well as several more which anticipate receiving service in the future.

RECOMMENDED ACTION: Approval

11. Review of LAFCo Fund Balance Policies
Review the Fund Balance Policies and determine that the currently adopted levels of fund balance are sufficient to meet operational needs.

RECOMMENDED ACTION: Approval

12. City of Simi Valley General Plan Update - Responses to LAFCo Staff's EIR Comments
Receive report and direct staff as appropriate.

RECOMMENDED ACTION Receive report and direct staff as appropriate

13. Cancel June 13 Regular LAFCo meeting
Cancel the June 13, 2012 regular LAFCo meeting and direct staff to provide notice of cancelation to the County, all cities, independent special districts and other interested parties as required by law.

RECOMMENDED ACTION Approval

INFORMATIONAL ITEMS

Proposals Received: LAFCo 12-06 City of San Buenaventura Reorganization – Montalvo Islands

EXECUTIVE OFFICER'S REPORT

Legislative Update

COMMISSIONER COMMENTS

ADJOURNMENT

WEB ACCESS:
LAFCo Agendas, Staff Reports
and Adopted Minutes can be found at:
www.ventura.lafco.ca.gov

Written Materials - Written materials relating to items on this Agenda that are distributed to the Ventura Local Agency Formation Commission within 72 hours before they are scheduled to be considered will be made available for public inspection at the LAFCo office, 800 S. Victoria Avenue, Administration Building, 4th Floor, Ventura, CA 93009-1850, during normal business hours. Such written materials will also be made available on the Ventura LAFCo website at www.ventura.lafco.ca.gov, subject to staff's ability to post the documents before the meeting.

Public Presentations - Except for applicants, public presentations may not exceed five (5) minutes unless otherwise increased or decreased by the Chair, with the concurrence of the Commission. Any comments in excess of this limit should be submitted in writing at least ten days in advance of the meeting date to allow for distribution to, and full consideration by, the Commission. Members of the public who wish to make audio-visual presentations must provide and set up their own hardware and software. Set up of equipment must be complete before the meeting is called to order. All audio-visual presentations must comply with the applicable time limit for oral presentations and thus should be planned with flexibility to adjust to any changes to the time limit established by the Chair. For more information about these policies, please contact the LAFCo office.

Quorum and Voting – The bylaws for the Ventura LAFCo Commissioner's Handbook provide as follows:

1.1.6.1 Quorum: Four (4) members shall constitute a quorum for the transaction of business, but a lesser number may adjourn from time to time.

1.1.6.2 Voting: Unless otherwise provided by law or these By-Laws, four affirmative votes are required to approve any proposal or other action. A tie vote, or any failure to act by at least four affirmative votes, shall constitute a denial.

Americans with Disabilities Act - In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the LAFCo office (805) 654-2576. Notification 48 hours prior to the meeting will enable LAFCo to make reasonable arrangements to ensure accessibility to this meeting.

Disclosure of Campaign Contributions - LAFCo Commissioners are disqualified and are not able to participate in any proceeding involving an "entitlement for use" if, within the 12 months preceding the LAFCo decision, the Commissioner received more than \$250 in campaign contributions from the applicant, an agent of the applicant, or any financially interested person who actively supports or opposes the LAFCo decision on the matter. Applicants or agents of applicants who have made campaign contributions totaling more than \$250 to any LAFCo Commissioner in the past 12 months are required to disclose that fact for the official record of the proceeding.

Disclosures must include the amount of the contribution and the recipient Commissioner and may be made either in writing to the Clerk of the Commission prior to the hearing or by an oral declaration at the time of the hearing.

The foregoing requirements are set forth in the Political Reform Act of 1974, specifically Government Code, section 84308.



VENTURA LOCAL AGENCY FORMATION COMMISSION

MEETING MINUTES

Wednesday April 18, 2012

Agenda Item 6

Hall of Administration, Board of Supervisors Hearing Room
800 S. Victoria Avenue, Ventura

1. Call to Order
Chair Parvin called the meeting to order at 9:03 AM
2. Pledge of Allegiance
Chair Parvin led the pledge of allegiance.
3. Roll Call
The clerk called the roll. The following Commissioners were present:

Commissioner Cunningham	Commissioner Parvin
Commissioner Freeman	Commissioner Pringle
Commissioner Long *	Alternate Commissioner Dandy
Commissioner Morehouse	Alternate Commissioner Ford-McCaffrey
Commissioner Parks	

* Commissioner Long arrived prior to action taken on Item 10.
4. Commission Presentations and Announcements
There were no presentations or announcements.

PUBLIC COMMENTS

5. This is an opportunity for members of the public to speak on items not on the agenda.
There were no public comments

COMMISSIONERS AND STAFF

<u>COUNTY</u>	<u>CITY</u>	<u>DISTRICT</u>	<u>PUBLIC</u>
Kathy Long	Carl Morehouse	Elaine Freeman	Lou Cunningham
Linda Parks	Janice Parvin, Chair	Gail Pringle, Vice Chair	
<i>Alternate:</i>	<i>Alternate:</i>	<i>Alternate:</i>	<i>Alternate:</i>
Steve Bennett	Carol Smith	Bruce Dandy	Linda Ford-McCaffrey
Executive Officer:	Dep. Exec. Officer	Office Mgr/Clerk	Office Assistant
Kim Uhlich	Kai Luoma, AICP	Debbie Schubert	Martha Escandon
			Legal Counsel
			Michael Walker

CONSENT ITEMS

6. Minutes of the Ventura LAFCo March 21, 2012 Regular Meeting
7. LAFCo 12-03 Ojai Valley Sanitary District Annexation – 509 Burnham Road
8. Budget to Actual Report: February 2012

MOTION: Approval of Items 6 and 7, Receive and File Item 8 as Recommended: Pringle

SECOND: Morehouse

AYES: Cunningham, Freeman, Morehouse, Parks, Pringle, Parvin (with the exception of Item 6, from which Commissioner Parvin abstained)

NOES: None

ABSTAINED: Parvin (Item 6 only)

MOTION PASSES 5/0/1 (Item 6)

MOTION PASSES 6/0/0 (Items 7 and 8)

ACTION ITEMS

9. LAFCo 12-02 Camarillo Sanitary District Annexation – Mass Annexation

Kai Luoma presented the staff report recommending that the proposal be continued to the May 16, 2012 regular LAFCo meeting. There were no public comments.

MOTION: Approval as recommended: Parks

SECOND: Morehouse

AYES: Cunningham, Freeman, Morehouse, Parks, Parvin, Pringle

NOES: None

ABSTAINED: None

MOTION PASSES 6/0/0
10. Report on Government Code Provision Regarding School Mitigation Fees

Kai Luoma presented the staff report.

MOTION: Receive and file report. In response to notices of preparation, draft EIRs, and other pertinent documents which involve pending change of organization proposals and/or sphere of influence amendments, direct staff to provide a gentle reminder of the need to evaluate potential impacts from increased school enrollment other than those directly related to school capacity. If staff does not believe that identified impacts would be sufficiently mitigated, staff should identify additional mitigation measures as may be appropriate. In conjunction with the review of applications for sphere of influence updates, staff may request information from affected school districts on their plans to provide educational services to the affected territory and, if appropriate, identify mitigation measures to ensure that such services can be provided: Morehouse

SECOND: Cunningham

AYES: Cunningham, Long, Morehouse, Parks, Parvin, Pringle

NOS: Freeman

ABSTAINED: None

MOTION PASSES 6/1/0

PUBLIC HEARING ITEMS

11. Sphere of Influence Reviews/Updates
- A. Camarillo Health Care District – Review the Sphere of Influence and Determine that No Update or Municipal Service Review is Necessary
Chair Parvin opened the public hearing. Kim Uhlich presented the staff report. With no public comments, Chair Parvin closed the public hearing.
MOTION: Approval as recommended: Long
SECOND: Morehouse
AYES: Cunningham, Freeman, Long, Morehouse, Parks, Parvin, Pringle
NOS: None
ABSTAINED:None
MOTION PASSES 7/0/0
- B. Ventura County Service Area No. 33 - Review the Sphere of Influence and Adopt a Resolution Making Determinations and Updating the Sphere of Influence by Applying a Provisional Sphere
MOTION: Approval as recommended: Long
SECOND: Morehouse
AYES: Cunningham, Freeman, Long, Morehouse, Parvin, Pringle
NOS: Parks
ABSTAINED:None
MOTION PASSES 6/1/0
12. Review and Readopt the LAFCo Fee Schedule for Fiscal Year 2012-13
Chair Parvin opened the public hearing. Kai Luoma presented the staff report. With no public comments, Chair Parvin closed the public hearing.
MOTION: Approval as recommended: Cunningham
SECOND: Freeman
AYES: Cunningham, Freeman, Long, Morehouse, Parks, Parvin, Pringle
NOS: None
ABSTAINED:None
MOTION PASSES 7/0/0
13. LAFCo Proposed Budget Fiscal Year 2012-2013
Chair Parvin opened the public hearing. Kim Uhlich presented the staff report. With no public comments, Chair Parvin closed the public hearing.
MOTION: Approval of A and B as recommended: Cunningham
SECOND: Freeman
AYES: Cunningham, Freeman, Long, Morehouse, Parks, Parvin, Pringle
NOS: None
ABSTAINED:None
MOTION PASSES 7/0/0

EXECUTIVE OFFICER'S REPORT

Kim Uhlich mentioned that the recently adopted policies had been incorporated in a new publication of the Commissioner's Handbook and that it was available on the website and printed or e-mail copies are available upon request. She also reminded the Commission that their next meeting is scheduled for May 16.

COMMISSIONER COMMENTS

Commissioner Cunningham reported on his plan to attend the CALAFCO Board Meeting May 4 in Marysville. Commissioner Long announced that a town hall meeting has been scheduled for May 17th in the City of Camarillo to discuss a proposed high school.

ADJOURNMENT

Chair Parvin adjourned the meeting at 10:35 a.m.

DRAFT



VENTURA LOCAL AGENCY FORMATION COMMISSION

STAFF REPORT

Meeting Date: May 16, 2012

(Consent)

Agenda Item 7

TO: LAFCo Commissioners
FROM: Kim Uhlich, Executive Officer
SUBJECT: FY 2011-12 Budget to Actual Report – March 2012

RECOMMENDATION:

Receive and file the Budget to Actual report for March 2012.

DISCUSSION:

Pursuant to the Commissioner’s Handbook policies, the Executive Officer is to provide monthly budget reports to the Commission as soon as they are available. The attached reports, which have been prepared with the assistance of the County Auditor-Controller staff, reflect revenue and expenditures for March of the 2011-12 Fiscal Year.

The March Budget to Actual report (Attachment 1) reflects a transfer of \$1,764 from Miscellaneous Office Expense (account code 2179) to Other Professional and Special Services (account code 2199) to cover encumbrances for the LAFCo website redesign work performed by Dennison-Wolfe. As part of the FY 2011-12 adopted budget, the Commission appropriated \$8,000 for Information Technology – ISF (account code 2192) for website redesign and web hosting services for twelve months based on a cost proposal received by LAFCo staff from the County Information Technology Services Division. Since that time, staff obtained a more competitive cost proposal from Dennison-Wolfe and the Executive Officer subsequently approved a contract in the amount of \$4,719.00 (not including an additional estimated annual fee of \$372.00 for web hosting services) pursuant to Section 2.5.4 of the Commissioner’s Handbook. This provision of the Handbook delegates authority to the Executive Officer to approve and execute contracts for \$5,000 or less. After the redesign work was underway, the contract was amended to reflect staff’s determination that some components of the initial proposal could be postponed to a future date. This reduced the total cost of the website redesign project to \$3,039.

COMMISSIONERS AND STAFF

Table with 5 columns: COUNTY, CITY, DISTRICT, PUBLIC, and staff roles (Executive Officer, Dep. Exec. Officer, Office Mgr/Clerk, Office Assistant, Legal Counsel) with corresponding names.

The appropriate budget account to which appropriations for professional services provided by private vendors such as Dennison-Wolfe should be made is Other Professional and Special Services (account code 2199) rather than Information Technology – ISF (account code 2192), which is reserved for charges for services provided by the County Information Technology Services Division. Although staff could have chosen to transfer the \$1,764 from Information Technology – ISF (account code 2192) to Other Professional and Special Services (2199), staff determined that the unspent appropriation in Miscellaneous Office Expense (account code 2179) is sufficient to cover the amount.

Attachment: (1) Budget to Actual Report, March 2012



VENTURA LOCAL AGENCY FORMATION COMMISSION

**BUDGET TO ACTUAL FY 2011-12
YEAR TO DATE ENDING MARCH 31, 2012 (75% of year)
Fund 7920, Organization 8950**

ATTACHMENT 1

Summary	Budget	Adj. Budget	To Date
Estimated Sources	766,598	766,598	722,039
Appropriations	766,598	766,598	428,621

Account Number	Title	BUDGET			ACTUAL YTD			Variance Favorable (Unfavorable)	
		Budget	Proposed Adjustments	Adjusted Budget	Actual	Encumbered	Total Revenue/Obligation		
FUND BALANCE									
	Beginning Balance	377,796		377,796	377,796.00		377,796.00	0.00	
5331	Committed	100,000		100,000	100,000.00		100,000.00	0.00	
5395	Unassigned	154,983		154,983	154,983.00		154,983.00	0.00	
5395	Unassigned - Appropriated	122,813		122,813	122,813.00		122,813.00	0.00	
REVENUE									
8911	Interest Earnings	8,000		8,000	2,587.44		2,587.44	(5,412.56)	32%
9372	Other Governmental Agencies	570,285		570,285	570,285.00		570,285.00	0.00	100%
9772	Other Revenue - Miscellaneous	65,500		65,500	26,353.46		26,353.46	(39,146.54)	40%
	Total Revenue	643,785	0	643,785	599,225.90		599,225.90	(44,559.10)	93%
	TOTAL SOURCES	766,598	0	766,598	722,038.90	0.00	722,038.90	(44,559.10)	94%
EXPENDITURES									
1101	Regular Salaries	337,000		337,000	236,480.02		236,480.02	100,519.98	70%
1106	Supplemental Payments	13,000		13,000	8,730.48		8,730.48	4,269.52	67%
1107	Term/Buydown	17,000		17,000	4,869.26		4,869.26	12,130.74	29%
1121	Retirement Contribution	66,000		66,000	43,754.65		43,754.65	22,245.35	66%
1122	OASDI Contribution	20,000		20,000	12,284.43		12,284.43	7,715.57	61%
1123	FICA - Medicare	5,200		5,200	3,632.81		3,632.81	1,567.19	70%
1124	Safe Harbor	1,750		1,750	1,231.49		1,231.49	518.51	70%
1141	Group Insurance	27,100		27,100	18,695.92		18,695.92	8,404.08	69%
1142	Life Ins/Dept. Heads & Mgmt.	400		400	126.52		126.52	273.48	32%
1143	State Unempl	700		700	479.52		479.52	220.48	69%
1144	Management Disability Ins.	2,400		2,400	556.86		556.86	1,843.14	23%
1165	Worker Compensation Ins	2,600		2,600	1,776.86		1,776.86	823.14	68%
1171	401K Plan	13,000		13,000	7,257.49		7,257.49	5,742.51	56%
	Salaries and Benefits	506,150	0	506,150	339,876.31	0.00	339,876.31	166,273.69	67%
2033	Voice/Data ISF	5,000		5,000	2,136.42		2,136.42	2,863.58	43%
2071	General Insurance Alloca - ISF	2,500		2,500	1,093.00		1,093.00	1,407.00	44%
2125	Facil/Matts Sq. Ft. Alloc. - ISF	17,000		17,000	10,905.00		10,905.00	6,095.00	64%
2128	Other Maint	500		500	0.00		0.00	500.00	0%
2141	Memberships & Dues	6,300		6,300	6,271.00		6,271.00	29.00	100%
2154	Education Allowance	2,000		2,000	2,000.00		2,000.00	0.00	100%
2158	Indirect Cost Recovery	20,107		20,107	10,054.00		10,054.00	10,053.00	50%
2172	Books & Publications	700		700	439.53		439.53	260.47	63%
2174	Mail Center - ISF	3,000		3,000	1,556.93		1,556.93	1,443.07	52%
2176	Purchasing Charges - ISF	500		500	122.47		122.47	377.53	24%
2177	Graphics Charges - ISF	5,500		5,500	188.99		188.99	5,311.01	3%
2178	Copy Machine Charges - ISF	400		400	154.77		154.77	245.23	39%
2179	Miscellaneous Office Expense	7,000	(1,764)	5,236	2,390.09		2,390.09	2,845.91	46%
2181	Stores ISF	50		50	7.00		7.00	43.00	14%
2191	Board Members Fees	5,000		5,000	1,750.00		1,750.00	3,250.00	35%
2192	Information Technology - ISF	13,500		13,500	1,603.80		1,603.80	11,896.20	12%
2195	Specialized Services/Software	1,850		1,850	736.25		736.25	1,113.75	40%
2197	Public Works - Charges	6,000		6,000	1,621.65		1,621.65	4,378.35	27%
2199	Other Prof & Spec Service	9,000	1,764	10,764	10,039.00	725.00	10,764.00	0.00	100%
2203	Accounting and Auditing Services	5,000		5,000	0.00		0.00	5,000.00	0%
2205	GSA Special Services ISF	100		100	0.00		0.00	100.00	0%
2214	County GIS Expenses	25,000		25,000	8,984.52		8,984.52	16,015.48	36%
2261	Public & Legal Notices	5,000		5,000	2,008.16		2,008.16	2,991.84	40%
2283	Records Storage Charges	250		250	210.35		210.35	39.65	84%
2293	Computer Equipment <5000	3,500		3,500	364.80		364.80	3,135.20	10%
2304	County Legal Counsel	25,000		25,000	10,175.00		10,175.00	14,825.00	41%
2521	Transportation Charges ISF	1,000	(1,000)	0	0.00		0.00	0.00	0%
2522	Private Vehicle Mileage	6,500		6,500	3,981.60		3,981.60	2,518.40	61%
2523	Conf. & Seminars Expense	13,000		13,000	8,973.99		8,973.99	4,026.01	69%
2526	Conf. & Seminars Expense ISF	500		500	27.00		27.00	473.00	5%
2528	Motorpool ISF	0	1,000	1,000	224.84		224.84	775.16	22%
	Services and Supplies	190,757	0	190,757	88,020.16	725.00	88,745.16	102,011.84	47%
6101	Contingency	69,691		69,691	0.00		0.00	69,691.00	0%
	TOTAL EXPENDITURES	766,598	0	766,598	427,896.47	725.00	428,621.47	337,976.53	56%
							0.00		

Note: Revenue amounts with "()" in the ACTUAL column reflect FY12 accruals less than budgeted revenue to date.
Expenditure amounts with "()" in the ACTUAL column reflect FY12 accruals in excess of budget expenditures to date.



VENTURA LOCAL AGENCY FORMATION COMMISSION
STAFF REPORT

Meeting Date: May 16, 2012

Agenda Item 8

TO: LAFCo Commissioners
FROM: Kim Uhlich, Executive Officer *KU*
SUBJECT: Sphere of Influence Review for the Ventura Port District and Sphere of Influence Review and Update for the Oxnard Harbor District

RECOMMENDATION:

- A. Review the sphere of influence for the Ventura Port District and determine that no update or municipal service review is necessary.
- B. Review the sphere of influence for the Oxnard Harbor District and adopt attached resolution LAFCo 12-07S making determinations and updating the sphere of influence for the Oxnard Harbor District.

BACKGROUND:

Pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Govt. Code §56000 et seq.), LAFCo must determine and adopt a sphere of influence for each city and special district on or before January 1, 2008. Every five years thereafter, LAFCo must, as necessary, review and/or update each sphere of influence (Govt. Code §56425(g)).

Ventura Port District

The Ventura Port District is an independent special district that owns and operates Ventura Harbor. The District is unique in that, pursuant to the Harbors and Navigation Code, any territory annexed into the City of San Buenaventura is automatically annexed into the District, without any separate action by LAFCo. Thus, as the City of San Buenaventura has grown so has the District. For this reason, the District's sphere of influence has over the years closely matched the City's sphere of influence.

COMMISSIONERS AND STAFF

COUNTY: Kathy Long Linda Parks <i>Alternate:</i> Steve Bennett	CITY: Carl Morehouse Janice Parvin, Chair <i>Alternate:</i> Carol Smith	DISTRICT: Elaine Freeman Gail Pringle, Vice Chair <i>Alternate:</i> Bruce Dandy	PUBLIC: Lou Cunningham <i>Alternate:</i> Linda Ford-McCaffrey	
Executive Officer: Kim Uhlich	Dep. Exec. Officer Kai Luoma, AICP	Office Mgr/Clerk Debbie Schubert	Office Assistant Martha Escandon	Legal Counsel Michael Walker

Based on recommendations contained in a Municipal Service Review (MSR) report, the Commission adopted a sphere of influence update in November 2007 which reduced the area of the District's sphere of influence to match the City's sphere of influence except for minor areas where the District's boundary is greater than the City boundary (Attachment 1).

Oxnard Harbor District

Formed in 1937, the Oxnard Harbor District is an independent special district that owns and operates the Port of Hueneme ("Port"). The District boundary includes most of the land area within the City of Oxnard sphere of influence, all of the land area within the City of Port Hueneme and the unincorporated communities of El Rio, Nyeland Acres, Silver Strand, Hollywood Beach and Hollywood by the Sea. The District boundary and sphere of influence are co-terminus (Attachment 2).

The District's revenue is derived by the fees charged for the services provided by the District (dockage and wharfage fees) and for the rental of land and facilities, and by revenue bonds. It does not receive any tax revenue. Unlike nearly all other special districts in Ventura County whose service areas generally correspond to the district boundary or sphere of influence, the District considers its service area to be the western United States. The Port is the only deep water harbor between Los Angeles and San Francisco Bay. It is the U.S. Port of Entry for California's central coast region, but for certain cargo it also competes with and serves the same approximate western U.S. market area as the Ports of Los Angeles, Long Beach and San Diego.

In September 2007 the Commission approved a MSR report and determined that no changes were necessary.

DISCUSSION:

Based on the sphere of influence review schedule included in the MSR Work Plan approved by the Commission in May 2008, sphere of influence reviews for the Ventura Port District and the Oxnard Harbor District are to be completed in 2012.

Ventura Port District

In March of this year, LAFCo staff met with the General Manager and other staff from the Port District to ascertain whether any changes have occurred with respect to the existing service areas since the last sphere update in 2007 and to determine whether changes to the District's probable future service areas may be necessary. Based on information provided by District staff and a comprehensive review of the existing boundaries and sphere for the District, no issues were identified. As such, LAFCo staff determined that the current sphere of influence boundary accurately reflects the anticipated service area. It is therefore recommended that the Commission determine that no update to the sphere of influence for the Ventura Port District is necessary. The effect of this recommendation is that the existing sphere of influence would remain the same.

Because there would be no changes, the sphere review action by the Commission for the Ventura Port District is not considered a project subject to the California Environmental Quality Act (CEQA).

Oxnard Harbor District

In April of this year, LAFCo staff met with the Executive Director and other staff from the Oxnard Harbor District to ascertain whether any changes have occurred with respect to the existing service areas since 2007 and to determine whether changes to the District's probable future service areas might be necessary.

As indicated in the Background section above, the District boundary and sphere include all of the land area within the City of Port Hueneme, portions of the unincorporated area and most of the land area within the City of Oxnard sphere of influence. Because the primary impacts of the Port operations are on the Cities of Port Hueneme and Oxnard, it is recommended that the District's sphere of influence be updated to match the sphere of influence for the City of Oxnard except for the offshore area (no sphere of influence exists for the City of Port Hueneme because it is entirely surrounded by the City of Oxnard and the Pacific Ocean). In addition, there are several minor discrepancies between the current District sphere and that for the City of Oxnard which should be adjusted to align with one another (see the maps labeled Exhibits A – V attached to the recommended resolution for the Oxnard Harbor District sphere of influence update – Attachment 3).

The recommended sphere of influence update would have no impact on the District's boundary. However, aligning the District sphere with that of the City of Oxnard will streamline the process for certain reorganization proposals involving the annexation of territory to both agencies. Currently, for any territory that is outside of the District's sphere but within the City of Oxnard's sphere, the District would be required to request approval of a concurrent sphere of influence amendment as part of any proposal to annex the territory to the District and the City. As it is logical for the District's boundary to be modified accordingly when territory is annexed to the City, staff believes it is appropriate in such cases to eliminate the need for ad hoc, concurrent sphere amendments.

Pursuant to Government Code Section 56425(e) it is recommended that the Commission consider and adopt written statements of its determinations with respect to each of the following:

- (1) *The present and planned land uses in the area, including agricultural and open-space lands.* – The sphere of influence update will have no impact on the present and planned land uses in the area. It will not provide for any changes with respect to land use or development and will not impact agricultural and open-space lands.
- (2) *The present and probable need for public facilities and services in the area.* – The sphere of influence update will not result in any changes in facilities or services provided by the District.
- (3) *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.* – The sphere of influence

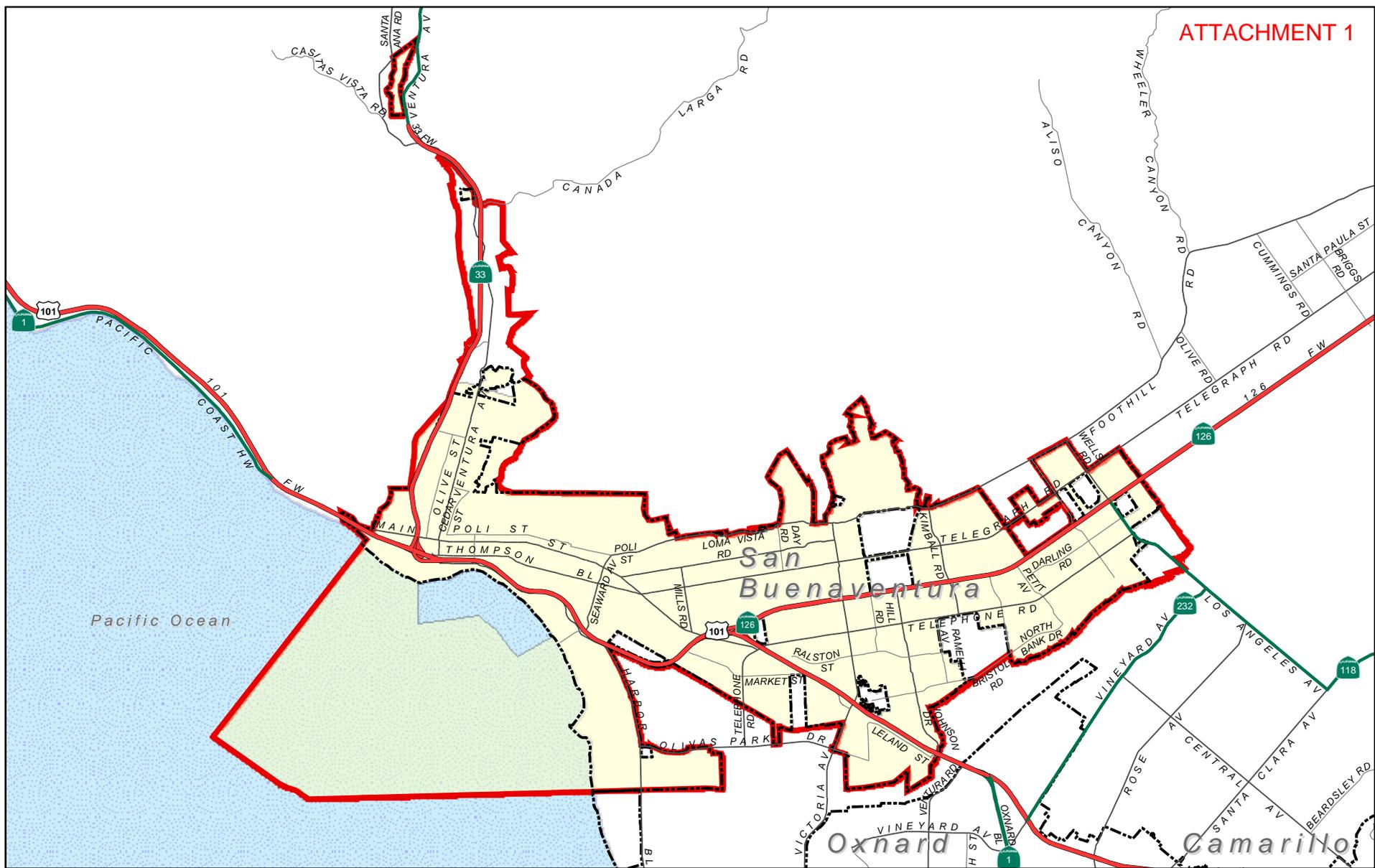
update will not affect the present capacity of the District or the adequacy of the services provided by the District.

- (4) *The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.* - The sphere of influence update will likely have a positive effect on the social and economic communities of interest in the area because it would geographically reconcile the areas eligible for annexation to the District with those of the City of Oxnard. This would facilitate the process by which future annexations of territory to the City could occur concurrently with the annexation of the same territory to the District. This will ensure that any resident of the City of Oxnard, regardless of where he/she lives, will be eligible to be elected to a seat on the District governing board and thereby promote full political representation within the area most affected by the District's operations.

The Ventura LAFCo is the lead agency under CEQA for sphere of influence updates. The Commission must therefore address CEQA requirements before taking any action on any sphere of influence update. In staff's opinion it could easily be argued that the sphere of influence update being recommended is not a project under CEQA in that the action will not result in a direct or reasonably foreseeable indirect physical change in the environment. Such a determination, however, would not result in any further public CEQA notice of action and potentially could be challengeable over an extended period of time. Thus, it is recommended that the Commission take a more conservative approach by determining that the sphere of influence update is exempt from CEQA under the "general rule" exemption. Specifically, CEQA Guidelines §15061(b)(3) provides that a project is exempt from CEQA if: "The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

The recommended sphere of influence update would not affect the boundary of the Oxnard Harbor District and would have no impact on the District's service area or ability to provide services. The recommended resolution relating to Oxnard Harbor District sphere of influence update (Attachment 3) contains a finding that the action is exempt from CEQA based on the "general rule" exemption.

- Attachments: (1) Current Sphere of Influence for the Ventura Port District
(2) Current Sphere of Influence for the Oxnard Harbor District
(3) Resolution LAFCo 12-07S making determinations and updating the sphere of influence for the Oxnard Harbor District



- Legend**
-  City Boundary
 -  District Sphere - 22,858 acres
 -  District Boundary - 20,127 acres

Ventura LAFCO

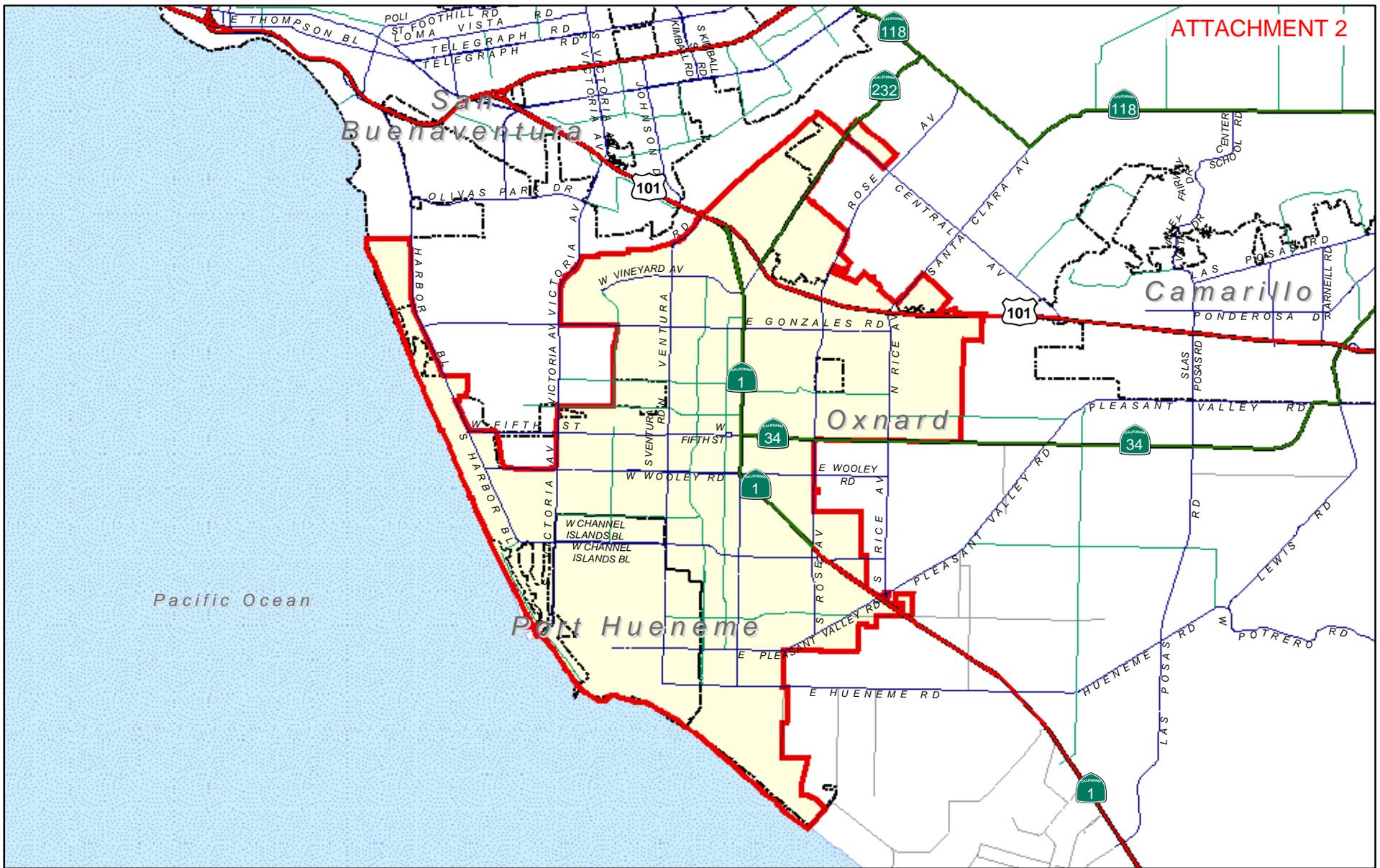
Ventura Port District Sphere of Influence as updated on November 21, 2007

Prepared by County of Ventura - IT Services Department - GIS Services
State Plane Coordinate System California Zone V - NAD 27



This map was compiled from records and computations

WARNING: The information contained hereon was created by the Ventura County Geographic Information System (GIS) which is designed and operated solely for the convenience of the County and related contract entities. The County does not warrant the accuracy of this information, and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



Legend

-  City Boundary
-  District Boundary
-  District Sphere

County of Ventura

Oxnard Harbor District

Prepared by County of Ventura - Information Systems Department - GIS Division

State Plane Coordinate System California Zone V - NAD 27

This map was compiled from records and computations



LAFCo 12-07S

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE UPDATE OF THE SPHERE OF
INFLUENCE FOR THE OXNARD HARBOR DISTRICT**

WHEREAS, Government Code Section 56425 et seq. requires the Local Agency Formation Commission (LAFCo) to develop and determine the sphere of influence of each local governmental agency within the County; and

WHEREAS, Government Code Section 56425(g) requires that LAFCo, as necessary, review and update the adopted sphere of influence boundaries on or before January 1, 2008 and every five years thereafter; and

WHEREAS, Government Code Section 56430 requires that a municipal service review be conducted prior to or in conjunction with a sphere of influence update; and

WHEREAS, LAFCo conducted a municipal service review of the services provided by the Oxnard Harbor District (District) and adopted written determinations as required by Government Code Section 56430 on September 19, 2007 for the services provided by the District; and

WHEREAS, no change in regulation, land use or development will occur as a result of updating the District's sphere of influence;

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration of this action by the Commission; and

WHEREAS, the sphere of influence update action was duly considered at a public hearing on May 16, 2012; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the sphere of influence update including, but not limited to, testimony at the public hearing on May 16, 2012 and the staff report and recommendation;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED as follows:

- (1) The Staff Report and Recommendation for approval of the sphere of influence update for the Oxnard Harbor District, dated May 16, 2012, are adopted.
- (2) The Commission has considered the criteria set forth in Government Code §56425(e) and determines as follows:
 - (a) *The present and planned land uses in the area, including agricultural and open-space lands.* – The sphere of influence update will have no impact on the present and planned land uses in the area. It will not provide for any changes with respect to land use or development and will not impact agricultural and open-space lands.
 - (b) *The present and probable need for public facilities and services in the area.* – The sphere of influence update will not result in any changes in facilities or services provided by the District.
 - (c) *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.* – The sphere of influence update will not affect the present capacity of the District or the adequacy of the services provided by the District.
 - (d) *The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.* - The sphere of influence update will likely have a positive effect on the social and economic communities of interest in the area because it would geographically reconcile the areas eligible for annexation to the District with those of the City of Oxnard. This would facilitate the process by which future annexations of territory to the City could occur concurrently with the annexation of the same territory to the District. This will ensure that any resident of the City of Oxnard, regardless of where he/she lives, will be eligible

to be elected to a seat on the District governing board and thereby promote full political representation within the area most affected by the District's operations.

- (3) The sphere of influence for the District is hereby updated to be the area as generally depicted on Exhibits A - V attached hereto.
- (4) The sphere of influence update is assigned the following distinctive short form designation: **LAFCo 12-07S – OXNARD HARBOR DISTRICT SPHERE OF INFLUENCE UPDATE – MAY 16, 2012**
- (5) The Commission directs staff to have the official sphere of influence geographic information system data maintained for the Ventura LAFCo by the County of Ventura as the official sphere of influence record for the Oxnard Harbor District updated consistent with this action.
- (6) In accordance with the Executive Officer's determination, the Commission, as lead agency for the purposes of the California Environmental Quality Act (CEQA), hereby determines that the sphere of influence update for the District is exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines.
- (7) The Commission directs staff to file a Notice of Exemption as lead agency under Section 15062 of the CEQA Guidelines.

This resolution was adopted on May 16, 2012.

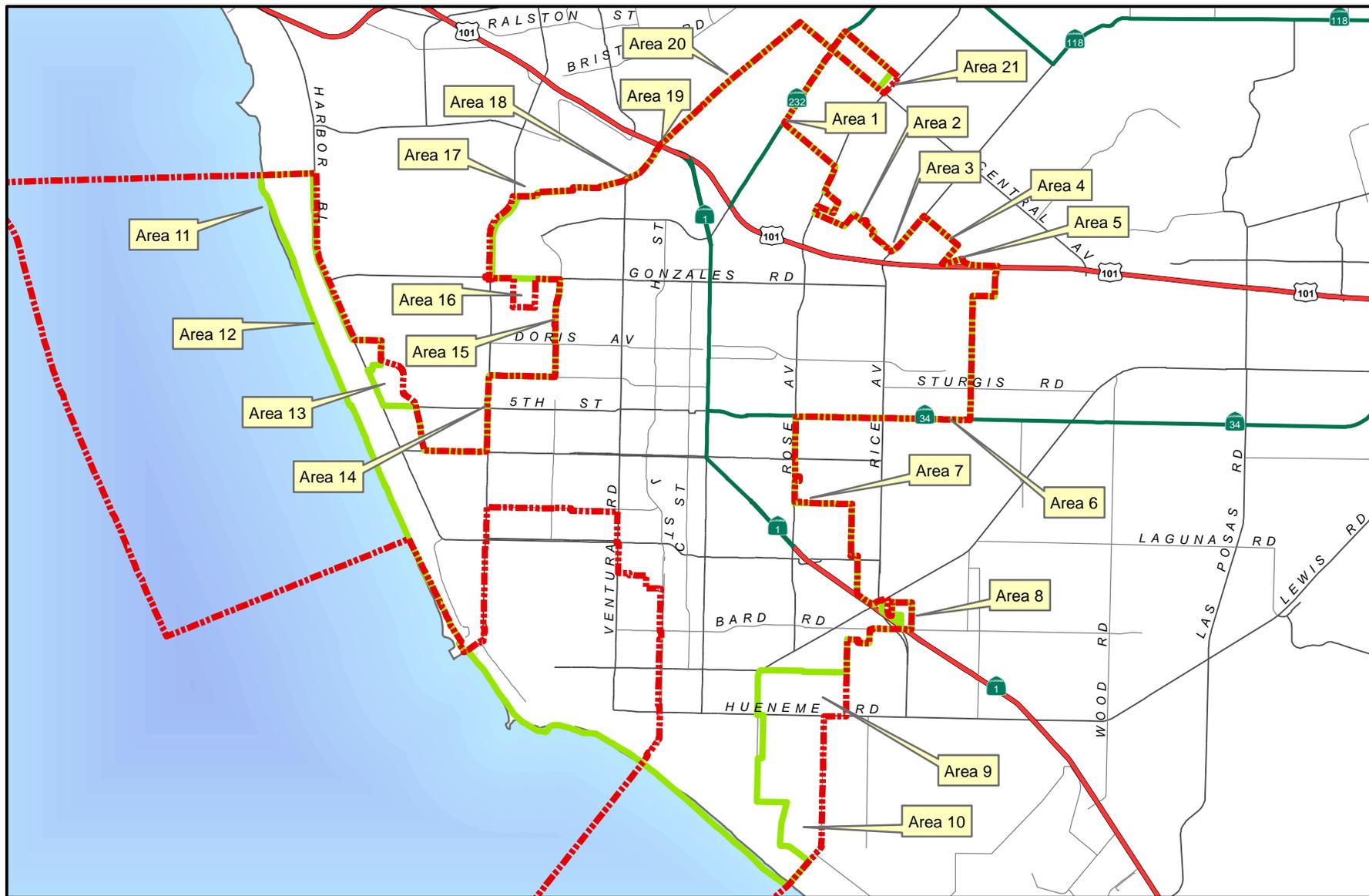
	AYE	NO	ABSTAIN	ABSENT
Commissioner Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Long	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Freeman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Morehouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Pringle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Bennett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Dandy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Ford-McCaffrey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dated: _____
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibits A - V

c: County Executive Office
County of Ventura Public Works Agency, Real Estate Services
Ventura County Surveyor
Ventura County Geographic Information Officer
Ventura County Planning Department
Oxnard Harbor District

Resolution - Sphere of Influence Update
Oxnard Harbor District
May 16, 2012
Page 4 of 4

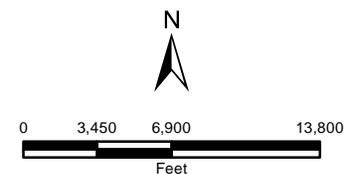


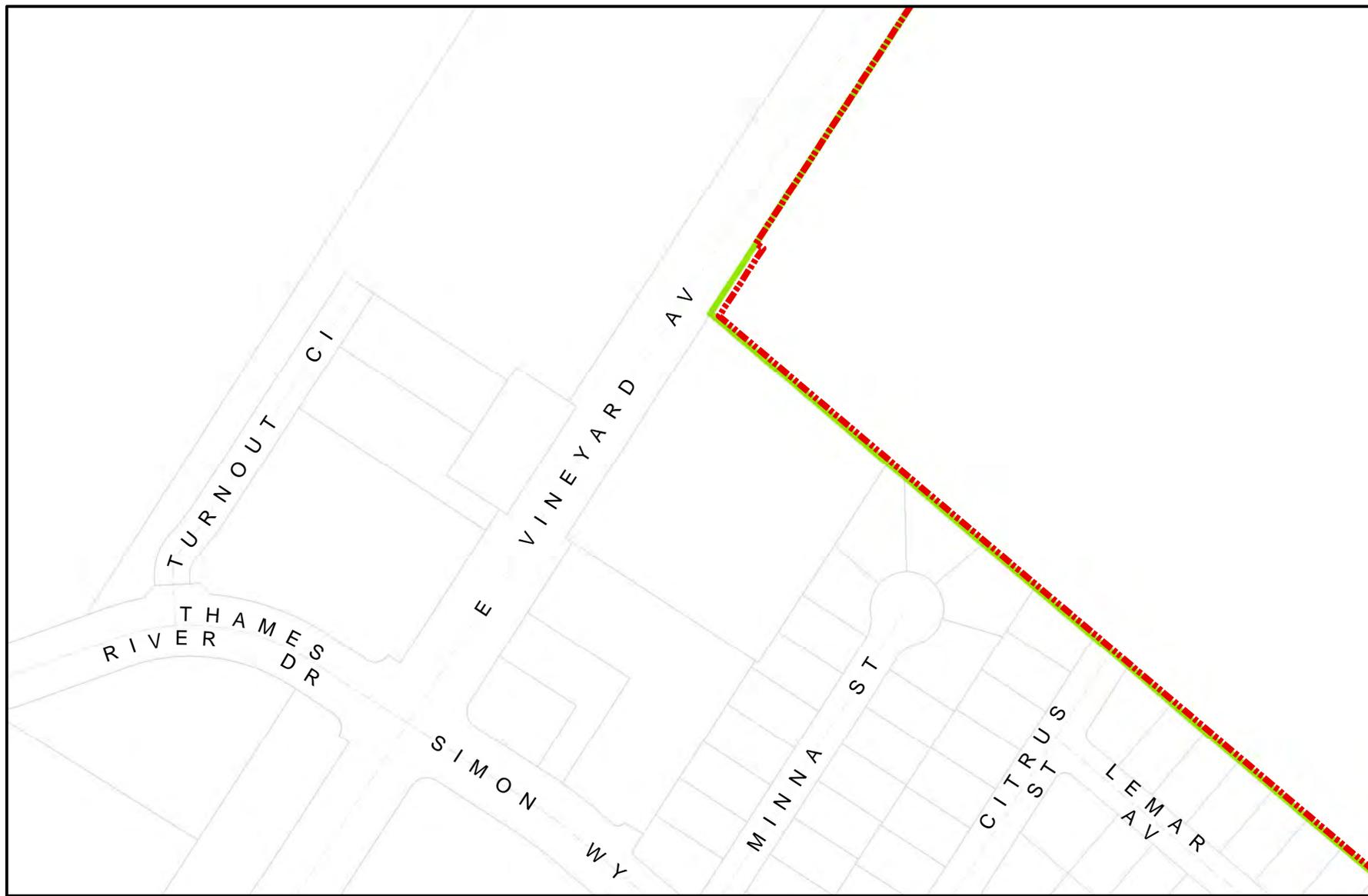
Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District

May, 2012

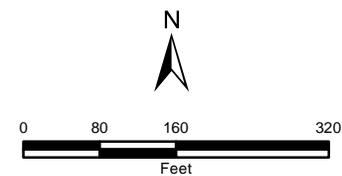


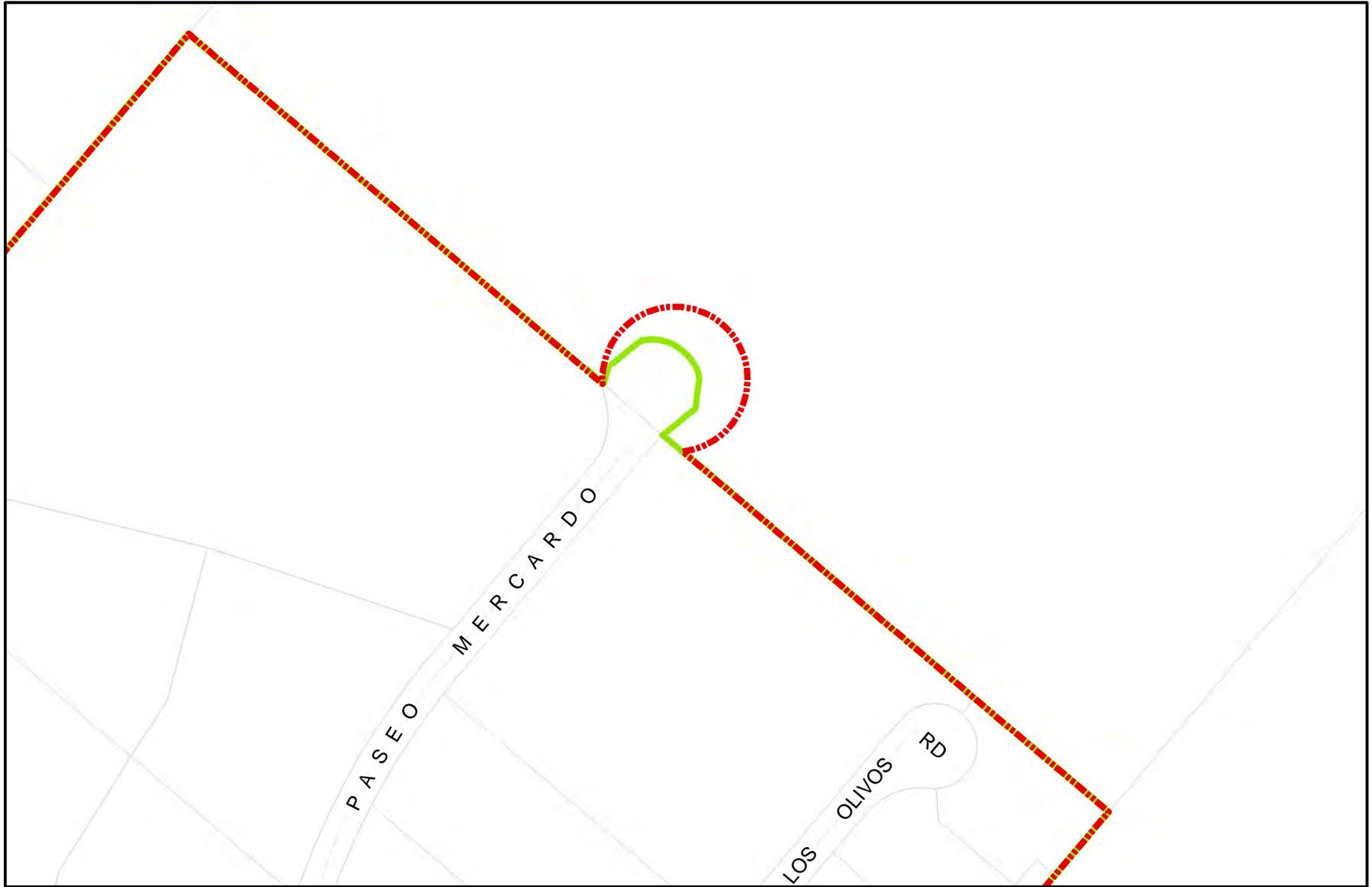


Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District
Area 1 Detail
May, 2012

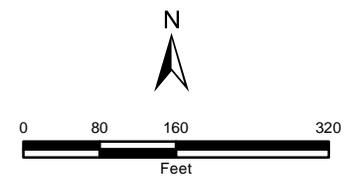


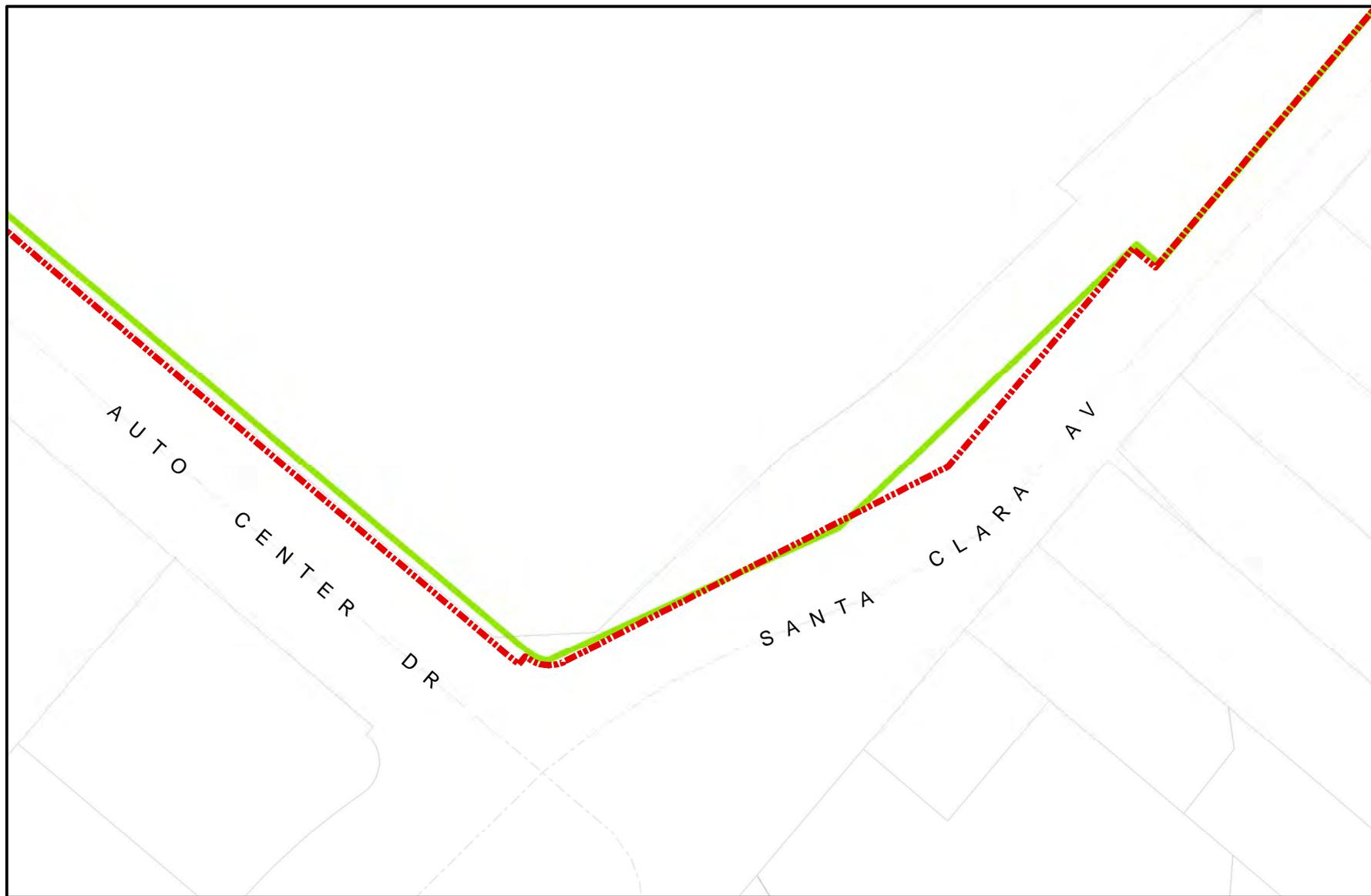


Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District
Area 2 Detail
May, 2012

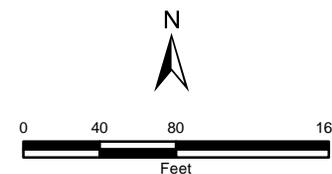




Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District
Area 3 Detail
May, 2012

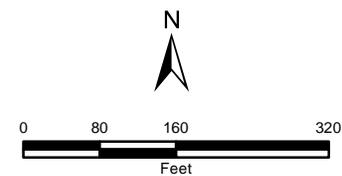




Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District
Area 4 Detail
May, 2012

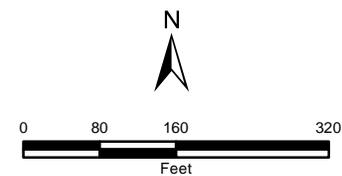


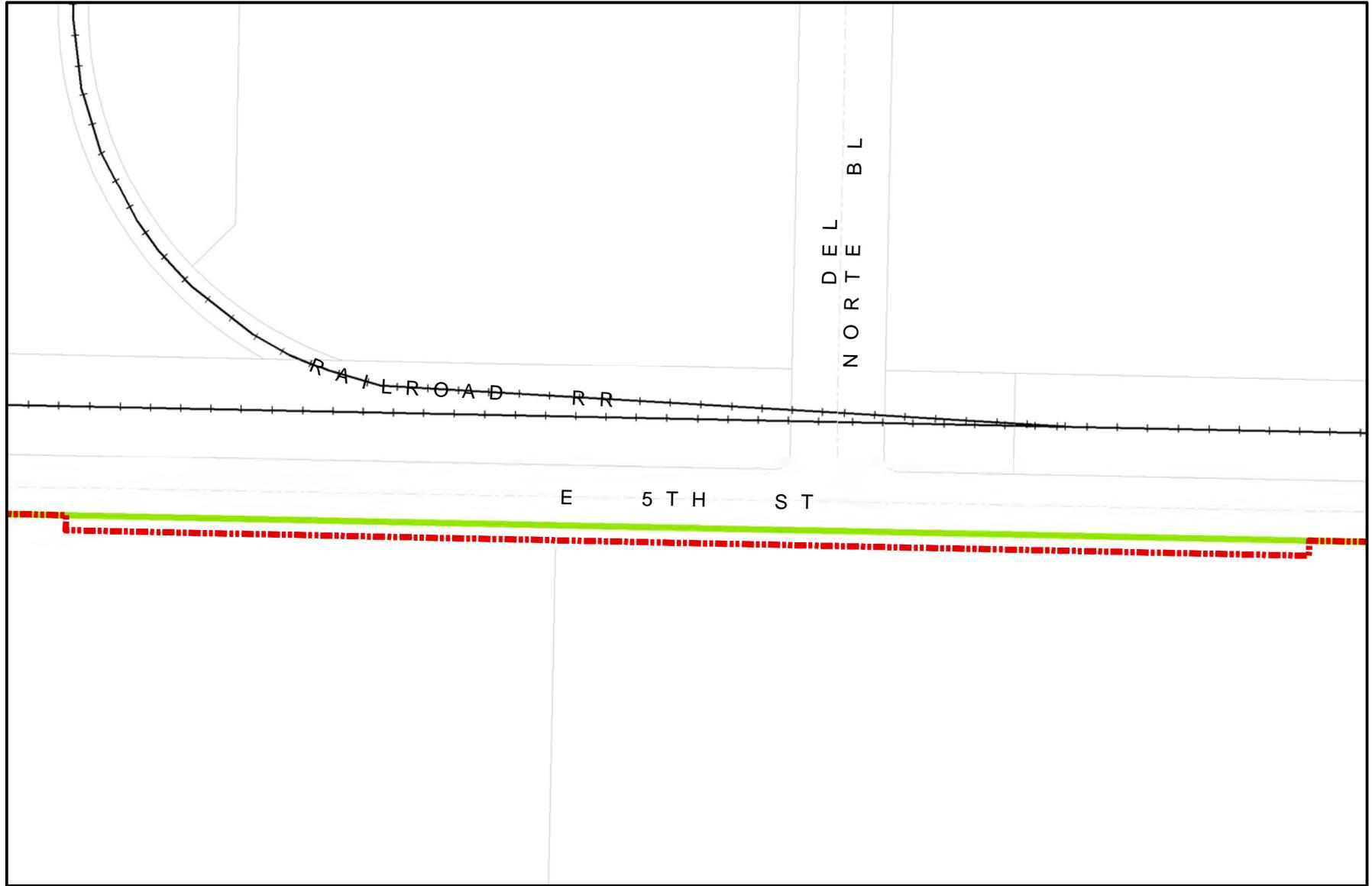


Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District
Area 5 Detail
May, 2012

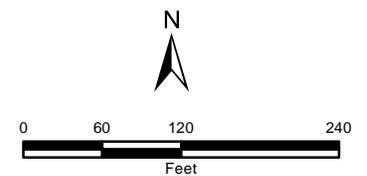


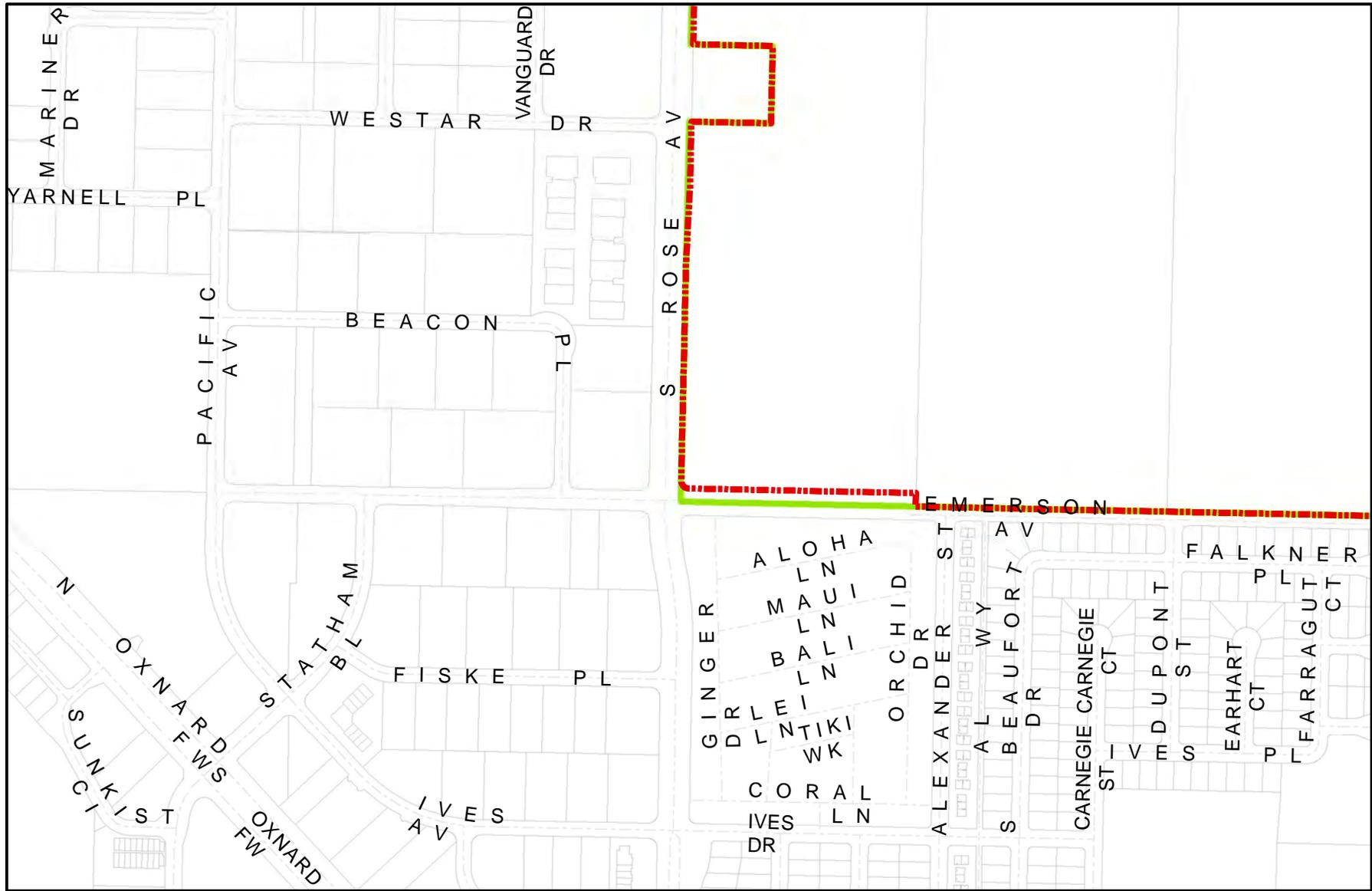


Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District
Area 6 Detail
May, 2012

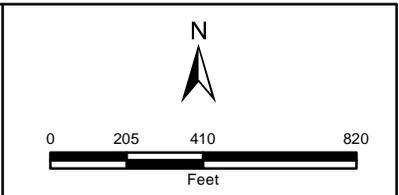


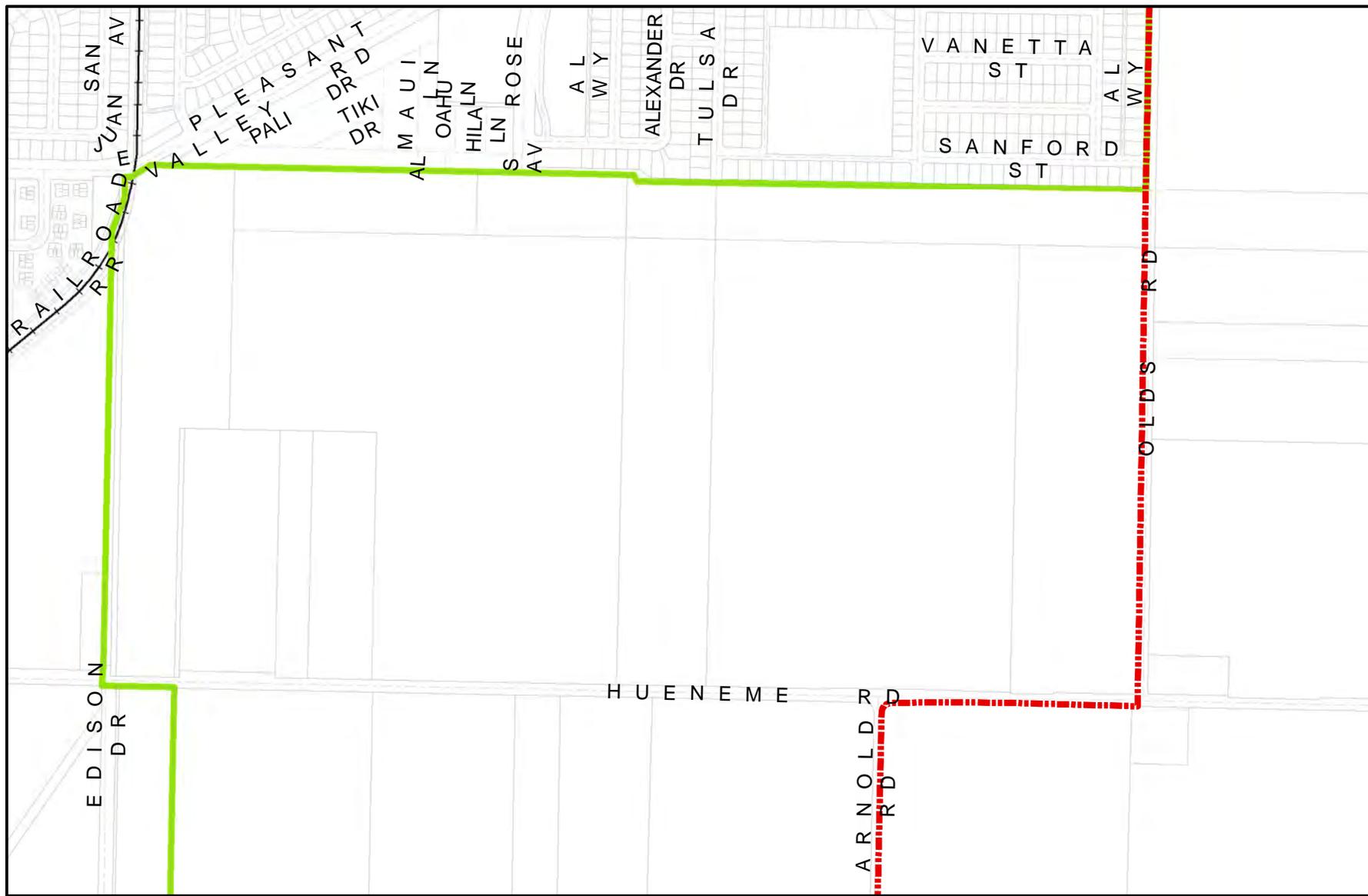


Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
 Sphere of Influence Update
 Oxnard Harbor District
 Area 7 Detail
 May, 2012

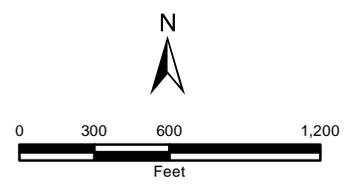


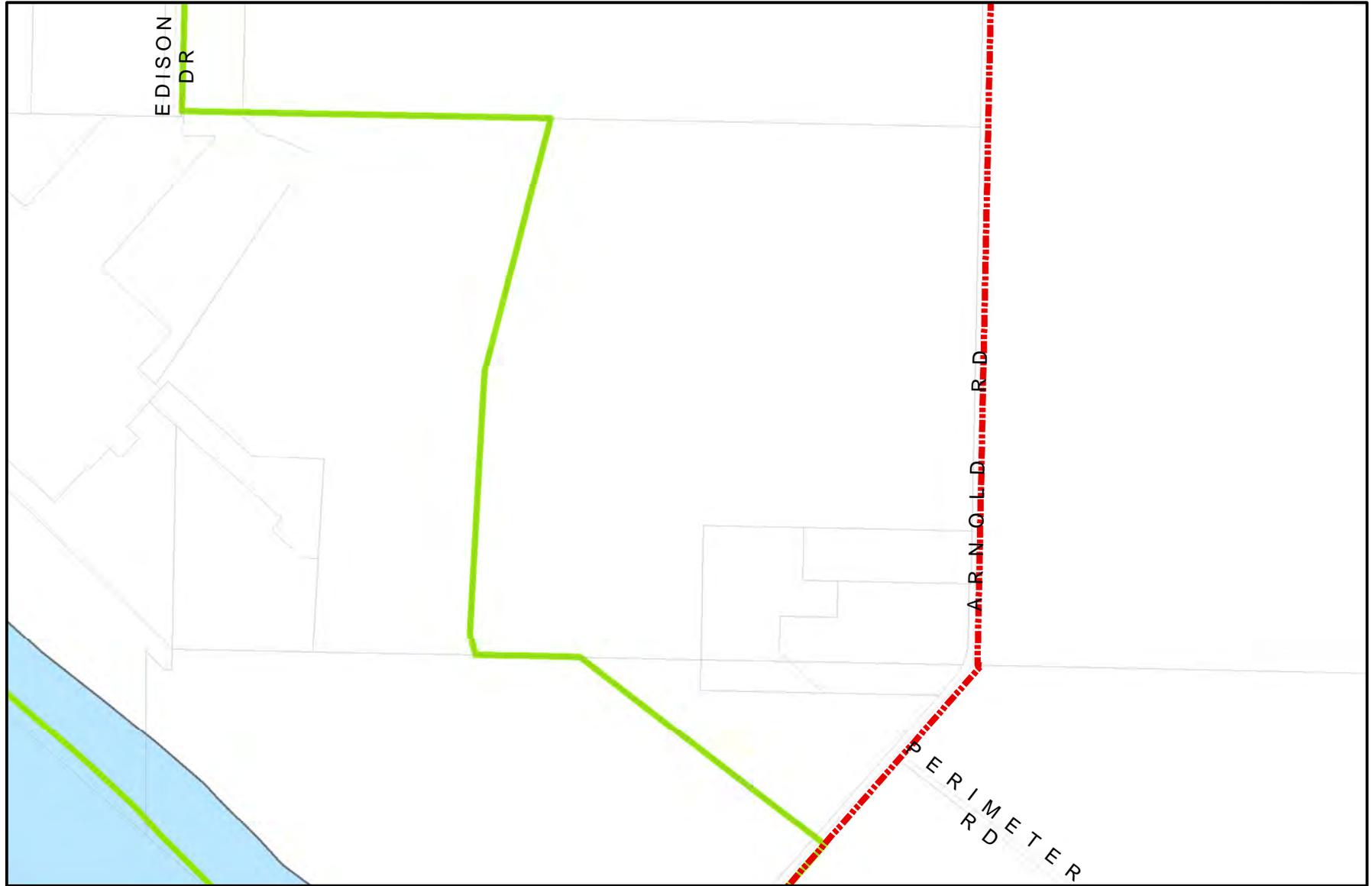


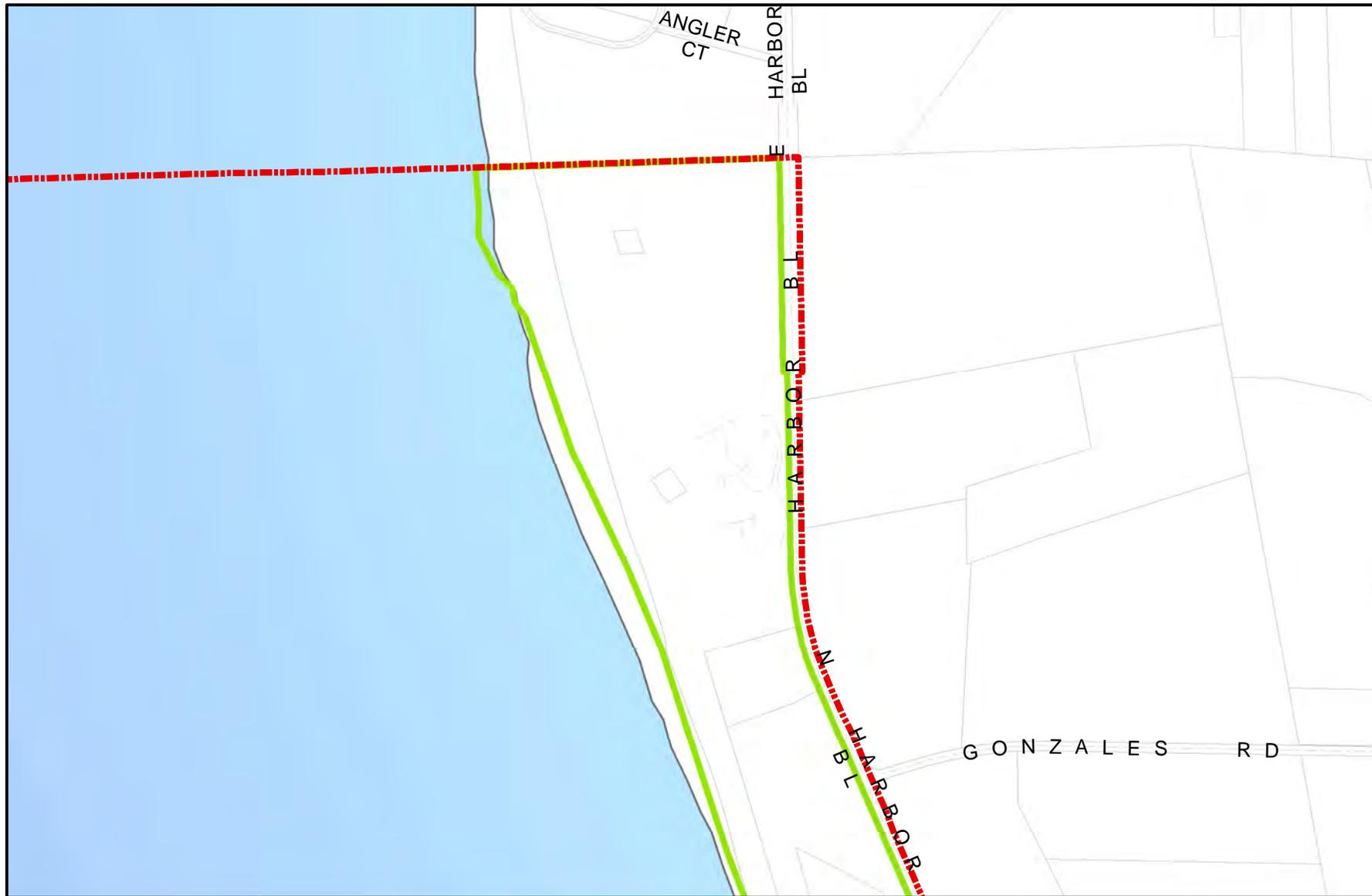
Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District
Area 9 Detail
May, 2012



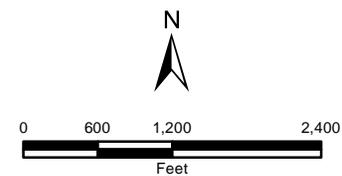




Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District
Area 11 Detail
May, 2012

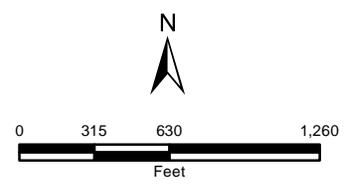


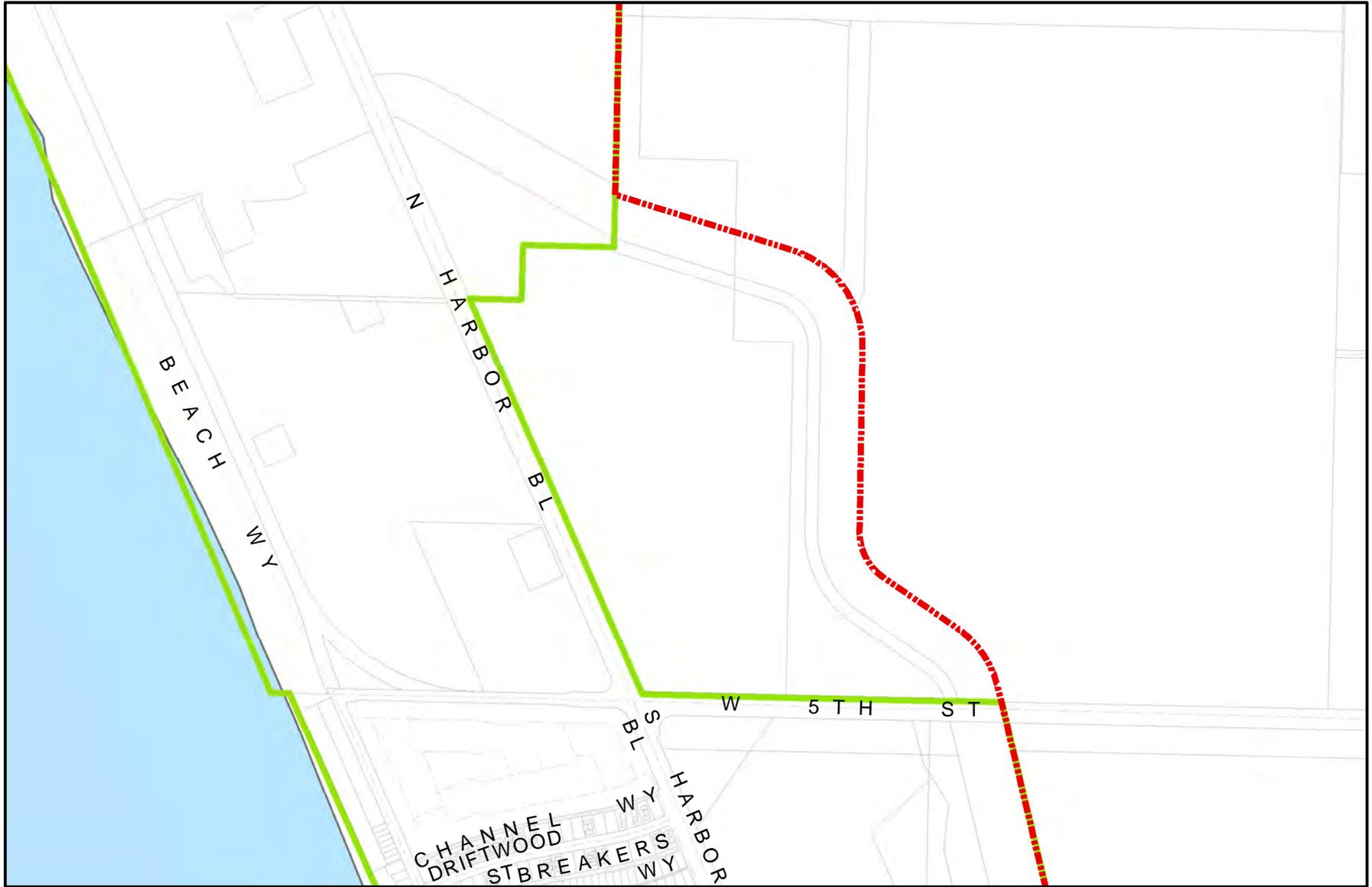


Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District
Area 12 Detail
May, 2012

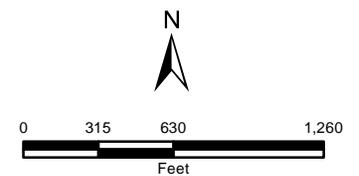




Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District
Area 13 Detail
May, 2012

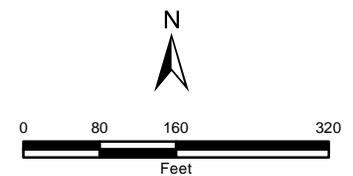




Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District
Area 14 Detail
May, 2012

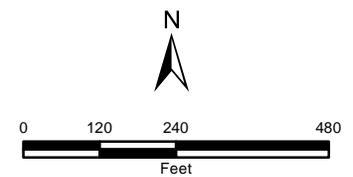


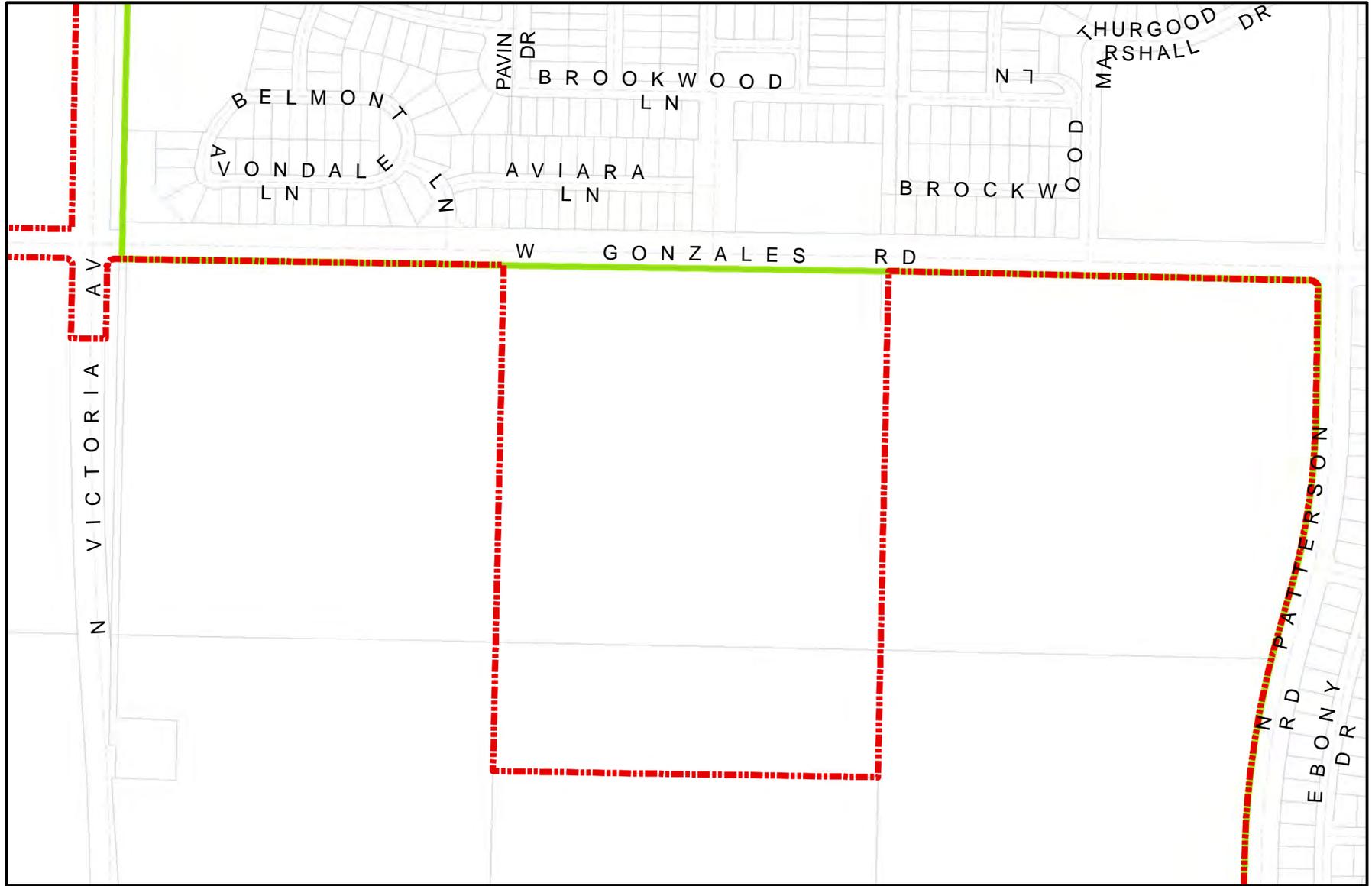


Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District
Area 15 Detail
May, 2012

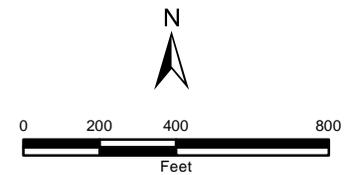


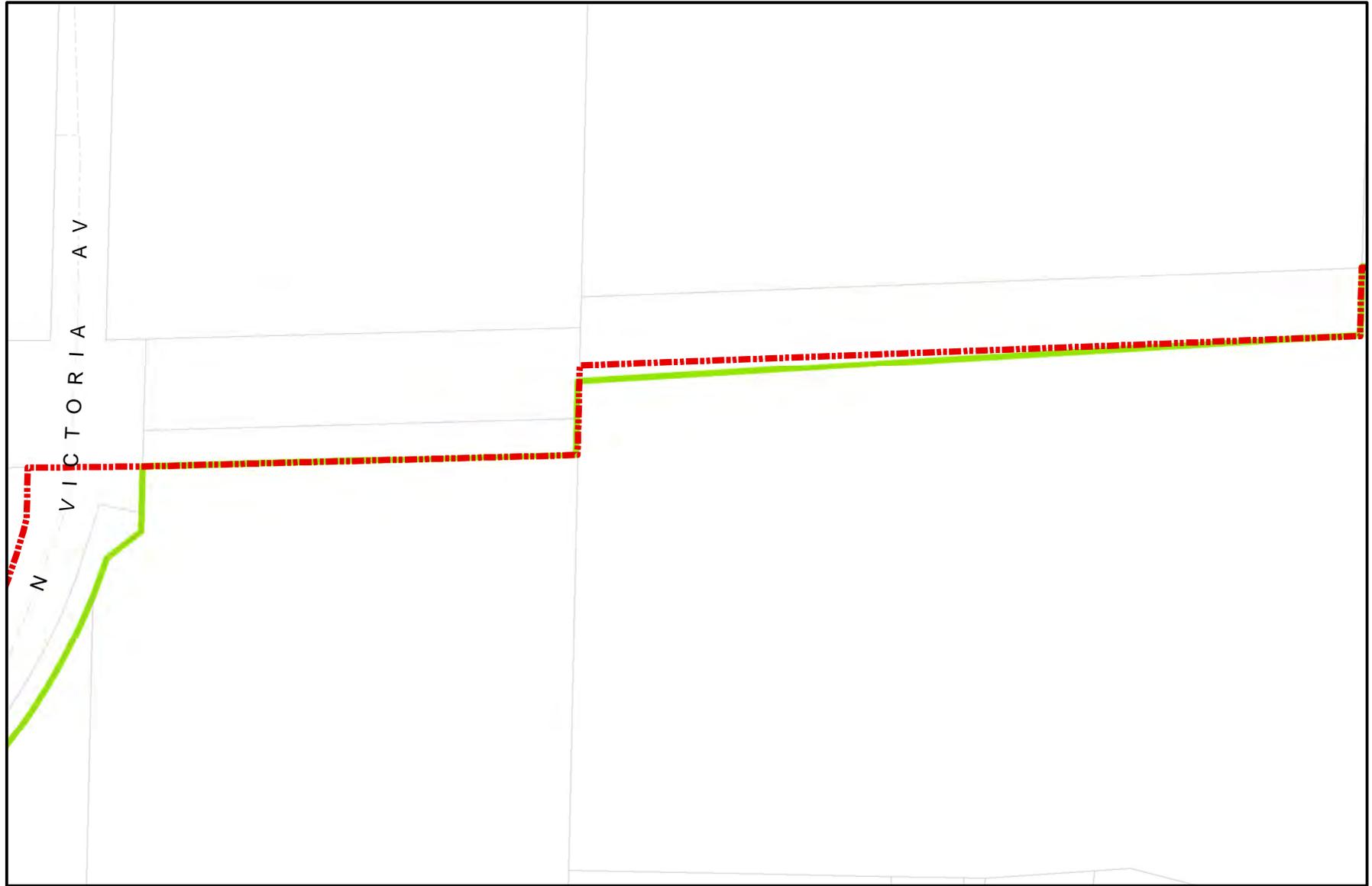


Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District
Area 16 Detail
May, 2012

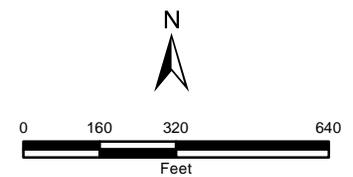


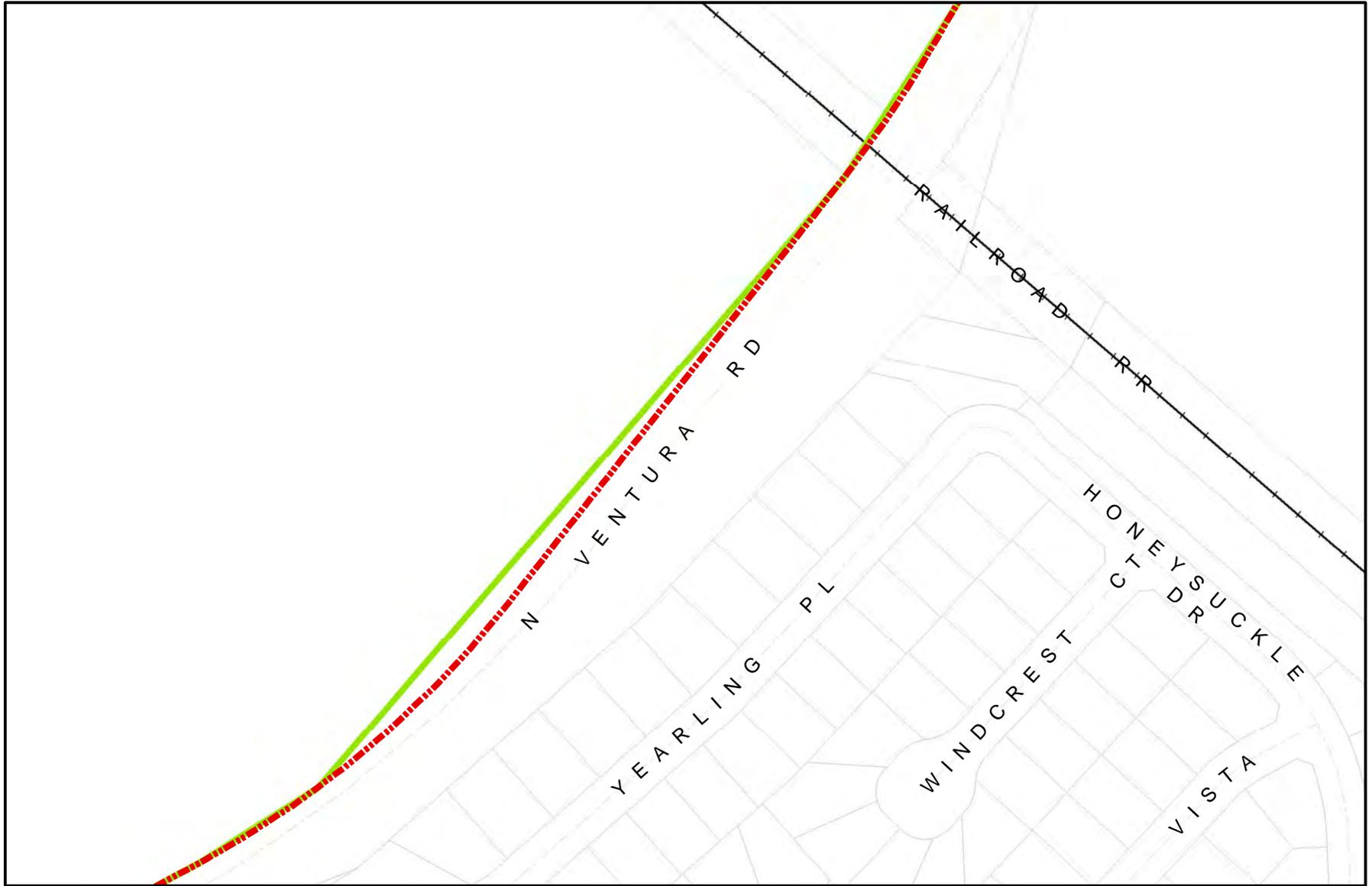


Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District
Area 17 Detail
May, 2012

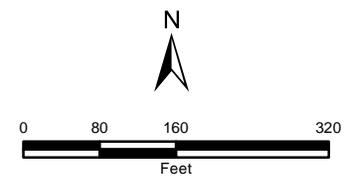




Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District
Area 18 Detail
May, 2012

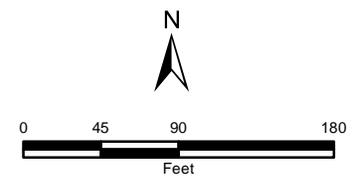


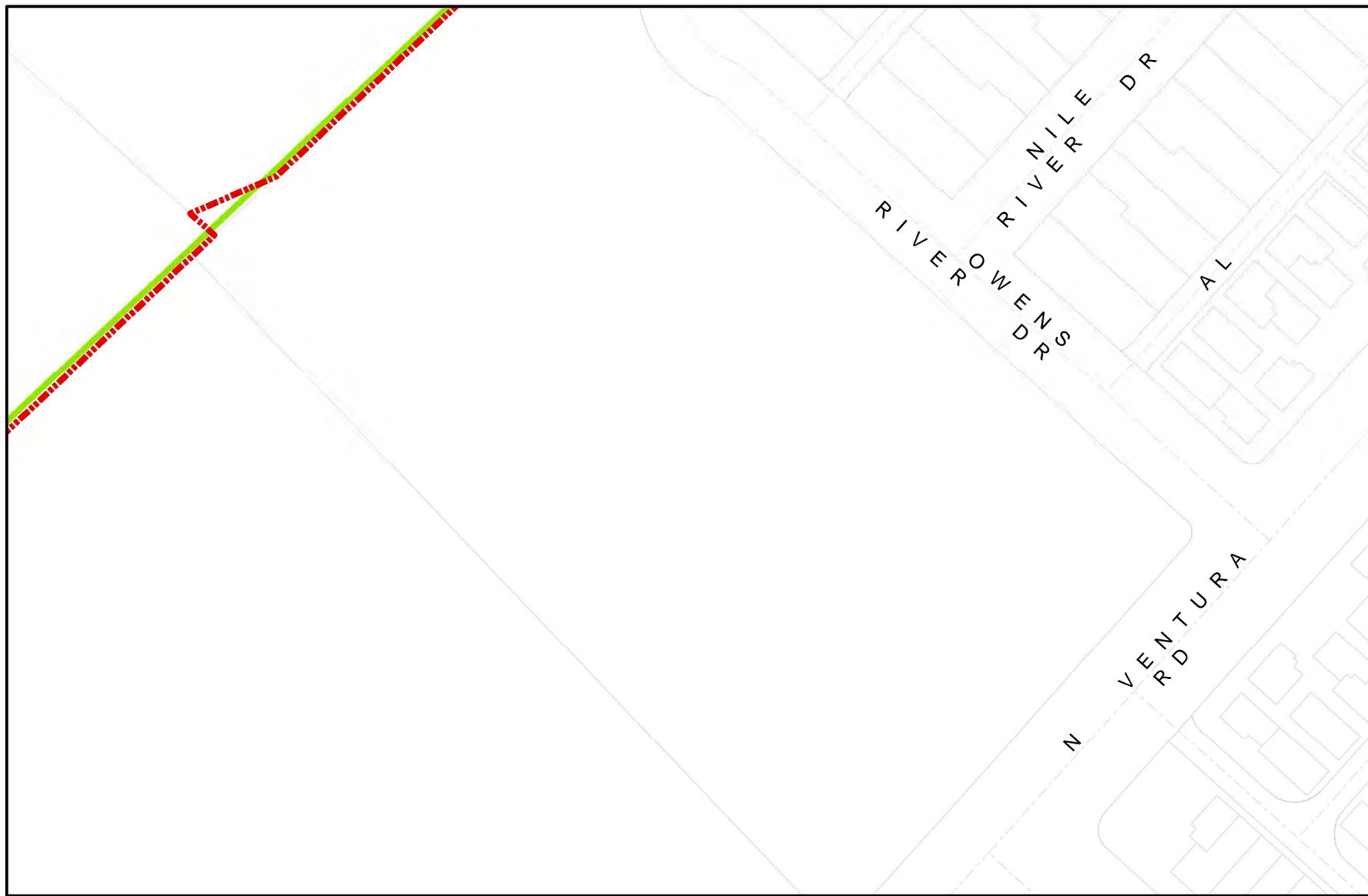


Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District
Area 19 Detail
May, 2012

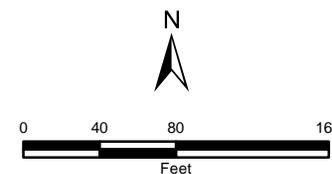


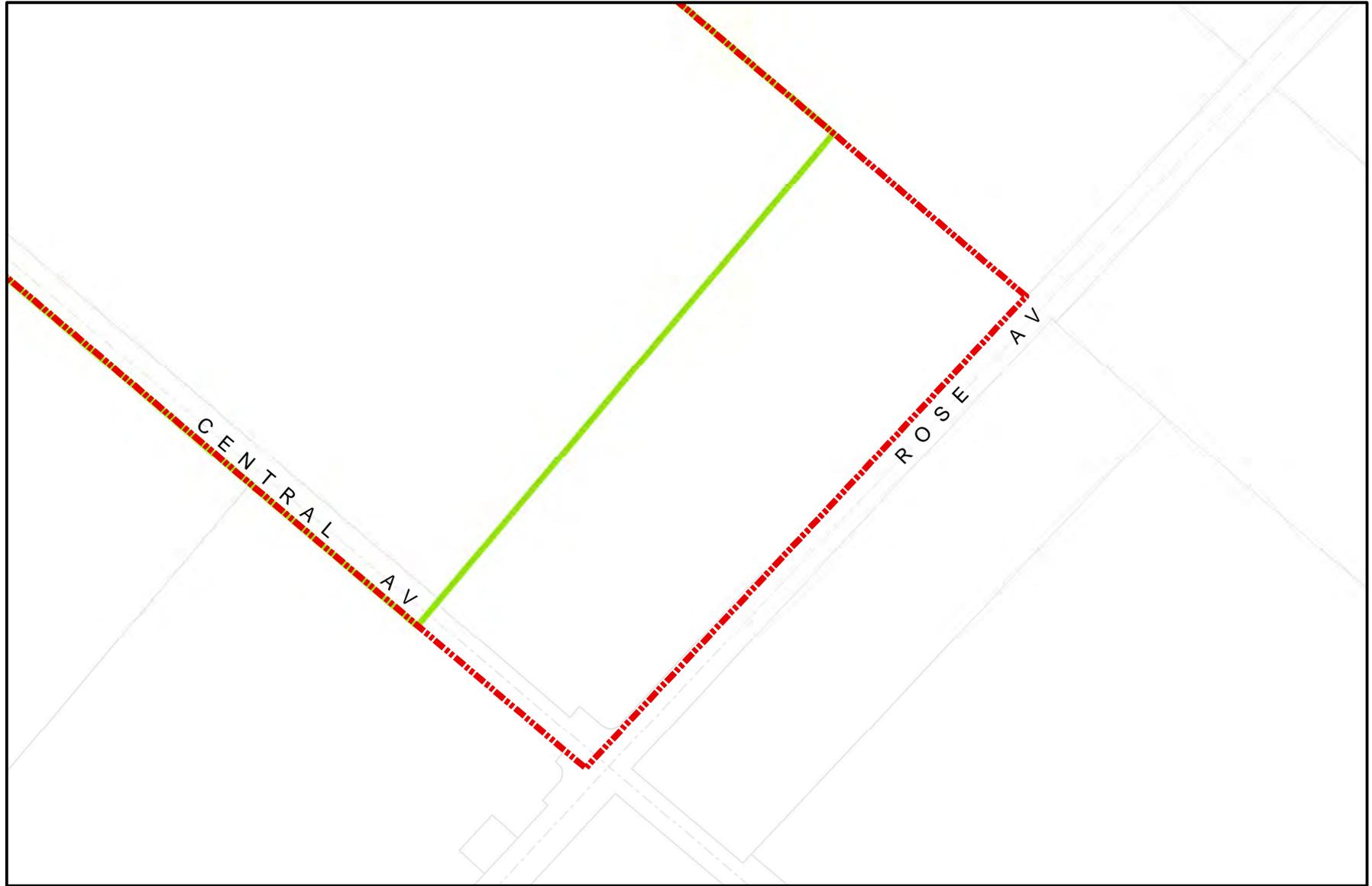


Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District
Area 20 Detail
May, 2012

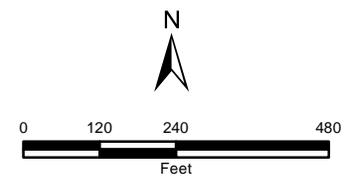




Legend

-  City of Oxnard Sphere of Influence
-  Oxnard Harbor District Sphere of Influence

Ventura LAFCo
Sphere of Influence Update
Oxnard Harbor District
Area 21 Detail
May, 2012





VENTURA LOCAL AGENCY FORMATION COMMISSION

STAFF REPORT

Meeting Date: May 16, 2012

Agenda Item 9

TO: LAFCo Commissioners

FROM: Kim Uhlich, Executive Officer *KU*

SUBJECT: Recommended Final Budget – Fiscal Year 2012 - 2013

RECOMMENDATION:

Adopt the attached resolution:

- A. Finding that a decrease in staffing and program costs will nevertheless allow the Commission to fulfill the purposes and programs of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and
- B. Approving the Recommended Final Budget for FY 2012-13 and directing staff to transmit the Final Budget to the County, each city, and each independent special district.

BACKGROUND:

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH) requires each LAFCo to adopt a Proposed Budget by May 1 and a Final Budget by June 15. The Commission adopted a Proposed FY 2012-13 Budget on April 18, 2012. Copies of the Recommended Final Budget for FY 2012-13 have been transmitted to the County and each city and independent special district in the County for review and comment. Pursuant to state law, comments may be provided at any time prior to action on a Final Budget.

DISCUSSION:

The FY 2012-13 Recommended Final Budget, which is unchanged from the Proposed Budget adopted in April except for a minor accounting adjustment in the amount of Unassigned and Total Fund Balance amounts, reflects an overall expenditure decrease of approximately 13.9% compared to the FY 2011-12 Adopted Budget.

Attachment: 1) Resolution Adopting Recommended Final Budget – FY 2012-13

COMMISSIONERS AND STAFF

COUNTY: Kathy Long Linda Parks <i>Alternate:</i> Steve Bennett	CITY: Carl Morehouse Janice Parvin, Chair <i>Alternate:</i> Carol Smith	DISTRICT: Elaine Freeman Gail Pringle, Vice Chair <i>Alternate:</i> Bruce Dandy	PUBLIC: Lou Cunningham <i>Alternate:</i> Linda Ford-McCaffrey	
Executive Officer: Kim Uhlich	Dep. Exec. Officer Kai Luoma, AICP	Office Mgr/Clerk Debbie Schubert	Office Assistant Martha Escandon	Legal Counsel Michael Walker

**RESOLUTION OF THE
VENTURA LOCAL AGENCY FORMATION COMMISSION
ADOPTING A FINAL BUDGET FOR FISCAL YEAR 2012-13**

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.) requires each Local Agency Formation Commission (LAFCo) to adopt an annual budget; and

WHEREAS, at a minimum, the proposed and final budget must be equal to the budget adopted for the previous fiscal year unless the Commission finds that reduced staffing or program costs will nevertheless allow the Commission to fulfill the purposes and programs of the Cortese-Knox-Hertzberg Local Government Reorganization Act; and

WHEREAS, the Commission desires to adopt a Final Budget for Fiscal Year 2012-13 that is lower than the adopted Fiscal Year 2011-12 Final Budget; and

WHEREAS, the public and other governmental agencies had an opportunity to comment and the Commission considered adoption of a Final Budget for Fiscal Year 2012-13.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Ventura Local Agency Formation Commission hereby:

- (1) Adopts the Recommended Final Budget for the 2012-2013 Fiscal Year as set forth in Exhibit A attached hereto; and
- (2) Finds that the Recommended Final Budget as set forth in Exhibit A attached hereto will not result in reductions in staffing or program costs to such an extent that the Commission would be impeded from fulfilling the purpose and programs of the Cortese-Knox-Hertzberg Local Government Reorganization Act; and
- (3) Directs the Executive Officer to forward the Final Budget, as adopted, to all the independent special districts, cities and the County pursuant to Government Code Section 56381.

This resolution was passed and adopted on May 16, 2012.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Long	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Freeman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Morehouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Pringle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternate Commissioner Bennett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternate Commissioner Dandy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternate Commissioner Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternate Commissioner Ford-McCaffrey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dated: _____
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

c: County of Ventura
Ventura County Cities
Ventura County Independent Special Districts



VENTURA LOCAL AGENCY FORMATION COMMISSION
COUNTY GOVERNMENT CENTER • HALL OF ADMINISTRATION
800 S. VICTORIA AVENUE • VENTURA, CA 93009-1850
TEL (805) 654-2576 • FAX (805) 477-7101
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RECOMMENDED **FINAL BUDGET**

Fiscal Year
2012-2013

Hearing Date: May 16, 2012 - 9:00 A.M.
Ventura County Government Center, Administration Building
Board of Supervisors' Hearing Room



BUDGET MESSAGE

Recommended Final Budget - Fiscal Year 2012-2013¹

Meeting Date: May 16, 2012

Introduction

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 *et seq*) (CKH) requires each Local Agency Formation Commission (LAFCo) to adopt a Proposed Budget by May 1 of each year and a Final Budget by June 15 of each year. The Ventura LAFCo will consider this Recommended Final Budget for Fiscal Year (FY) 2012-13 at a public hearing scheduled for May 16, 2012. Once adopted, the Final Budget will be used by the County Auditor-Controller to collect revenues as necessary from the County, cities and independent special districts.

The Ventura LAFCo Commissioner's Handbook, the compendium of the Ventura LAFCo's policies and procedures, contains budget policies in Section 2.3.1 *et seq*. The 2012-13 Recommended Final Budget was prepared in accordance with these policies. Major goals continue to be minimizing expenditures while fulfilling basic functions, and providing for effective and efficient compliance with mandates.

LAFCo and the County of Ventura entered into a Memorandum of Agreement effective July 1, 2001. While LAFCo is an independent agency, the Memorandum of Agreement provides for the County to provide personnel, support services, offices and materials as requested by LAFCo. All of the personnel, support services, offices and materials to be requested of the County for FY 2012-13 are part of this Recommended Final Budget. Budget information is formatted using County of Ventura account descriptions and codes.

This Budget Message highlights LAFCo's major responsibilities, reviews the major work accomplishments and budget information for the first three quarters of FY 2011-12, sets forth a basic work plan for FY 2012-13, and provides background and explanatory information about the anticipated expenditures and revenues in this Recommended Final FY 2012-13 Budget.

¹ Note that this Budget Message contains minor changes since the adoption of the Proposed Budget for FY 2012-13, but the Recommended Final Budget is the same as the Proposed Budget adopted by the Commission on April 18, 2012 except for the Unassigned Fund Balance and Total Fund Balance amounts on page 15.

Major LAFCo Responsibilities

- Act on proposals for incorporation of cities; formation, dissolution, consolidation and merger of special districts; and annexation and detachment of territory to and from cities and special districts.
- Establish spheres of influence for cities and special districts.
- Review and, as necessary, update spheres of influence for cities and special districts every 5 years.
- Conduct municipal service reviews prior to or in conjunction with the establishment or update of spheres of influence.
- Perform special studies relating to services and make recommendations about consolidation, mergers or other governmental changes to improve services and reduce operational costs.
- Serve as the conducting authority for the determination of protests relating to proposals for incorporation, formation, and subsequent boundary changes.
- Act on requests for out-of-agency contracts for extensions of services.
- Function as either a responsible or lead agency pursuant to the California Environmental Quality Act (CEQA).
- Review and comment on draft changes/updates to city and county general plans.
- Review and comment on draft environmental documents prepared pursuant to the California Environmental Quality Act.
- Provide public information about LAFCo and public noticing of pending LAFCo actions.
- Establish and maintain a web site.
- Adopt and update, as necessary, written policies and procedures.
- Adopt an annual budget.

FY 2011-2012 in Review

Based on information through the end of March, 2012, total projected actual expenditures for FY 2011-12 should be approximately \$118,691 (15.5%) less than the Adopted Final Budget. Salaries and employee benefits are projected to be approximately \$20,000 (4.0%) less than the Adopted Final Budget. Actual services and supplies expenditures are projected to be approximately \$29,000 (15.2%) less than the Adopted Final Budget. In addition, we anticipate not using the contingency appropriation of \$69,691. The anticipated savings in salaries/benefits and services/supplies and contingency will contribute to a projected available Fund Balance for FY 2012-13 of \$85,191 which is \$37,622 (30.6%) less than the Fund Balance adopted as a part of the FY 2011-12 Final Budget (\$122,813).

Actual revenue for FY 2011-12 is projected to be approximately \$33,500 (5.2%) less than that reflected in the Adopted Final Budget. The County, the cities and the independent special districts all paid their respective shares of the net operating expenditures as apportioned by the County Auditor-Controller pursuant to the CKH (account code 9372). Actual interest revenue (account code 8911) is projected to be approximately \$5,000, which

is \$3,000 (37.5%) less than the Adopted Final Budget (\$8,000). Based on applications filed as of the end of March, projected actual revenues from application filing fees (account code 9772) are approximately \$30,000 (45.8%) less than the \$65,500 Adopted Final Budget.

The following work plan was adopted as a part of the FY 2011-12 Final Budget:

- Complete municipal service reviews and sphere of influence reviews/updates consistent with the time table in the 2008 – 2013 Service Review and Sphere of Influence Update Work Plan approved by the Commission on May 21, 2008.
- Continue to review and comment on draft environmental documents and general plan updates as they may be prepared by the cities and the County.
- Maintain and enhance operations with a focus on: communication with the Commission, the County, cities, districts and the public; budget monitoring and information; staff training and development; and enhanced records management.
- Update and revise the Commissioner's Handbook and consider policy additions consistent with the mission and purpose of LAFCo.
- Increase public awareness about the mission, purpose and function of LAFCo.

Substantial progress has been made on each of these work plan items. In May, 2008 LAFCo approved a Work Plan for the 2008-2013 sphere of influence review/update and municipal service review cycle. Between July 1, 2011 and the present time, sphere of influence (SOI) reviews/updates have been completed for the Casitas Municipal Water District, Channel Islands Beach Community Services District, United Water Conservation District, Oxnard Drainage District Nos. 1 and 2, the Bardsdale Cemetery District, the Camarillo Health Care District and Ventura County Service Area No. 33. In addition, the Montalvo Municipal Improvement District was reorganized as a community services district and the Ahmanson Ranch Community Services District was dissolved. Further, the Commissioner's Handbook was updated, an external audit of LAFCo's financial statements for the year ended 2011 was performed and the LAFCo website was completely redesigned. Over the course of the current fiscal year, LAFCo staff has thus far reviewed and commented on a total of 9 CEQA notices/documents, general plan updates, and development proposals during the current fiscal year.

Positive communications have been maintained with all cities and districts. Staff continues to attend and participate in meetings with staff and consultants representing cities, special districts and other local public agencies as well as individual members of the public and community groups. As time allows, staff continues to attend meetings of the Ventura Special Districts Association, the Association of Water Agencies, the City & County Planning Association, Southern California Association of Governments (SCAG) and other local and regional associations.

Opportunities for ongoing training and professional development, including CALAFCo University courses and annual CALAFCo staff workshops, are pursued as time and budget permit. The process to convert LAFCo's administrative records to digital format will be completed by the end of the current fiscal year.

Work Plan

The Ventura LAFCo Commissioner's Handbook provides that LAFCo will annually review and adopt a work plan as a part of the budget development process. For FY 2012-13, the recommended work plan maintains the focus on municipal service reviews and sphere of influence updates, carries forward the update and possible revisions to the Commissioner's Handbook and is otherwise similar to the work plan for this year.

FY 2012- 13 Work Plan

- Complete remaining municipal service reviews and sphere of influence reviews/updates in accordance with the approved 2008 – 2013 Service Review and Sphere of Influence Update Work Plan and establish a work plan for sphere review mandates for the 2013 – 2017 cycle.
- Continue to review and comment on draft environmental documents and general plan updates as they may be prepared by the cities and the County.
- Maintain and enhance operations with a focus on: communication with the Commission, the County, cities, districts and the public; budget monitoring and information; staff training and development; and enhanced records management.
- Update and revise the Commissioner's Handbook and consider policy additions consistent with the mission and purpose of LAFCo.
- Increase public awareness about the mission, purpose and function of LAFCo.

Staff believes that the items listed above are realistic provided the number and/or complexity of proposals filed do not increase significantly.

Expenditures

The expense portion of the budget is divided into three main sections, the Salary and Employee Benefits section (1000 series account codes), the Services and Supplies section (2000 series account codes), and Contingencies (account code 6101). Including a 2% contingency, the Recommended Final Budget reflects an overall expenditure decrease of approximately 13.9% compared to the FY 2011-12 Adopted Final Budget. This is due to decreases in both the Salary/Employee benefits and Services/Supplies portions of the budget. The rationale for decreasing expenditures to such a significant extent is based primarily on significant decreases in projected revenue from application filing fees (account code 9772) in the current year and FY 2012-13. Further details regarding revenue projections are detailed in the 'Miscellaneous Revenue' section below.

Although it is impossible to accurately predict future revenue from LAFCo service charges, data from the past several years suggest that it appears to correlate with statewide economic conditions. As the economy lags, the pace of new development slows which, in turn, tends to reduce the demand for annexations of land to cities and/or other urban services providers. Since the recession ended in 2009, the economy continues to recover

but is doing so at a relatively slow pace. As such, staff anticipates that revenue from LAFCo service charges will remain relatively low for at least the next two years.

Given that revenue from service charges directly offsets the amount of apportionment revenue that must be collected from the LAFCo funding agencies, apportionments must be increased as other revenue sources decrease unless expenditures are correspondingly reduced. This presents an extremely difficult challenge. LAFCo funding agencies have been significantly impacted by the lingering results of the recession as well as from State actions to raid local government revenues and options for further reducing LAFCo expenditures are very limited. Nevertheless, the present economic climate makes it incumbent on LAFCo to do all that it can to further reduce operational costs.

Salary and Employee Benefits

Expenditures for salaries and benefits are proposed to decrease by approximately 2.9% from \$506,150 to \$491,670 as compared to the FY2011-12 Adopted Final Budget. This decrease is primarily due to a decrease in the expenditures associated with regular salaries (account code 1101) and related decreases in the various benefit accounts (e.g., account code 1122, OASDI Contribution; account code 1123, FICA Medicare; account code 1124, Safe Harbor; and account code 1141, Group Insurance) resulting from the elimination of the half-time Office Assistant II-Confidential position effective July 1, 2012. As this position is currently filled, this will result in the layoff of a staff member.

The currently authorized and proposed classifications are reflected in the following table:

Title	FY 2011 – 12	FY 2012 - 13
Executive Officer	1	1
Analyst/Deputy Executive Officer	1	1
Office Manager/Clerk of the Commission	1	1
Office Assistant II	.5	0
Total Authorized Positions	3.5	3

It should also be noted that the amount budgeted for regular salaries (account code 1101) includes merit increases for the Executive Officer and Deputy Executive Officer as provided for under the terms of their employment contracts and the County of Ventura Management, Confidential Clerical and Other Unrepresented Employees Resolution. Based on information provided by the County Executive Office, it is unlikely that the Board of Supervisors will grant any general salary increases or cost of living adjustments for County employees during FY 2012-13. Therefore, no such increases are included in the proposed budget amount.

The Term/Buydown account code (account code 1107) includes costs for pay in lieu of accrued annual leave up to a specified number of hours each year, which is a benefit LAFCo staff members are entitled to receive as employees of the County of Ventura. This account code also includes costs associated with termination pay, which includes payment

for any unused accrued annual leave upon termination of employment. Of the total amount budgeted (\$22,500), \$20,000 is for employee buy downs and \$2,500 is for termination pay due to layoff. Similar to last year, the amount budgeted for employee buy downs is less than LAFCo's full cost liability in the event that all LAFCo staff members were to redeem the maximum allowable number of hours in their annual leave bank. This is due to the unlikelihood that all staff will exercise the full redemption option. However, it should be noted that actual redemptions could exceed the budgeted amount. If this were to occur, the contingency appropriation and/or unassigned fund balance could be used.

Services and Supplies

The Recommended Final Budget for Services and Supplies is approximately 18.7% less than the Adopted Final Budget for the current fiscal year. Many of the Services and Supplies account codes are based on County charges and are unchanged or decreasing either due to decreases in the County's charges or decreases in utilization by LAFCo. For those Services and Supplies account codes that reflect discretionary expenditures, most of the proposed budget amounts have been decreased in an effort to maximize fiscal efficiency. The major Services and Supplies expenditures are proposed to change as follows:

- A decrease in internal service fund charges for Voice/Data services (account code 2033) from \$5,000 in the current year to \$3,500 for FY 2012-13. This is due to decreases in rates for voice mail and telephone services charged by the County and the decrease in projected service needs which will result from the elimination of the Office Assistant position.
- A decrease in internal service fund charges for the use of County office space and other facilities (account code 2125). For FY 2012-13 the County has estimated that the total charges for this account will be approximately \$15,500.
- A decrease in Indirect Cost Recovery charges (account code 2158). These cost recovery charges are for County services provided primarily by the General Services Agency, Auditor-Controller and Chief Executive Office, including Human Resources. The current fiscal year charge is \$20,107. For FY 2012-13 the total charges for this account will be approximately \$3,000.
- A decrease in internal service fund charges for Graphics charges (account code 2177) from \$5,500 in the current year to \$4,000 for FY 2012-13. Based on a decrease in the number of LAFCo applications that have been filed over the past three years as well as projections for the upcoming year, the monthly meeting packets are smaller and thus more amenable to being produced internally by LAFCo staff. As such, the decrease in charges for County Graphics charges reflects a reduction in the number of anticipated printing jobs. Likewise, the budgeted amount for Copy Machine internal service fund (account code 2178) charges is being increased to reflect a greater number of internally produced meeting packets.
- A decrease in the amount budgeted for Miscellaneous Office Expenses (account code 2179) from \$7,000 in the current year to \$6,000 for FY 2012-13 to more closely reflect the current year projected actual amount.

- A decrease in the amount budgeted for Information Technology – ISF Data Center/Service Contracts (account code 2192) from \$13,500 in the current year to \$3,000 for FY 2012-13. Typically, the services charged to this account consist of access to the County server, e-mail network and tech support. Last year, the budgeted amount was increased to include expenses associated with the planned re-design the LAFCo website, which has since been completed.
- A decrease in the Public Works charges (account code 2197) from \$6,000 in the current year to \$5,000 for FY 2012-13. This amount is more consistent with actual current year charges by the Surveyor’s Office staff for services not otherwise reimbursable through LAFCo applications fees.
- A decrease in Legal Counsel charges (account code 2304) from \$25,000 in the current year to \$22,500 for FY 2012-13 to more closely reflect the current year projected actual amount.
- A decrease in internal service fund charges for Transportation Charges (account code 2521) from \$1,000 in the current year Adopted Budget to zero and an increase in County Motor Pool charges (account code 2528) from zero in the current year Adopted Budget to \$1,000. This is due to changes in accounting practices implemented by the County GSA Transportation Division regarding charges for the use of non-assigned County vehicles.

Contingencies

In accordance with the Commission’s budget policies, the budget should provide for contingencies equaling 10% of total expenditures, unless the Commission deems that a different amount is appropriate. To reduce the amount of revenue necessary from other governmental agencies, the Recommended Final Budget includes a contingency appropriation of \$12,936 which is equivalent to approximately 2.0% of total expenditures. Should there be a need for any unanticipated expenditures which might exceed the contingency amount, an appropriation could be made from the unappropriated/unassigned fund balance (which is currently \$157,025).

Financing Sources

Potential financing sources consist of Fund Balance and Miscellaneous Revenues, including interest earnings and application filing fees (e.g. account codes 8911 and 9772), and Other Governmental Agencies, the revenue to be collected from the County, cities and independent special districts (account code 9372).

Fund Balance

Section 56381(c) of the CKH provides, “If, at the end of the fiscal year, the commission has funds in excess of what it needs, the commission may retain those funds and calculate them into the following fiscal year’s budget.” As indicated in the ‘FY 2011-12 in Review’ section above, approximately \$85,191 is now projected to be available at the end of the current fiscal year as appropriated fund balance. This amount is \$37,622 (30.6%) less than the appropriated fund balance adopted as a part of the FY 2011-12 budget (\$122,813).

The Commission's budget policies provide for the maintenance of a Litigation Reserve Account balance in the amount of \$100,000 with the intent of limiting its use for unanticipated expenditures resulting from litigation against the Commission that does not occur routinely and would not be reimbursed by another party. This amount is classified as "committed" fund balance with respect to GASB requirements and Commission's fund balance policies. The policies also provide that excess fund balance remaining over and above the committed and assigned fund balances should be classified as unassigned. Currently the LAFCo General Fund does not include any assigned fund balance. Further, the policies provide that an unassigned (and unappropriated) fund balance of approximately 60 days working capital must be maintained. That total is currently \$157,025, which is equivalent to more than 60 days working capital.

Miscellaneous Revenue

Miscellaneous revenue includes interest earnings and Other Revenue, primarily application filing fees. The Recommended Final Budget for Miscellaneous Revenue is \$24,000, which is approximately 67.3% less than the Adopted Budget amount for the current fiscal year (\$73,500). Although this is a significantly lower amount than that reflected in previous budgets, projected actual fee revenue for the current year (\$35,000) is significantly less than budgeted and economic forecasts for the next one to two years indicate that growth will continue to be sluggish. Accordingly, the amount budgeted for Interest Earnings (account code 8911) is \$4,000, which is 20% less than projected actual interest as of the end of March 2012.

The Commission has a policy to annually review the LAFCo fee schedule as a part of the budget process. The existing fee schedule has been in effect since July 2010. In conjunction with the adoption of the Proposed Budget for FY 2012-13 on April 18, 2012, the Commission readopted the existing fee schedule with no changes.

Revenues from Other Governmental Agencies (the County, Cities and Independent Special Districts)

Pursuant to the CKH, the LAFCo net operating expenses are to be apportioned one-third to the County, one-third to the cities, and one-third to the independent special districts. The Ventura LAFCo determines net operating expenses as the cost for LAFCo operations net of those funds appropriated for budget purposes plus Other Revenue. The CKH describes how the County Auditor-Controller is to make this apportionment and collect revenues once LAFCo adopts a Final Budget.

The revenue projected to be collected from the County, cities and independent special districts will decrease to \$550,515 from \$570,285 for the current year (3.5%). As a share of the total budget, it is within the range reflected in the budgets for the last several years as shown in the table below. This table shows how the amount of revenue from Other Governmental Agencies (the County, cities and independent special districts) has fluctuated since LAFCo first adopted an independent budget in June, 2001:

Year	Adopted Budget – Total Finance Sources	Amount of Revenue from Other Governmental Agencies	Percent of Total Revenue from Other Governmental Agencies
FY 2001-02	\$548,737	\$468,737	85%
FY 2002-03	\$719,131	\$568,503	79%
FY 2003-04	\$641,215	\$390,699	61%
FY 2004-05	\$702,503	\$472,997	67%
FY 2005-06	\$723,226	\$361,874	50%
FY 2006-07	\$830,154	\$621,617	75%
FY 2007-08	\$949,269	\$715,957	75%
FY 2008-09	\$735,422	\$488,684	66%
FY 2009-10	\$783,101	\$587,084	75%
FY 2010-11	\$772,892	\$590,055	76%
FY 2011-12	\$766,598	\$570,285	74%
FY 2012-13 ²	\$659,706	\$550,515	83%

Not formally a part of the budget, but included for general information are the percentage shares of the Other Governmental Agencies revenue for each of the cities (Attachment 1) and the independent special districts (Attachment 2) based on the most current State Controller Reports available. The information for cities and districts is based on the FY 2009-10 State Controller Report, which will be used by the County Auditor-Controller as the basis for collecting revenue from cities for FY 2012-13.

The CKH continues to provide the ability for the cities and independent special districts in each County to determine an alternate apportionment method. To date, however, neither the cities nor the special districts have agreed on any alternate apportionment methodology. This means that the City of Oxnard, as the city with the largest gross revenue, and Calleguas Municipal Water District, the largest special district in terms of gross revenue, will continue to pay the largest respective shares of the city and special district portion of LAFCo revenue.

² Based on FY 2012-13 Recommended Final Budget

Conclusion

The Ventura LAFCo is continuing to exercise fiscal prudence. The Commission and its staff understand the economic realities of the time and the constraints on local government revenues. The Commission's budgeting process has come a long way in the last eleven years. Systems and policies are now in place to ensure best practices and proper oversight. Mandates are being met and basic services provided with a highly trained staff that seeks to limit discretionary expenditures. The Recommended Final Budget for FY 2012-13 was prepared and is being recommended consistent with the Commission's policies and the knowledge and experience gained from prior years.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kim Uhlich". The signature is fluid and cursive, with a large initial "K" and "U".

Kim Uhlich
Executive Officer

Appendix Glossary of Terms

ANNUAL (OPERATING) BUDGET: A financial plan that outlines proposed expenditures for the coming fiscal year and estimated revenues which will be used to finance them.

APPROPRIATED FUND BALANCE: Used to balance the budget, that portion of fund balance appropriated to bridge the gap between expenditure appropriations and estimated revenues. The portion of fund balance thus appropriated for the following year would properly be classified as assigned fund balance.

ASSET: Anything owned, including money, investments and property.

ASSIGNED FUND BALANCE: Comprises amounts intended to be used by the government for specific purposes. Intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority to assign amounts to be used for specific purposes.

AUDIT: A systematic collection of the sufficient, competent evidential matter needed to attest to the fairness of management's assertions in its financial statements or to evaluate whether management has efficiently and effectively carried out its responsibilities.

BALANCE SHEET: A basic financial statement, and presentation of an entity's net assets and liabilities on a specified date. A balance sheet is usually accompanied by appropriate disclosures that describe the basis of accounting used in its preparation, also known as a statement of financial condition.

BUDGET: A plan of financial operation including an estimate of proposed expenditures for a given period and the proposed means of financing them.

BUDGET MESSAGE: A written overview of the budget from the LAFCo Executive Officer that discusses the major budget items and LAFCo's present and future financial condition.

COMMITTED FUND BALANCE: Includes amounts that can be used only for the specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority. Commitments may be changed or removed only by the same decision-making authority taking the same formal action that imposed the constraint originally.

CONTINGENCY: A budgetary expenditure allowance (appropriation) to cover unanticipated expenditures or revenue shortfalls during the fiscal year (LAFCo Budget Account Code 6101). The Ventura LAFCo Commissioner's policies provide that the annual budget include an allocation of 10% of total operating expenses for contingencies, unless the Commission deems a different amount appropriate. Transfers from the contingency account require prior approval of the Commission.

DEFICIT: An excess of expenditures or expenses over revenues.

EXPENDITURE: Disbursements of cash for the cost of a service, supply or asset.

FINANCIAL STATEMENT: Presentation of financial data including balance sheets, income statements and statements of cash flow, or any supporting statement that is intended to communicate an entity's financial position at a point in time and its results of operations for a period then ended.

FISCAL YEAR: The 12-month period to which the annual operating budget applies and at the end of which a government determines its financial position and the results of its operations.

FUND BALANCE: The difference between a fund's assets and its liabilities. With regard to a LAFCo budget, Government Code Section 56381(c) provides, "If, at the end of the fiscal year, the commission has funds in excess of what it needs, the commission may retain those funds and calculate them into the following fiscal year's budget."

FUND: A complete accounting entity reflecting financial transactions, both receipts and expenditures, of money that is set up to carry out a special function or attain objectives in accordance with established laws, policies, and regulations. The fund concept also applies to budget activities.

GIS: Geographic Information System.

INCOME STATEMENT: Summary of the effect of revenues and expenses over a period of time.

INTEREST: Interest income earned as idle funds are invested with a goal of protecting each investment while achieving the highest rate of return.

INTERNAL CONTROL: Process designed to provide reasonable assurance regarding achievement of various management objectives such as the reliability of financial reports.

INTERNAL SERVICE FUND: A fund that accounts for the provision of services by various County departments on a cost reimbursement basis.

LIABILITIES: Amounts owed for items received, services rendered, expenses incurred, assets acquired, and amounts received but as yet unearned.

LINE-ITEM BUDGET: A budget that lists each expenditure category (salary, materials, telephone service, travel, etc.) separately, along with the dollar amount budgeted for each.

OBJECT: An individual expenditure account.

FINANCING SOURCES: Total amounts available during the fiscal year for appropriation including estimated revenues, fund transfers and beginning fund balances.

UNAPPROPRIATED FUND BALANCE: The portion of unassigned fund balance remaining, following a budget appropriation of fund balance that has been approved (used to bridge the gap between expenditure appropriations and estimated revenues).

UNASSIGNED FUND BALANCE: The residual classification of the general fund and includes all amounts not constrained in other fund balance classifications for specific purposes. Unassigned amounts are technically available for any purpose.

UNRESTRICTED FUND BALANCE: Includes committed, assigned and unassigned fund balance.

VENTURA LOCAL AGENCY FORMATION COMMISSION

	Acct Code	Final Adopted FY 11-12	Adjusted FY 11-12	Projected Actuals FY 11-12	Proposed Budget FY 12-13 Adopted 4/18/12	Recommended Final Budget FY 12-13 5/16/12	Final Adopted Budget FY 12-13
EXPENDITURES							
Salaries and Employee Benefits							
Regular Salaries	1101	337,000	337,000	332,000	323,550	323,550	
Overtime	1105	-	-	-	-	-	
Supplemental Payments	1106	13,000	13,000	12,500	12,400	12,400	
Term/Buydown	1107	17,000	17,000	11,000	22,500	22,500	
Retirement Contribution	1121	66,000	66,000	63,000	72,000	72,000	
OASDI Contribution	1122	20,000	20,000	19,250	18,300	18,300	
FICA-Medicare	1123	5,200	5,200	5,200	5,000	5,000	
Safe Harbor	1124	1,750	1,750	1,700	-	-	
Group Insurance	1141	27,100	27,100	26,500	21,400	21,400	
Life Ins/Dept Heads/Mgt	1142	400	400	200	150	150	
State Unemployment	1143	700	700	700	700	700	
Management Disability Ins	1144	2,400	2,400	800	820	820	
Workers Compensation	1165	2,600	2,600	2,550	2,850	2,850	
401k Plan	1171	13,000	13,000	10,750	12,000	12,000	
Total Salaries and Emp. Benefits		506,150	506,150	486,150	491,670	491,670	-

VENTURA LOCAL AGENCY FORMATION COMMISSION

	Acct Code	Final Adopted FY 11-12	Adjusted FY 11-12	Projected Actuals FY 11-12	Proposed Budget FY 12-13 Adopted 4/18/12	Recommended Final Budget FY 12-13 5/16/12	Final Adopted Budget FY 12-13
EXPENDITURES							
Services and Supplies							
Voice/Data -ISF	2033	5,000	5,000	5,000	3,500	3,500	
General Insurance Allocation	2071	2,500	2,500	2,500	2,250	2,250	
Facilities/Materials Sq Ft Alloc-ISF	2125	17,000	17,000	15,000	15,500	15,500	
Other Maintenance	2128	500	500	500	500	500	
Memberships & Dues	2141	6,300	6,300	6,300	6,500	6,500	
Education Allowance	2154	2,000	2,000	2,000	1,350	1,350	
Indirect Cost Recovery (Co. Cost Allocation Plan Charges)	2158	20,107	20,107	20,107	3,000	3,000	
Books & Publications	2172	700	700	500	500	500	
Mail Center-ISF	2174	3,000	3,000	3,000	3,000	3,000	
Purchasing Charges-ISF	2176	500	500	300	500	500	
Graphics Charges-ISF	2177	5,500	5,500	4,000	4,000	4,000	
Copy Machine Charges-ISF	2178	400	400	400	1,000	1,000	
Misc Office Expenses	2179	7,000	5,236	4,000	6,000	6,000	
Stores-ISF	2181	50	50	50	50	50	
Board Member Fees	2191	5,000	5,000	4,000	5,000	5,000	
Info Tech-ISF Data Ctr/Service Contracts	2192	13,500	13,500	5,000	3,000	3,000	
Specialized Services/Software	2195	1,850	1,850	1,500	1,500	1,500	
Public Works Charges	2197	6,000	6,000	3,500	5,000	5,000	
Other Professional & Special	2199	9,000	10,764	11,000	9,000	9,000	
Accounting and Auditing Services	2203	5,000	5,000	5,000	5,500	5,500	
GSA Special Services ISF	2205	100	100	50	100	100	
County GIS Expense	2214	25,000	25,000	25,000	25,000	25,000	
Public And Legal Notices	2261	5,000	5,000	4,000	5,000	5,000	
Records Storage Charges	2283	250	250	300	350	350	
Computer Equip <\$5000	2293	3,500	3,500	500	4,000	4,000	
Spec Dept xo4 (Legal Counsel)	2304	25,000	25,000	20,000	22,500	22,500	
Transportation Charges -ISF	2521	1,000	-	-	-	-	
Private Vehicle Mileage	2522	6,500	6,500	6,500	7,000	7,000	
Conference & Seminars Exp.	2523	13,000	13,000	10,250	13,000	13,000	
Conference & Seminars ISF	2526	500	500	500	500	500	
County Motor Pool	2528	-	1,000	1,000	1,000	1,000	
Total Services and Supplies		190,757	190,757	161,757	155,100	155,100	-
Contingencies	6101	69,691	69,691	-	12,936	12,936	
Total Contingencies		69,691	69,691	-	12,936	12,936	-
TOTAL EXPENDITURES		766,598	766,598	647,907	659,706	659,706	-

Ventura LAFCo
 Recommended FINAL Budget FY 2012-13
 Hearing Date: May 16, 2012
 Page 14

VENTURA LOCAL AGENCY FORMATION COMMISSION							
	Acct Code	Final Adopted FY 11-12	Adjusted FY 11-12	Projected Actuals FY 11-12	Proposed Budget FY 12-13 Adopted 4/18/12	Recommended Final Budget FY 12-13 5/16/12	Final Adopted Budget FY 12-13
FINANCING SOURCES							
Appropriation of Fund Balance		122,813	122,813	122,813	85,191	85,191	
Interest Earnings	8911	8,000	8,000	5,000	4,000	4,000	
Other Revenue - Misc. (LAFCo application fees)	9772	65,500	65,500	35,000	20,000	20,000	
Cost Allocation Plan Reimbursement)	9411	-	-	-	-	-	-
Total Miscellaneous Revenue		73,500	73,500	40,000	24,000	24,000	-
Other Governmental Agencies							
Other Government Agencies (County of Ventura)	9372	190,095	190,095	190,095	183,505	183,505	
Other Government Agencies (Cities)	9372	190,095	190,095	190,095	183,505	183,505	
Other Government Agencies (Independent Special Districts)	9372	190,095	190,095	190,095	183,505	183,505	
Total Other Government Agencies Revenue		570,285	570,285	570,285	550,515	550,515	
TOTAL REVENUE		643,785	643,785	610,285	574,515	574,515	-
TOTAL FINANCING SOURCES		766,598	766,598	733,098	659,706	659,706	
PROJECTED INCREASE TO FUND BALANCE				85,191			

Preliminary Fund Balance and Estimated Ending Fund Balance at June 30, 2013

Description	Fund Balance at FY 11-12 Adopted Budget	Fund Balance at FY 11-12 Adjusted Budget	Projected Fund Balance at 6/30/12	Estimated Fund Balance at 6/30/13
Committed:				
Litigation	100,000	100,000	100,000	100,000
Assigned:				
Appropriated Fund Balance	-	-	85,191	-
Unassigned	157,025	157,025	157,025	157,025
Total	257,025	257,025	342,216	257,025

**LAFCO NET OPERATING EXPENSES
GOV'T CODE 56381 (b) (1) (A) & (B)¹**

ATTACHMENT 1

PROPOSED BUDGET FOR FISCAL YEAR 2012 - 2013

ALLOCATION - CITIES

SOURCE: STATE OF CALIFORNIA, CITIES ANNUAL REPORT, FY 09/10

CITY	TOTAL REVENUE PER REPORT	PERCENTAGE	ALLOCATION \$	183,505
1 Camarillo	\$ 57,436,152	6.80%	\$ 12,479	
2 Fillmore	12,744,262	1.51%	2,771	
3 Moorpark	23,111,537	2.74%	5,028	
4 Ojai	9,371,738	1.11%	2,037	
5 Oxnard	280,520,910	33.20%	60,923	
6 Port Hueneme	35,656,354	4.22%	7,744	
7 San Buenaventura	135,294,807	16.01%	29,379	
8 Santa Paula	68,897,039	8.15%	14,956	
9 Simi Valley	83,951,361	9.94%	18,240	
10 Thousand Oaks	137,878,964	16.32%	29,948	
TOTAL	\$ 844,863,124	100.00%	\$ 183,505	

(1) In counties in which there is city and independent special district representation on the commission, the county, cities, and independent special districts shall each provide a one-third share of the commission's operational costs. The cities' share shall be apportioned in proportion to each city's total revenues, as reported in the most recent edition of the Cities Annual Report published by the Controller, as a percentage of the combined city revenues within a county, or by an alternative method approved by a majority of cities representing the majority of the combined cities' populations.

LAFCO NET OPERATING EXPENSES
GOV'T CODE 56381 (b) (1) (A) & (C)¹, (F)²

ATTACHMENT 2

PROPOSED BUDGET FOR FY 2012- 2013

ALLOCATION - SPECIAL DISTRICTS

SOURCE: STATE OF CALIFORNIA, SPECIAL DISTRICTS ANNUAL REPORT, FY 09/10

NAME	TOTAL		ALLOCATION
	REVENUE PER REPORT	PERCENTAGE (See Note 2)	
			\$ 183,505
1 Bardsdale Public Cemetery	\$ 170,696	0.069%	\$ 127
2 Bell Canyon Comm. Services District	458,018	0.184%	338
3 Calleguas Municipal Water District	99,452,069	39.977%	73,360
4 Camarillo Health Care District	3,758,567	1.511%	2,773
5 Camrosa Water District	15,041,331	6.046%	11,095
6 Casitas Municipal Water District	15,621,744	6.280%	11,524
7 Channel Island Beach CSD	3,681,596	1.480%	2,716
8 Conejo Recreation & Park District	17,986,674	7.230%	13,267
9 El Rancho Simi Public Cemetery District	80,467	0.032%	59
10 Fillmore-Piru Memorial District	163,694	0.066%	121
11 Fox Canyon Groundwater Mgmt. Agency	1,617,567	0.650%	1,193
12 Hidden Valley Municipal Water District	8,853	0.004%	7
13 Meiners Oaks Water District	1,001,296	0.402%	738
14 Montalvo Municipal Impv. District	737,581	0.296%	543
15 Ojai Valley Sanitary District	8,688,705	3.493%	6,410
16 Ojai Water Conservation District	7,073	0.003%	6
17 Oxnard Drainage District No. 1	48,143	0.019%	35
18 Oxnard Drainage District No. 2	161,417	0.065%	119
19 Oxnard Harbor District	11,233,804	4.516%	8,287
20 Piru Public Cemetery District	16,389	0.007%	13
21 Pleasant Valley Co. Water District	2,830,734	1.138%	2,088
22 Pleasant Valley Rec & Parks District	7,710,180	3.099%	5,687
23 Rancho Simi Rec & Park District	18,426,115	7.407%	13,592
24 Saticoy Sanitary District	281,672	0.113%	207
25 Triunfo Sanitation District	12,735,893	5.120%	9,395
26 United Water Conservation District	16,826,496	6.764%	12,412
27 Ventura Co. Resource Conserv. District	72,315	0.029%	53
28 Ventura Port District	8,559,102	3.441%	6,314
29 Ventura River County Water District	1,391,512	0.559%	1,026
TOTAL	\$ 248,769,703	100.000%	\$ 183,505

- (1) In counties in which there is city and independent special district representation on the commission, the county, cities, and independent special districts shall each provide a one-third share of the commission's operational costs. The independent special districts' share shall be apportioned in proportion to each district's total revenues as a percentage of the combined total district revenues within a county. An independent special district's total revenue shall be calculated for nonenterprise activities as total revenues for general purpose transactions less aid from other governmental agencies and for enterprise activities as total operating and nonoperating revenues less revenue category other governmental agencies, as reported in the most recent edition of the "Special Districts Annual Report" published by the Controller, or by an alternative method approved by a majority of the agencies, representing a majority of their combined populations.
- (2) No independent special district shall be apportioned a share of more than 50 percent of the total independent special districts' share of the commission's operational costs, without the consent of the district. The share of the remaining districts shall be increased on a proportional basis so that the total amount for all districts equal the share apportioned by the auditor to independent special districts.

Ventura LAFCo Budget FY 2012-13

Apportionment of Net Operating Expenses Expressed As Percentage Of Each Agency's Total Revenue

ATTACHMENT 3

NAME	TOTAL REVENUE PER REPORT*	ALLOCATION	PERCENTAGE OF TOTAL REVENUE
COUNTY OF VENTURA	\$ 971,967,744	\$ 183,505	0.02%
CITIES			
Camarillo	\$ 57,436,152	\$ 12,479	0.02%
Fillmore	12,744,262	2,771	0.02%
Moorpark	23,111,537	5,028	0.02%
Ojai	9,371,738	2,037	0.02%
Oxnard	280,520,910	60,923	0.02%
Port Hueneme	35,656,354	7,744	0.02%
San Buenaventura	135,294,807	29,379	0.02%
Santa Paula	68,897,039	14,956	0.02%
Simi Valley	83,951,361	18,240	0.02%
Thousand Oaks	137,878,964	29,948	0.02%
TOTAL	\$ 844,863,124	\$ 183,505	0.02%
SPECIAL DISTRICTS			
Bardsdale Public Cemetery	\$ 170,696	\$ 127	0.07%
Bell Canyon Comm. Services District	\$ 458,018	338	0.07%
Calleguas Municipal Water District	\$ 99,452,069	73,360	0.07%
Camarillo Health Care District*	\$ 3,758,567	2,773	0.07%
Camrosa Water District	\$ 15,041,331	11,095	0.07%
Casitas Municipal Water District	\$ 15,621,744	11,524	0.07%
Channel Islands Beach Comm. Serv. Dist.	\$ 3,681,596	2,716	0.07%
Conejo Recreation & Park District	\$ 17,986,674	13,267	0.07%
El Rancho Simi Public Cemetery District	\$ 80,467	59	0.07%
Fillmore-Piru Memorial District	\$ 163,694	121	0.07%
Fox Canyon Groundwater Mgmt. Agency	\$ 1,617,567	1,193	0.07%
Hidden Valley Municipal Water District	\$ 8,853	7	0.07%
Meiners Oaks Water District	\$ 1,001,296	738	0.07%
Montalvo Comm. Services District	\$ 737,581	543	0.07%
Ojai Valley Sanitary District	\$ 8,688,705	6,410	0.07%
Ojai Water Conservation District	\$ 7,073	6	0.09%
Oxnard Drainage District No. 1	\$ 48,143	35	0.07%
Oxnard Drainage District No. 2	\$ 161,417	119	0.07%
Oxnard Harbor District	\$ 11,233,804	8,287	0.07%
Piru Public Cemetery District	\$ 16,389	13	0.08%
Pleasant Valley Co. Water District	\$ 2,830,734	2,088	0.07%
Pleasant Valley Rec & Park District	\$ 7,710,180	5,687	0.07%
Rancho Simi Rec & Park District	\$ 18,426,115	13,592	0.07%
Saticoy Sanitary District	\$ 281,672	207	0.07%
Triunfo Sanitation District	\$ 12,735,893	9,395	0.07%
United Water Conservation District	\$ 16,826,496	12,412	0.07%
Ventura Co. Resource Conserv. District	\$ 72,315	53	0.07%
Ventura Port District	\$ 8,559,102	6,314	0.07%
Ventura River County Water District	\$ 1,391,512	1,026	0.07%
TOTAL	\$ 248,769,703	\$ 183,505	0.07%

* Source: State of California Annual Reports FY 09/10. For special districts, total revenue excludes aid from other governments.



VENTURA LOCAL AGENCY FORMATION COMMISSION

STAFF REPORT

Meeting Date: May 16, 2012

Agenda Item 10

LAFCo CASE NAME & NO: LAFCo 12-02 Camarillo Sanitary District Annexation – Mass Annexation

PROPOSAL: To annex 365 Assessor parcels and various portions of public rights-of-way to the District in order to provide sanitary sewer service to existing residential parcels.

SIZE: Parcels range in size from under 6,000 square feet to approximately 8 acres. The majority of the parcels are under one-half acre.

LOCATION: The parcels within the proposal area are generally located in the developed area north of the City of Camarillo (see Attachment 1). The proposal area is within the District sphere of influence. It is also within the City of Camarillo sphere of influence

PROPONENTS: Camarillo Sanitary District by resolution.

NOTICE: This item was originally scheduled and publically noticed for consideration at the LAFCo meeting of April 18, 2012, but was continued to the meeting of May 16, 2012. This matter has been noticed as prescribed by law.

PARCEL INFORMATION: See Attachment 2 for a listing of the Assessor parcels included in the proposal.

RECOMMENDATION:

Adopt the attached resolution LAFCo 12-02 making determinations and approving the Camarillo Sanitary District Annexation – Mass Annexation

COMMISSIONERS AND STAFF

COUNTY: Kathy Long Linda Parks <i>Alternate:</i> Steve Bennett	CITY: Carl Morehouse Janice Parvin, Chair <i>Alternate:</i> Carol Smith	DISTRICT: Elaine Freeman Gail Pringle, Vice Chair <i>Alternate:</i> Bruce Dandy	PUBLIC: Lou Cunningham <i>Alternate:</i> Linda Ford-McCaffrey	
Executive Officer: Kim Uhlich	Dep. Exec. Officer Kai Luoma, AICP	Office Mgr/Clerk Debbie Schubert	Office Assistant Martha Escandon	Legal Counsel Michael Walker

GENERAL ANALYSIS

1. Land Use

Site Information

The proposal area is generally located within the unincorporated communities of Las Posas Estates and Camarillo Heights. Eighteen of the parcels are located within the City of Camarillo. All of the parcels within the proposal area are developed with single family residential uses.

The community of Las Posas Estates is a largely built-out community consisting primarily of residential development on parcels generally ranging from one-half to one acre in size. Most of the parcels within this portion of the proposal area are under one acre, though three exceed two acres in size. The County General Plan designates the proposal area within the Las Posas Estates community as Rural Exclusive with minimum lot sizes ranging from 20,000 square feet up to one acre (R-E-20 and R-E-1AC) (see Maps 1 of 5 and 2 of 5 of Attachment 1).

Camarillo Heights is also a largely built-out residential community. Parcels within this portion of the proposal area range in size from approximately 6,000 square feet up to approximately three acres, though most are less than one-half acre (see Maps 3 of 5 and 4 of 5 of Attachment 1). The majority of the parcels within the proposal area are designated as Single Family Residential with minimum lot sizes of 10,000 square feet (R-1-10). The remaining parcels are designated Rural Exclusive with a 20,000 square foot minimum lot size (R-E-20).

Each of the eighteen parcels located within the City of Camarillo contains an existing single family residence. All but one of the parcels are less than 10,000 square feet in size, the remaining parcel is approximately eight acres. Sixteen are designated Single Family Residential by the City General Plan. The eight acre parcel and an abutting 5,000 square foot parcel are designated Rural Exclusive.

Conformity with Plans

Single family residential uses are permitted within the County R-1 and R-E designations and the City Single Family Residential and Rural Exclusive designations. Thus, all parcels within the proposal area conform to the applicable General Plan.

Surrounding Land Uses, Zoning, and General Plan Designations

The parcels within the proposal area are dispersed among developed single family residential lots. The proposal will not affect adjacent uses or zoning.

Topography, Natural Features and Drainage

The proposal area topography ranges from relatively flat to fairly steep. The area is largely developed with few natural features remaining.

2. Impact on Prime Agricultural Land, Agriculture, and Open Space

The proposal area consists of residential development. It is not considered agricultural or open space. The proposal will have no impacts on agricultural or open space lands.

3. Population

According to the County of Ventura Registrar of Voters, there are more than 12 registered voters in the proposal area. As such, the proposal area is considered to be inhabited under the provisions of LAFCo law relating to protest proceedings.

4. Services and Controls – Need, Cost, Adequacy and Availability

Sanitary sewer service within the two communities is primarily provided by individual sewage disposal systems on each property. In the event of a failure of an individual sewage disposal system, County Environmental Health Division policies prevent the authorization of a replacement system if public sewer service is available within 300 feet of the affected property.

The District is currently providing sewer service to 122 of the parcels within the proposal area. Approval of the proposal will bring all of these parcels into the District. In addition, the District anticipates more sewage disposal system failures in the future for which County Environmental Health will not approve a replacement system. In an effort to avoid having to pursue multiple annexations in the future, the District chose to pursue a single annexation of all of the parcels for which the County would not authorize replacement septic systems. To this end, the District identified all parcels within 300 feet of its existing facilities. In consultation with LAFCo staff, additional parcels were included (or excluded) where it was logical to do so from a service perspective. For instance, in some locations, parcels along only one side of a street are within 300 feet of District facilities. If a sewer main was to be extended down the street to serve these parcels, it is logical to allow the parcels across the street to receive the service as well. Once these parcels were identified, the District then contacted each landowner to determine if s/he wished to be included in the annexation. Those who were opposed were excluded from the annexation. Thus, the parcels included within the annexation proposal are those currently receiving service from the District, and those the landowners of which have not objected to being annexed.

Typically, the Commission's practice has been to discourage annexations where the need for service is not imminent. The proposal includes many parcels that are not in imminent need of sewer service. However, staff believes that the annexation of these parcels is justified for the following reasons:

- The unincorporated communities of Camarillo Heights and Las Posas Estates are already developed with over 2,000 residential parcels. Presumably, there are

over 2,000 individual sewage disposal systems concentrated in this area. Such concentrations of individual sewage disposal systems can have adverse impacts on ground water quality (El Rio and the Santa Rosa Valley are two such areas). It is anticipated that the availability of public sewer service will eventually decrease the number of private disposal systems in the area, thereby helping avoid water quality impacts.

- Annexation will allow for the community to proactively plan for the extension of service. For instance, in areas where the sewer mains will be required to be extended, property owners will have the opportunity to form an assessment district or other mechanism to distribute the costs among all of the properties which may benefit. Absent such planning, if a single property owner is in need of an emergency connection, that single property owner may have to pay the entire cost of extending the sewer infrastructure.
- The proposal will not result in additional urban development or growth inducement. The area is largely built out with minimal development potential. Any existing development potential would not be affected as a result of this proposal, as it will not change existing land use and zoning designations.

One of the factors that the Commission is to consider when making a determination for an annexation to a special district is “whether the proposed annexation will be for the interest of landowners or present or future inhabitants within the district and within the territory proposed to be annexed to the district.” (Govt. Code § 56668.3(a)(1)) For the above reasons, staff believes that the annexation is in the interest of landowners and present and future inhabitants of the District and the proposal area.

The District has indicated that it has adequate capacity to provide service to all of the parcels within the proposal area. For those parcels that front rights-of-way in which existing District sewer mains are located, no mainline extension will be required. For those parcels that will require a mainline extension, the cost will be paid for by the property owner(s) who are to receive the service. User fees will fund on-going service.

5. Boundaries and Lines of Assessment

The boundaries are definite and certain. The maps and legal descriptions for this proposal have been forwarded to the County Surveyor but have not yet been certified as being accurate and sufficient for the preparation of a Certificate of Completion pursuant to Government Code Section 57201 and for filing with the State Board of Equalization. As such, the attached Resolution includes a condition that predicates recordation of a Certificate of Completion (completion of annexation proceedings) upon the approval of a map and legal description by the County Surveyor.

6. Environmental Impact of the Proposal

Staff has determined that the proposal is subject to CEQA. As the lead agency, staff prepared an initial study, which determined that the proposal would result in no potentially significant impacts to the environment and a Negative Declaration was prepared (Attachment 3). Pursuant to the CEQA Guidelines, a Notice of Intent to adopt the negative declaration was published and posted and the Negative Declaration was made available for public review from April 23 through May 14. As of the writing of this report, no comments on the CEQA document have been received by staff.

In addition, staff has contacted the California Department of Fish and Game and submitted a “No Effect Determination Request”. If approved, the \$2,101.50 fee that Fish and Game charges to review negative declarations will be waived. Fish and Game staff have indicated that they will grant the request, thereby saving the District the review fee.

Staff recommends that the Commission: 1) review and consider the Negative Declaration, Initial Study, and any comments that are received; 2) find on the basis of the whole record that there is no substantial evidence that the proposal will have a significant effect on the environment and that the Negative Declaration reflects LAFCo’s independent judgment and analysis; and 3) adopt the proposed Negative Declaration. These actions are reflected in the attached resolution.

7. Regional Housing Needs

The proposal will not alter existing general plan and zoning designations. No new housing opportunities will be created or eliminated as part of the proposal. Therefore, the proposal will have no affect on regional housing needs.

8. Environmental Justice

The proposal will allow sewer service to be made available to existing residential development. Staff has determined that approval of the proposal would not result in the unfair treatment of any person based on race, culture or income with respect to the provision of municipal services to the proposal area.

COMMISSION PROCEEDINGS – PROCESS CONSIDERATIONS

In the case of inhabited territory, the Commission may waive protest proceedings entirely if both of the following apply:

- Written notice has been provided to all landowners and registered voters within the affected territory and no written opposition from the landowners and registered voters is received prior to the conclusion of the Commission consideration of the matter. The notice must disclose that the Commission may waive protest proceedings if no timely written opposition to such waiver is submitted.

- No subject agency has submitted written opposition to a waiver of protest proceedings.

Pursuant to Govt. Code § 56157, because the number of mailed notices required to be provided for this proposal exceeded 1,000, the public notice was published in a newspaper of general circulation. The public notice specified that unless written opposition from landowners or registered voters within the subject territory was received, the Commission would waive protest proceedings. As of the writing of this report, staff has received no written opposition. In addition, no written opposition to a waiver of protest proceedings from a subject agency has been submitted to date. In consideration of these facts it is recommended that the Commission waive protest proceedings.

ALTERNATIVE ACTIONS AVAILABLE:

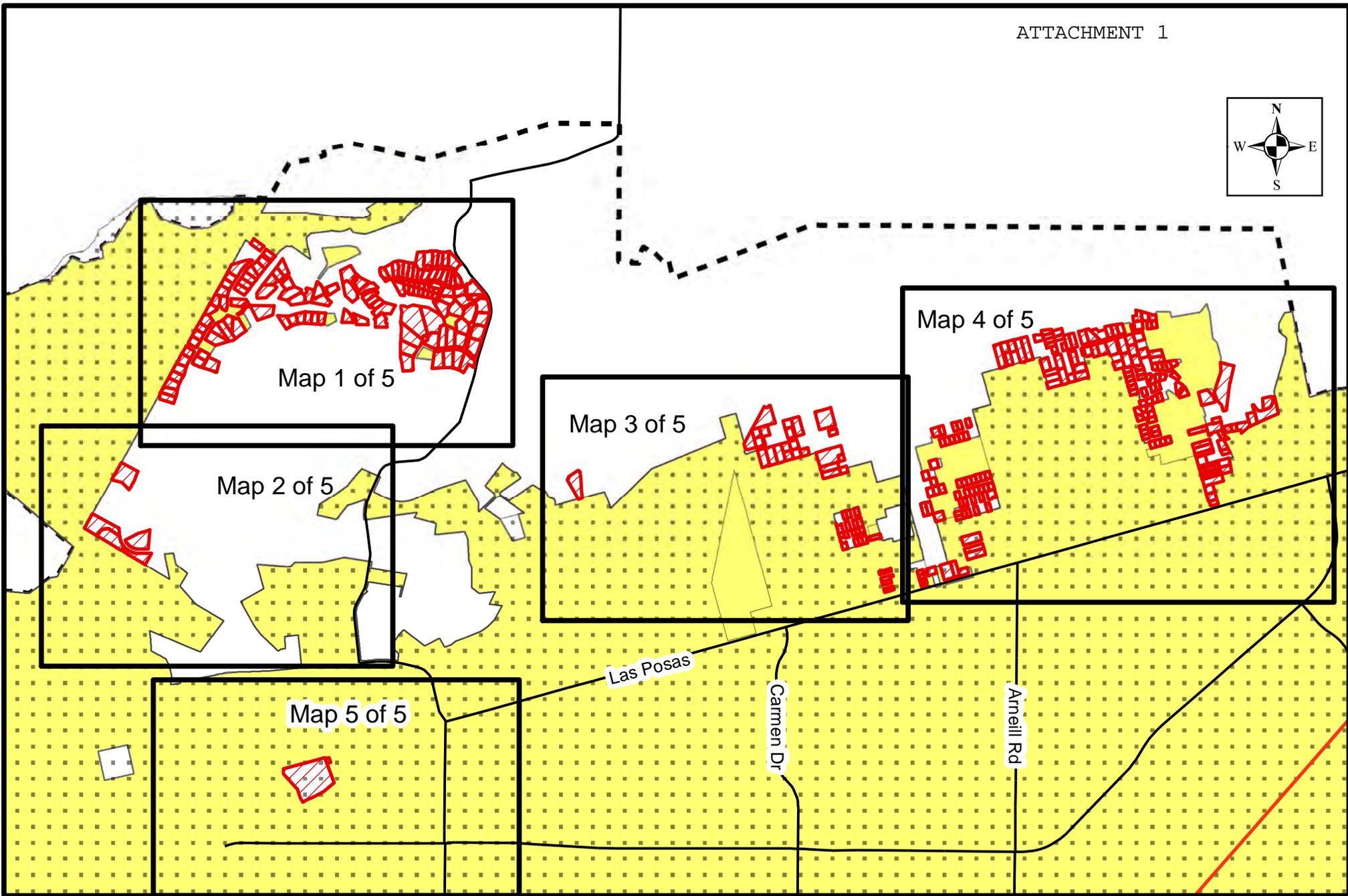
- A. If the Commission, following public testimony and review of the materials submitted, determines that further information is necessary, a motion to continue the annexation proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of the materials submitted, determines that the boundaries of the annexation proposal should be modified, or that the proposal should be approved subject to any changes or additions to the terms and conditions recommended, a motion to approve should clearly specify any boundary changes and/or any changes or additions to the terms and conditions of approval.
- C. If the Commission, following public testimony and review of the materials submitted, wishes to deny or modify the annexation proposal, a motion to deny or modify should include direction that the matter be continued to the next meeting and that staff prepare a new report consistent with the evidence submitted and the anticipated decision.



BY: _____
 Kai Luoma, AICP
 Deputy Executive Officer

- Attachments: (1) Vicinity Maps* (includes Map Index and 5 maps)
 (2) List of Assessor Parcels
 (3) Negative Declaration/Initial Study
 (4) LAFCo 12-02 Resolution

* LAFCo makes every effort to offer legible map files with the online and printed versions of our reports, however sometimes the need to reduce oversize original maps and/or other technological/software factors can compromise readability. Original maps are available for viewing at the LAFCo office by request.

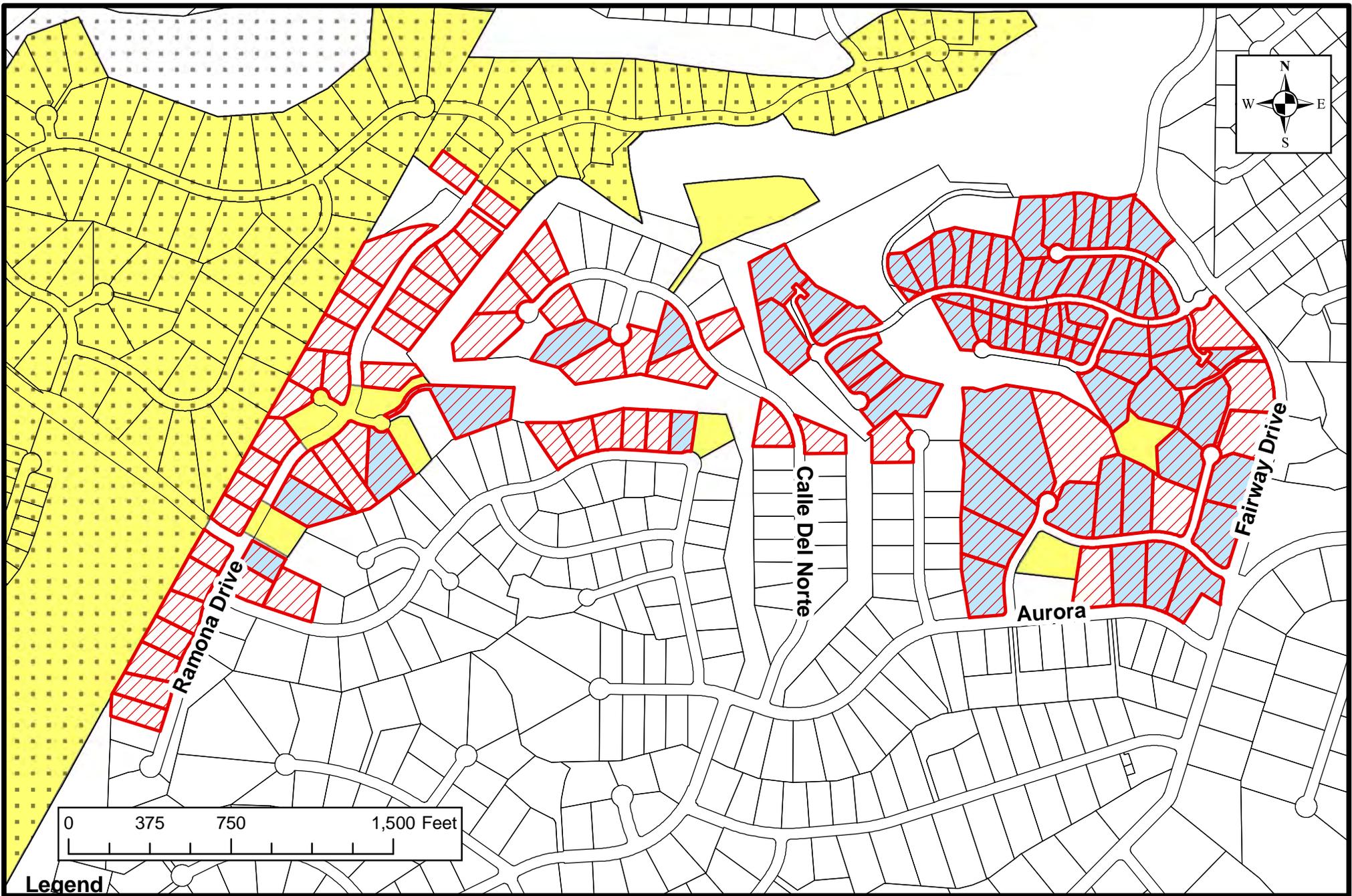


Legend

-  LAFCo 12-02 Proposal Area
-  Camarillo Sanitary District
-  Camarillo Sanitary District Sphere
-  City of Camarillo

LAFCo 12-02 Camarillo Sanitary District Annexation
 Mass Annexation
 Map Index

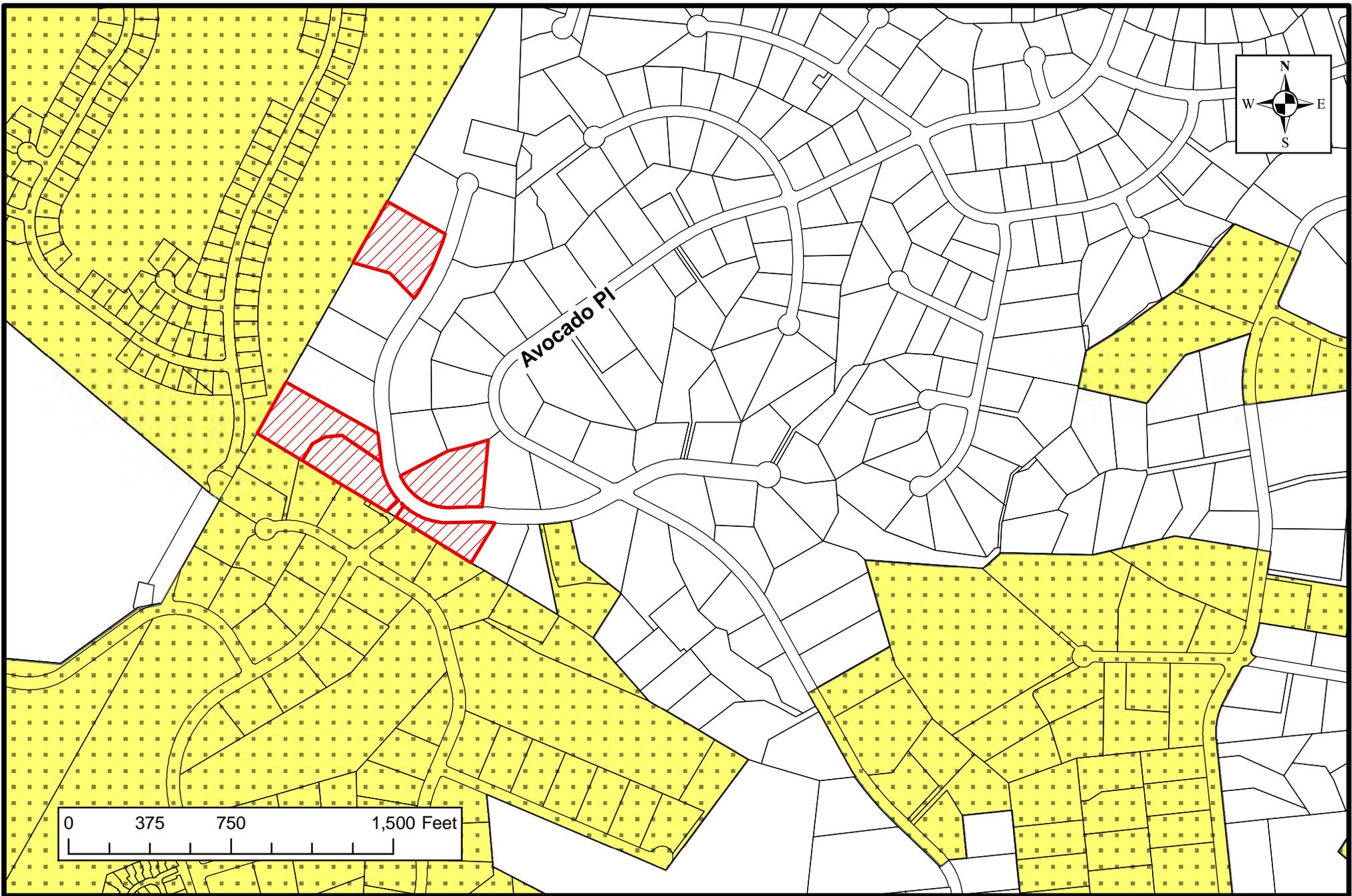




- Legend**
-  LAFCo 12-02 Proposal Area
 -  Parcels Receiving Service
 -  Camarillo Sanitary District
 -  City of Camarillo

LAFCo 12-02 Camarillo Sanitary District Annexation
 Mass Annexation
 Map 1 of 5



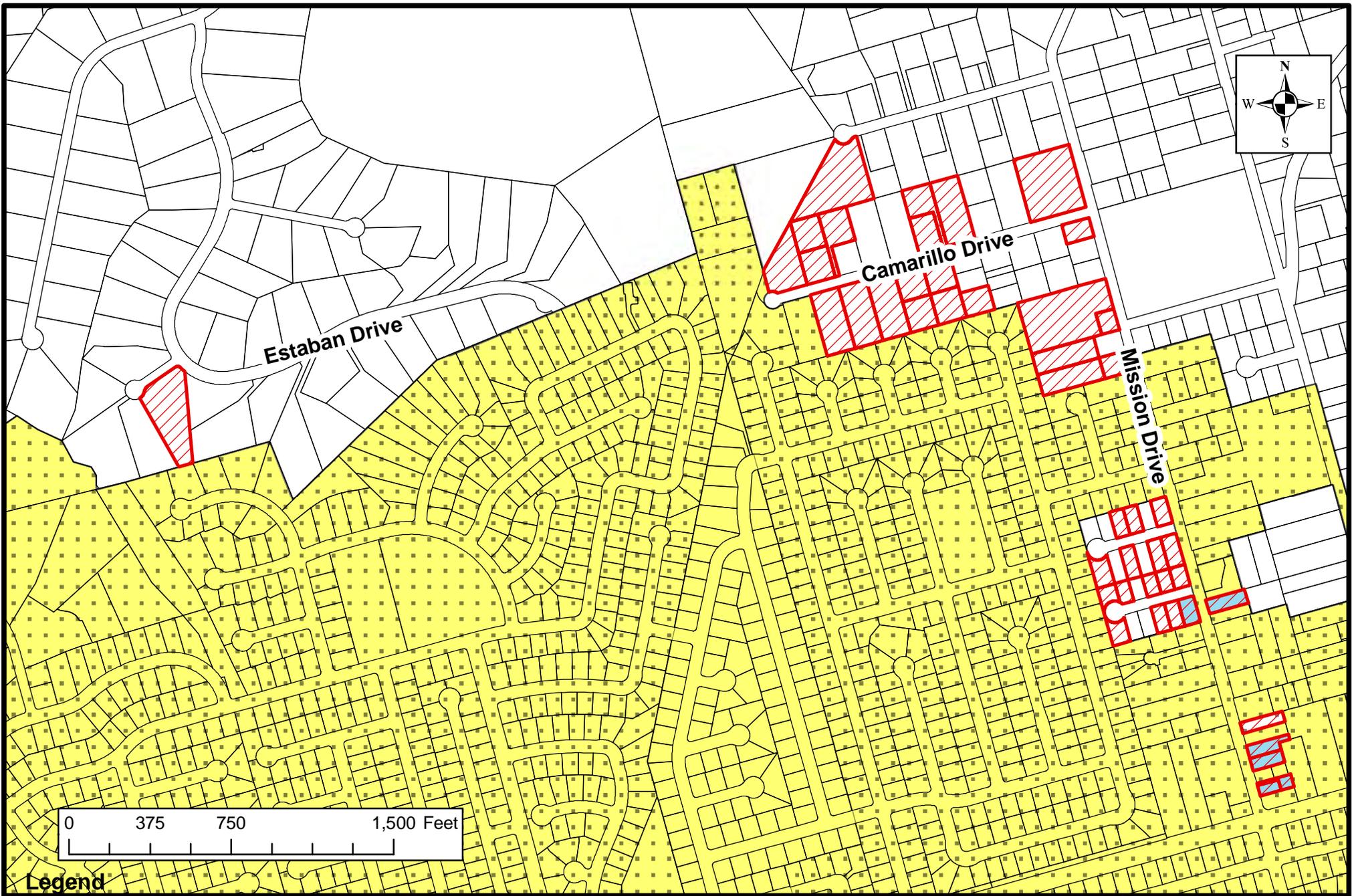


Legend

-  LAFCo 12-02 Proposal Area
-  Camarillo Sanitary District
-  City of Camarillo

LAFCo 12-02 Camarillo Sanitary District Annexation
 Mass Annexation
 Map 2 of 5



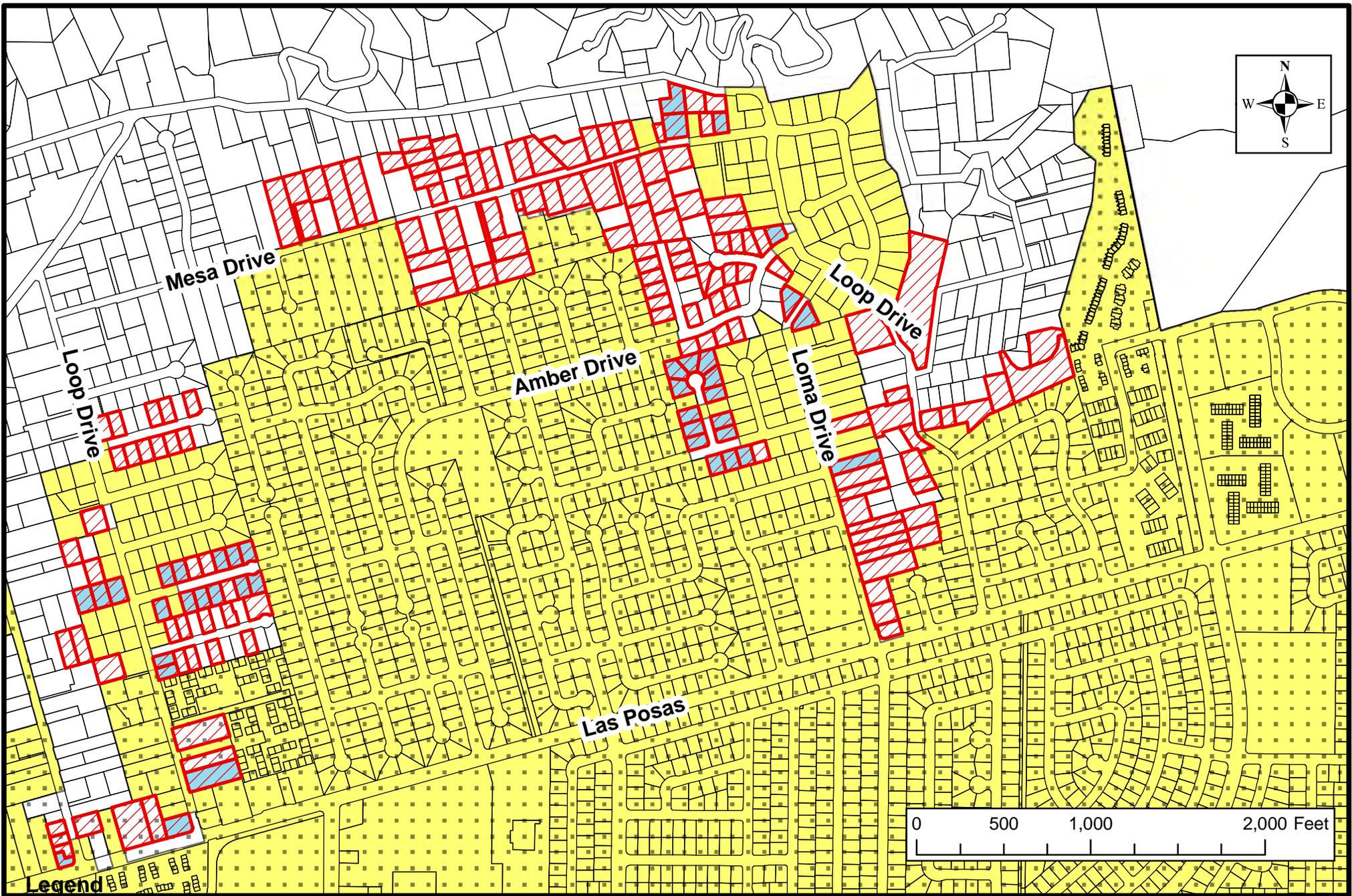


Legend

-  LAFCo 12-02 Proposal Area
-  Parcels Receiving Service
-  Camarillo Sanitary District
-  City of Camarillo

LAFCo 12-02 Camarillo Sanitary District Annexation
 Mass Annexation
 Map 3 of 5

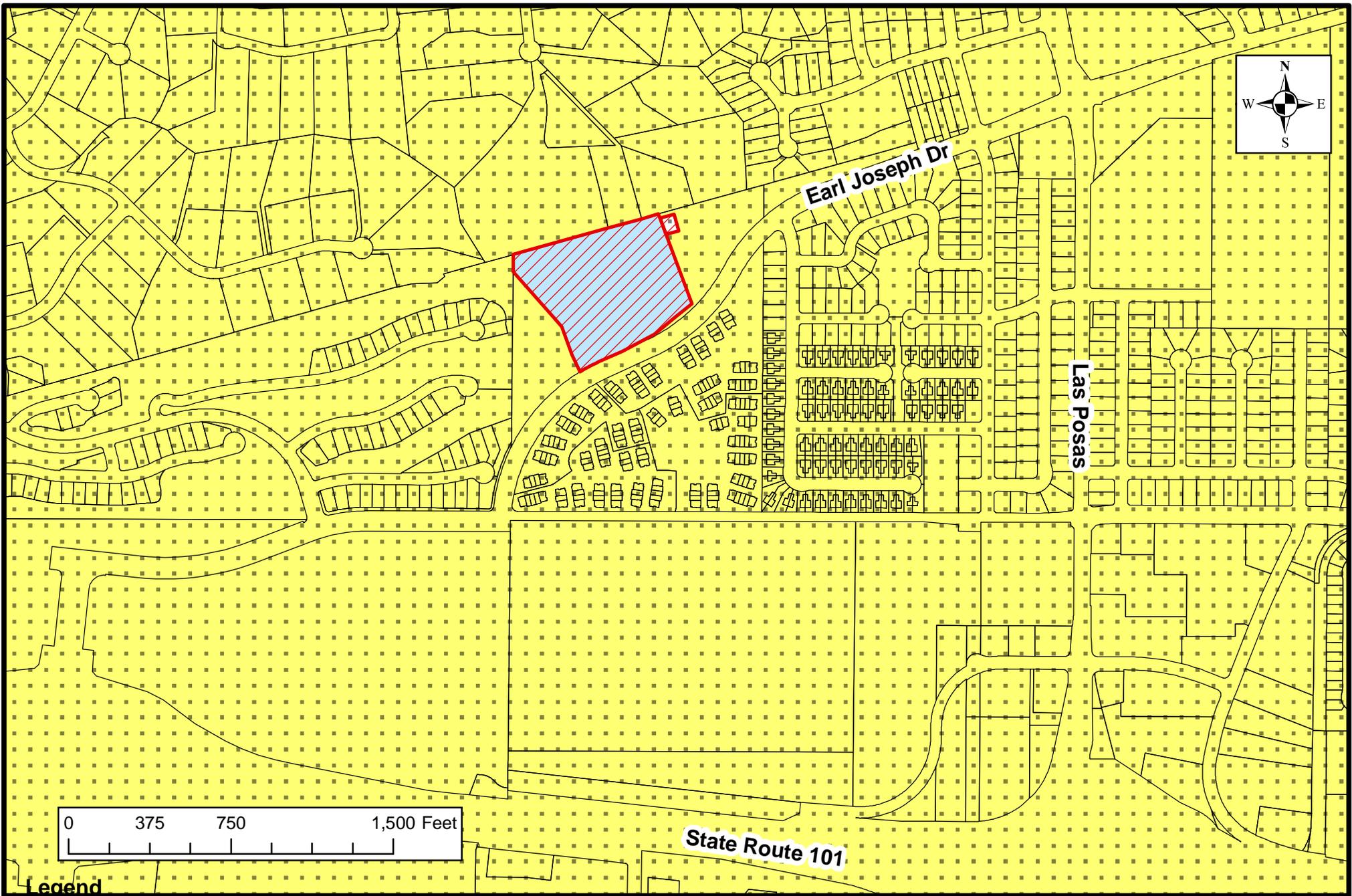




- Legend**
-  LAFCo 12-02 Proposal Area
 -  Parcels Receiving Service
 -  Camarillo Sanitary District
 -  City of Camarillo

LAFCo 12-02 Camarillo Sanitary District Annexation
 Mass Annexation
 Map 4 of 5





Legend

-  LAFCo 12-02 Proposal Area
-  Parcels Receiving Service
-  Camarillo Sanitary District
-  City of Camarillo

LAFCo 12-02 Camarillo Sanitary District Annexation
 Mass Annexation
 Map 5 of 5



**LAFCo 12-02 Camarillo Sanitary District Annexation
Mass Annexation**

APN	Address						
109012001	5 715	CALLE DEL NORTE		109021208	5 1774	RAMONA	DR
109012002	5 735	CALLE DEL NORTE		109021210	5 1726	RAMONA	DR
109012004	5 785	CALLE DEL NORTE		109022102	5 1625	RAMONA	DR
109012005	5			109022105	5 1675	RAMONA	DR
109012006	5 805	CAMINO LA POSADA		109022106	5 1711	RAMONA	DR
109012009	5 865	CALLE DEL NORTE		109022203	5 1642	RAMONA	DR
109012011	5 888	CALLE DEL NORTE		109022204	5 1658	RAMONA	DR
109012012	5 884	CALLE DEL NORTE		109022205	5 1674	RAMONA	DR
109012013	5 872	CALLE DEL NORTE		109022206	5 1690	RAMONA	DR
109012014	5 860	CALLE DEL NORTE		109022207	5 1702	RAMONA	DR
109012022	5 724	CALLE DEL NORTE		109022208	5 1710	RAMONA	DR
109013201	5 752	CAMINO CONCORDIA		109022210	5 1624	RAMONA	DR
109013202	5 736	CAMINO CONCORDIA		109032205	5 415	VISTA DEL CAMPO	
109013203	5 720	CAMINO CONCORDIA		109032206	5 445	VISTA DEL CAMPO	
109013204	5 704	CAMINO CONCORDIA		109032207	5 515	VISTA DEL CAMPO	
109014108	5 673	CALLE DEL NORTE		109032208	5 533	VISTA DEL CAMPO	
109014207	5 672	CALLE DEL NORTE		109032209	5 546	VISTA DEL CAMPO	
109014311	5 659	VIA DEL CERRO		109032210	5 1291	VISTA DEL CIMA	
109017106	5 820	CAMINO CONCORDIA		109032211	5 1263	VISTA DEL CIMA	
109017107	5 806	CAMINO CONCORDIA		109032212	5 1245	VISTA DEL CIMA	
109018110	5 990	CAMINO CONCORDIA		109032213	5 517	VIA CON DIOS	
109019006	5 1943	RAMONA	DR	109032214	5 535	VIA CON DIOS	
109019007	5 1925	RAMONA	DR	109032216	5 667	VIA CON DIOS	
109019008	5 1909	RAMONA	DR	109032217	5 660	VIA CON DIOS	
109019009	5 1891	RAMONA	DR	109032218	5 630	VIA CON DIOS	
109020101	5 1791	RAMONA	DR	109032219	5 552	VIA CON DIOS	
109020102	5 1807	RAMONA	DR	109032220	5 502	VIA CON DIOS	
109020103	5 1821	RAMONA	DR	109032227	5		
109020104	5 1835	RAMONA	DR	109032228	5 675	FAIRWAY	DR
109020201	5 1782	RAMONA	DR	109032303	5 1288	VISTA DEL CIMA	
109020202	5 1790	RAMONA	DR	109032304	5 1264	VISTA DEL CIMA	
109020203	5 1806	RAMONA	DR	109032305	5 1232	VISTA DEL CIMA	
109020206	5 1848	RAMONA	DR	109032306	5 1218	VISTA DEL CIMA	
109020208	5 1834	RAMONA	DR	109035002	5 400	DESEO	AV
109020401	5 1849	RAMONA	DR	109035003	5 406	DESEO	AV
109020402	5 1863	RAMONA	DR	109035004	5 412	DESEO	AV
109020403	5 1877	RAMONA	DR	109035005	5 420	DESEO	AV
109021101	5 1719	RAMONA	DR	109035008	5 475	VISTA MONTANA	
109021102	5 1725	RAMONA	DR	109035009	5 483	VISTA MONTANA	
109021103	5 1735	CALLE ROCAS		109035010	5 491	VISTA MONTANA	
109021104	5 1767	CALLE ROCAS		109035011	5 505	VISTA MONTANA	
109021105	5 1775	CALLE ROCAS		109035012	5 517	VISTA MONTANA	
109021204	5 1742	CALLE CORVA		109035013	5 529	VISTA MONTANA	
109021207	5 1766	CALLE CORVA		109035014	5 541	VISTA MONTANA	
				109035015	5 541	VISTA MONTANA	
				109035016	5 529	VISTA MONTANA	
				109035017	5 517	VISTA MONTANA	

109035018	5	505	VISTA MONTANA		150001134	5	201	CAMARILLO	DR
109035019	5	491	VISTA MONTANA		150001135	5	187	CAMARILLO	DR
109035020	5	483	VISTA MONTANA		150001136	5	153	CAMARILLO	DR
109035021	5	475	VISTA MONTANA		150001137	5	155	CAMARILLO	DR
109036001	5	429	DESEO	AV	150001138	5	143	CAMARILLO	DR
109036005	5	507	DESEO	AV	150001139	5	141	CAMARILLO	DR
109036006	5	493	DESEO	AV	150001142	5	105	CAMARILLO	DR
109036007	5	485	DESEO	AV	150001150	5	11	CAMARILLO	DR
109036008	5	477	DESEO	AV	150001153	5	483	MISSION	DR
109036009	5	469	DESEO	AV	150001154	5	465	MISSION	DR
109036010	5	461	DESEO	AV	150001165	5	165	SAN MIGUEL	DR
109036012	5	453	DESEO	AV	150001171	5	126	CAMARILLO	DR
109036013	5	445	DESEO	AV	150001172	5		CAMARILLO	DR
109036014	5	445	DESEO	AV	150005011	5	214	MISSION	DR
109036018	5	437	DESEO	AV	150006011	5	51	ANACAPA	DR
109036019	5				150006012	5	37	ANACAPA	DR
109036022	5	425	DESEO	AV	150006013	5	21	ANACAPA	DR
109037001	5	509	COUNTRY VIEW	PL	150006021	5	30	MISSION	DR
109037002	5	521	COUNTRY VIEW	PL	150006025	5	56	MISSION	DR
109037003	5	533	COUNTRY VIEW	PL	150006026	5	60	MISSION	DR
109037004	5	545	COUNTRY VIEW	PL	150006028	5	98	MISSION	DR
109037005	5	557	COUNTRY VIEW	PL	150006033	5	32	MISSION	DR
109037006	5	561	COUNTRY VIEW	PL	150006044	5	1979	LAS POSAS	RD
109037010	5	519	DESEO	AV	150008103	5	62	NEISH	ST
109037011	5	531	DESEO	AV	150008104	5	42	NEISH	ST
109037012	5	543	DESEO	AV	150008106	5	289	MISSION	DR
109037013	5	555	DESEO	AV	150008201	5	87	NEISH	ST
109037014	5	559	DESEO	AV	150008203	5	61	NEISH	ST
109037015	5	567	DESEO	AV	150008205	5	25	NEISH	ST
109037016	5	579	DESEO	AV	150008206	5	265	MISSION	DR
109037017	5	618	COUNTRY VIEW	PL	150008207	5	10	NANCY	ST
109037018	5	618	COUNTRY VIEW	PL	150008208	5	24	NANCY	ST
109037019	5	615	COUNTRY VIEW	PL	150008209	5	32	NANCY	ST
109037022	5	601	COUNTRY VIEW	PL	150008212	5	88	NANCY	ST
109037023	5	562	VISTA MONTANA		150008213	5	76	NANCY	ST
109037024	5	554	VISTA MONTANA		150008301	5	89	NANCY	ST
109037025	5	542	VISTA MONTANA		150008304	5	37	NANCY	ST
109037027	5	553	VISTA MONTANA		150008305	5	23	NANCY	ST
109037028	5	553	VISTA MONTANA		150008306	5	211	MISSION	DR
109037029	5	530	DESEO	AV	150009006	5	421	MISSION	DR
150001118	5	20	CAMARILLO	DR	150009010	5	437	MISSION	DR
150001122	5	116	CAMARILLO	DR	150009011	5	435	MISSION	DR
150001126	5	230	CAMARILLO	DR	151003006	5	2141	PRESILLA	LN
150001128	5	250	CAMARILLO	DR	151003020	5	361	W LOOP	DR
150001129	5	234	CAMARILLO	DR	151004004	5	2119	VANITA	PL
150001130	5	280	CAMARILLO	DR	151004005	5	2121	VANITA	PL
150001133	5	255	CAMARILLO	DR	151004007	5	231	W LOOP	DR

151004021	5	2142		PRESILLA	PL	151012017	5	61		LORI	LN
151004024	5	34		WILLDEN	DR	151012018	5	41		LORI	LN
151004025	5	46		WILLDEN	DR	151012020	5	591		MESA	DR
151004031	5	2115		VANITA	PL	151012022	5	567		MESA	DR
151005020	5	60		ANACAPA	DR	151012024	5	20		LORI	LN
151005030	5	2125		LAS POSAS	RD	151012025	5	46		LORI	LN
151005033	5	2077		LAS POSAS	RD	151012026	5	50		LORI	LN
151005034	5	2035		LAS POSAS	RD	151012027	5	71		LORI	LN
151006001	5	116	W	LOOP	DR	151012028	5	322	N	LOOP	DR
151006008	5	68	W	LOOP	DR	151012031	5	465		MESA	DR
151006009	5	78	W	LOOP	DR	151012032	5	435		MESA	DR
151007103	5	27		MANSFIELD	LN	151012033	5	425		MESA	DR
151007104	5	39		MANSFIELD	LN	151012036	5	361		MESA	DR
151007105	5	49		MANSFIELD	LN	151012048	5	383		MESA	DR
151007106	5	61		MANSFIELD	LN	151012049	5	385		MESA	DR
151007107	5	71		MANSFIELD	LN	151014006	5	508		MESA	DR
151007108	5	83		MANSFIELD	LN	151014008	5	558		MESA	DR
151007110	5	93		MANSFIELD	LN	151014009	5	556		MESA	DR
151007202	5	16		MANSFIELD	LN	151014012	5				
151007204	5	38		MANSFIELD	LN	151014013	5	502		MESA	DR
151007205	5	48		MANSFIELD	LN	151014015	5				
151007206	5	60		MANSFIELD	LN	152007102	5	188		RAMONA	PL
151007207	5	70		MANSFIELD	LN	152007103	5	192		RAMONA	PL
151007208	5	82		MANSFIELD	LN	152007107	0			RAMONA	PL
151007210	5	90		LEMON	DR	152007115	5	175		RAMONA	PL
151007213	5	42		LEMON	DR	152007128	5	182		RAMONA	PL
151007215	5	24		LEMON	DR	153001012	5	781		MESA	DR
151007216	5	16		LEMON	DR	153001013	5	771		MESA	DR
151007219	5					153001014	5	723		MESA	DR
151007221	5	62		LEMON	DR	153001015	5	709		MESA	DR
151007301	5	11		LEMON	DR	153001016	5	691		MESA	DR
151007302	5	182	W	LOOP	DR	153001017	5	677		MESA	DR
151007303	5	17		LEMON	DR	153001020	5	601		MESA	DR
151007304	5	23		LEMON	DR	153001021	5	627		MESA	DR
151007306	5	41		LEMON	DR	153002002	5	632		MESA	DR
151007309	5	71		LEMON	DR	153002004	5	690		MESA	DR
151009118	5	450	W	LOOP	DR	153002005	5	706		MESA	DR
151009119	5	29		LA SUEN	DR	153002006	5	710		MESA	DR
151009122	5	59		LA SUEN	DR	153002008	5	776		MESA	DR
151009123	5	69		LA SUEN	DR	153002009	5	808		MESA	DR
151009125	5	85		LA SUEN	DR	153002011	5	738		MESA	DR
151009202	5	24		LA SUEN	DR	153002012	5	750		MESA	DR
151009203	5	34		LA SUEN	DR	153002015	5	816		MESA	DR
151009204	5	44		LA SUEN	DR	153002016	5	610		BEVERLY	DR
151009205	5	54		LA SUEN	DR	153002017	5	660		MESA	DR
151009206	5	64		LA SUEN	DR	153002020	5	620		MESA	DR
151009207	5	74		LA SUEN	DR	153002021	5	626		MESA	DR

153002022	5	612		MESA	DR	153005110	5	348		BEVERLY	CR
153003103	5	702	N	LOOP	DR	153005112	5	320		BEVERLY	CR
153003104	5	704	N	LOOP	DR	153005113	5	306		BEVERLY	CR
153003107	5	905		MESA	DR	153005202	5	812		ALOHA	ST
153003108	5	901		MESA	DR	153005203	5	838		ALOHA	ST
153003111	5	831		MESA	DR	153005204	5	860		ALOHA	ST
153003114	5	841	N	MESA	DR	153005205	5	886		ALOHA	ST
153003115	5					153008001	5	111	E	LOOP	DR
153003207	5	611	E	LOOP	DR	153008004	5	99	E	LOOP	DR
153003208	5	625	E	LOOP	DR	153008016	5	30		LOMA	DR
153003211	5	850		MESA	DR	153008017	5	52		LOMA	DR
153003214	5	830		MESA	DR	153008018	5	70		LOMA	DR
153004101	5	591	N	BEVERLY	DR	153008019	5	88		LOMA	DR
153004102	5	571	N	BEVERLY	DR	153008020	5	100		LOMA	DR
153004103	5	551	N	BEVERLY	DR	153008025	5	8		LOMA	DR
153004104	5	531	N	BEVERLY	DR	153009003	5	275		LOOP	DR
153004105	5	511	N	BEVERLY	DR	153009004	5	249	E	LOOP	DR
153004106	5	487	N	BEVERLY	DR	153009005	5	225	E	LOOP	DR
153004201	5	590	N	BEVERLY	DR	153009009	5	173	E	LOOP	DR
153004202	5	570	N	BEVERLY	DR	153009015	5	104		LOMA	DR
153004203	5	550	N	BEVERLY	DR	153009017	5	164		LOMA	DR
153004206	5	813		AMBER	DR	153009018	5	168		LOMA	DR
153004208	5	863		AMBER	DR	153009019	5	204		LOMA	DR
153004209	5	887		AMBER	DR	153009025	5	110		LOMA	DR
153004211	5	930		TABOR	CR	153009029	5	141		LOOP	DR
153004212	5	910		TABOR	CR	153009031	5	160		LOMA	DR
153004213	5	890		TABOR	CR	153009033	5	254		LOMA	DR
153004214	5	870		TABOR	CR	153010001	5	420		LOMA	DR
153004217	5	911		TABOR	CR	153010003	5	341	E	LOOP	DR
153004218	5	931		TABOR	CR	153013013	5	103		ALOSTA	DR
153004219	5	951		TABOR	CR	153015011	5	24		GYPSY	LN
153004220	5	971		AMBER	DR	153015012	5	208	E	LOOP	DR
153004221	5	991		AMBER	DR	153015013	5	3230		ORANGE	DR
153004302	5	814		AMBER	DR	153015015	5	3208		ORANGE	DR
153004303	5	838		AMBER	DR	153015035	5	224	E	LOOP	DR
153004304	5	864		AMBER	DR	153015037	5	30		GYPSY	LN
153004305	5	888		AMBER	DR	157014007	0	275		EARL JOSEPH	DR
153004311	5	978		AMBER	DR	157014008	5				
153004315	5	421		LOMA	DR	158012206	5	586		OTERO	CT
153005101	5	309		BEVERLY	CR						
153005102	5	325		BEVERLY	CR						
153005103	5	343		BEVERLY	CR						
153005105	5	375		BEVERLY	CR						
153005106	5	391		BEVERLY	CR						
153005107	5	390		BEVERLY	CR						
153005108	5	376		BEVERLY	CR						
153005109	5	362		BEVERLY	CR						



VENTURA LOCAL AGENCY FORMATION COMMISSION

COUNTY GOVERNMENT CENTER • HALL OF ADMINISTRATION

800 S. VICTORIA AVENUE • VENTURA, CA 93009-1850

TEL (805) 654-2576 • FAX (805) 477-7101

HTTP://WWW.VENTURA.LAFCO.CA.GOV

ATTACHMENT 3

NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

1. **Lead Agency:** Ventura Local Agency Formation Commission (LAFCo)
2. **Project No.:** LAFCo 12-02 Camarillo Sanitary District Annexation – Mass Annexation
2. **Applicant:** Camarillo Sanitary District
3. **Location:** The project includes 365 parcels generally located in the developed area north of the City of Camarillo. Eighteen of the parcels are located within the City of Camarillo.
4. **Assessor Parcel No(s):** A list of Assessor Parcels and maps of the proposal area are attached to the attached Initial Study.
5. **Parcel Size:** Parcels range in size from approximately 6,000 square feet to over eight acres.
6. **General Plan Designation:** The County General Plan designates those parcels within the unincorporated area as Existing Community – Urban Reserve. The City General Plan designates the parcels within the City as Residential - Low Density.
7. **Existing Zoning:** The parcels within the unincorporated area are zoned Rural Exclusive with minimum lot sizes ranging from 10,000 square feet to one acre. Sixteen of the parcels within the City are zoned Single Family Residential. The remaining two are zoned Rural Exclusive.
8. **Project Description:** The project is a proposal to annex 365 parcels to the Camarillo Sanitary District to allow for the provision of public sewer service. All of the parcels are currently developed with a single family residence. Of the parcels, 122 are currently receiving sewer service from the District. The project will bring these parcels within the District jurisdictional boundaries. The remaining 243 parcels are proposed to be annexed into the District in anticipation of the existing residences needing, or desiring, public sewer service to replace individual private septic systems in the future. There is no timeframe in which these parcels are expected to receive public sewer service from the District.

The project does not involve any construction activities or physical alterations to the environment. The project will not alter existing General Plan land use designations, zoning, or the existing residential uses on the subject parcels. The project will not affect any existing development potential. The District has no plans to extend sewer mains at this time. Any future construction activities

necessary to extend sewer mains are too speculative to evaluate at this time and would be subject to CEQA review at the time that such projects are planned.

B. STATEMENT OF ENVIRONMENTAL FINDINGS: State law requires that an Initial Study (environmental analysis) be conducted to determine if this project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that this project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

C. PUBLIC REVIEW:

1. **Legal Notice Method:** Legal notice in a newspaper of general circulation.
2. **Document Posting Period:** Monday, April 23, 2012 through Monday, May 14, 2012.
3. **Public Review:** The Initial Study prepared for this proposed project has determined that the project will not have adverse environmental impacts. The Initial Study/Negative Declaration is available for public review at the Ventura LAFCo office located on the fourth floor of the Hall of Administration at the Ventura County Government Center, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday.
4. **Comments:** The public is encouraged to submit written comments regarding this Negative Declaration no later than 5:00 p.m. on the last day of the above posting period to Kai Luoma, Deputy Executive Officer, at Ventura LAFCo, 800 South Victoria Avenue, Ventura, CA 93009-1850. Ventura LAFCo's FAX number is (805) 477-7101. You may also e-mail your comments to kai.luoma@ventura.org.

D. CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION: Prior to approving the project, the LAFCo Commission must consider this Negative Declaration and all comments received during public review. The Commission shall approve the Negative Declaration if it finds that the project will not have a significant effect on the environment.

Prepared by:



Kai Luoma, AICP
Deputy Executive Officer
(805) 654-2575

Date:

April 17, 2012



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Initial Study

Section A. Project Description

1. **Project Number(s):** LAFCo 12-02 Camarillo Sanitary District – Mass Annexation
2. **Name of Applicant:** Camarillo Sanitary District
3. **Project Location:** The proposal area includes 365 residential parcels generally located north of the City of Camarillo within the unincorporated communities of Las Posas Estates and Camarillo Heights, as designated by the County of Ventura General Plan. Eighteen of the parcels are located within the City of Camarillo. (see attached maps).
4. **Assessor's Parcel Number(s) for the Parcels on which the Project Site is Located:** The proposal includes 365 developed residential parcels. A list of the parcels is attached.
5. **Specific Description of the Nature and Purpose of the Project:**

The project is a proposal to annex 365 parcels to the Camarillo Sanitary District to allow for the provision of public sewer service. All of the parcels are currently developed with a single family residence. Of the parcels, 122 are currently receiving sewer service from the District (see attached maps of proposal area and parcels currently being served). The project will bring these parcels within the District jurisdictional boundaries. The remaining 243 parcels are proposed to be annexed into the District in anticipation of the existing residences needing, or desiring, public sewer service to replace individual private septic systems in the future. There is no timeframe in which these parcels are expected to receive public sewer service from the District.

The project does not involve any construction activities or physical alterations to the environment. The project will not alter existing General Plan land use designations, zoning, or the existing residential uses on the subject parcels. The project will not affect any existing development potential. The District has no plans to extend sewer mains at this time. Any future construction activities necessary to extend sewer mains are too speculative to evaluate at this time and would be subject to CEQA review at the time that such projects are planned.

6. General Plan Designation and Zoning of the Project Site:

The County General Plan designates those parcels within the unincorporated area as Existing Community – Urban Reserve. The parcels within the City of Camarillo are designated by the City General Plan as Residential Low Density, which allows up to 5 dwelling units an acre.

The County General Plan identifies zoning for Existing Communities. According to Figure 3-13a of the County General Plan, the portion of the proposal area within the Las Posas Estates community is designated as Rural Exclusive with minimum lot sizes ranging from 20,000 square feet up to 1 acre (R-E-20 and R-E-1AC). According to Figure 3.9a, the majority of the parcels within the Camarillo Heights Community are designated as Single Family Residential with minimum lots sizes of 10,000 square feet (R-1-10). The remaining parcels are designated Rural Exclusive with a 20,000 square foot minimum lot size (R-E-20). All but two of the eighteen parcels located with the City of Camarillo are zoned Single Family Residential. The remaining two are zoned Rural Exclusive.

7. Description of the Physical Alterations/Improvements Caused by the Project (including site plan, elevations, off-site improvements, etc):

The proposal involves no physical alterations in and of itself. However, it will allow for 243 of the parcels to connect to public sewer in the future, which in some cases will require the extension of sewer mains within public rights-of-way, though the District has no plans or timeframe for such extensions. The timeframe and extent of future construction of sewer mainlines is too speculative to evaluate at this time. Additional CEQA analysis will be required when the District considers such construction activities.

8. Description of the Public Facilities (e.g., roads, water supply, sewers, utilities) that must be Extended or Expanded to Serve the Project:

See item no. 7.

9. List of Responsible and Trustee Agencies: None.

Section B Initial Study Checklist and Discussion of Responses

LAFCo 12-02 Camarillo Sanitary District – Mass Annexation

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1. Air Quality Impacts	x				x			
2. Water Resources	x				x			
a. Groundwater Quantity								
b. Groundwater Quality		x				x		
c. Surface Water Quantity	x				x			
d. Surface Water Quality	x				x			
3. Mineral Resources	x				x			
a. Aggregate Resources								
b. Petroleum Resources	x				x			
4. Biological Resources	x				x			
5. Agricultural Resources		x				x		
a. Soils								
b. Land Use Incompatibility	x				x			
6. Scenic Resources	x				x			
7. Paleontological Resources	x				x			
8. Resources	x				x			
a. Cultural Resources								
b. Historical Resources	x				x			
9. Coastal Beaches and Sand Dunes	x				x			
10. Hazards	x				x			
a. Fault Rupture								
b. Ground Shaking	x				x			
c. Liquefaction	x				x			
d. Sieche & Tsunami	x				x			
e. Landslide and Mudslide	x				x			
f. Expansive Soils	x				x			
g. Subsidence	x				x			
h. Hydraulic Hazards	x				x			
i. Non-FEMA								
ii.FEMA	x				x			
i. Fire Hazards	x				x			
j. Aviation Hazards	x				x			
k. Hazardous Materials and Waste	x				x			
l. Hazardous Waste (EH)	x				x			
11. Noise and Vibration	x				x			

12. Daytime Glare	X				X			
13. Public Health	X				X			
14. Greenhouse Gases	X				X			
15. Community Character	X				X			
16. Housing	X				X			
17. Public Facilities & Services								
a. Transportation & Circulation	X				X			
b. Safety & Design of Public Roads	X				X			
c. Safety & Design of Private Access	X				X			
d. Tactical Access	X				X			
e. Pedestrian/Bicycle	X				X			
f. Bus Transit	X				X			
g. Railroads	X				X			
h. Airports	X				X			
i. Harbors	X				X			
j. Pipelines	X				X			
18. Water Supply	X				X			
a. Water Supply Quality								
b. Water Supply Quantity	X				X			
c. Fire Flow	X				X			
19. Waste Treatment/Disposal		X				X		
a. Individual Sewage Disposal System								
b. Sewage Collection & Treatment		X				X		
c. Solid Waste Management	X				X			
d. Solid Waste Facilities	X				X			
20. Utilities	X				X			
21. Flood Control/ Drainage	X				X			
a. WPD Facilities & Watercourses								
b. Other Facilities & Watercourses	X				X			
22. Law Enforcement & Emergency Services	X				X			
23. Fire Protection	X				X			
a. Distance and Response Time								
b. Personnel and Equipment	X				X			
24. Education	X				X			
a. Schools								
b. Libraries	X				X			
25. Recreation	X				X			

Degree of Effect:

N = No Impact.

LS = Less Than Significant

PS-M = Potentially Significant Impact Unless Mitigation Incorporated.

PS = Potentially Significant Impact.

Discussion of Responses

1. The project is the annexation of parcels to the Camarillo Sanitary District, which will allow 243 parcels that are not currently receiving public sewer service to do so in the future. The project does not involve any construction activities or physical alterations to the environment. The project will not alter existing General Plan land use designations, zoning, or the existing residential uses on the subject parcels. The project will not affect any existing development potential. The District has no plans to extend sewer mains at this time. Any future construction activities necessary to extend sewer mains are too speculative to evaluate at this time and would be subject to CEQA review at the time that such projects are planned. Therefore, the proposal will have no impact to air quality.
2. The project does not involve any construction activities or physical alterations to the environment. The proposal will not result in any increased demands for water.

The unincorporated communities of Camarillo Heights and Las Posas Estates are currently developed with over 2,000 single family residences and presumably, over 2,000 individual sewage disposal systems. Such concentrations of individual sewage disposal systems have the potential to create adverse impacts on groundwater quality (El Rio and the Santa Rosa Valley are two such areas). It is anticipated that the availability of public sewer service will eventually decrease the number septic systems in the area, thereby helping to avoid and/or alleviate groundwater quality impacts.

An additional 243 parcels connecting to the sewer system will increase the amount of treated wastewater discharged from the District's treatment facility to Calleguas Creek. However, the additional volume of wastewater generated by 243 additional residences, approximately 78,000 gallons per day (approximately 320 per dwelling unit), would represent an increase of less than 0.02% of the total average volume of wastewater treated at the District's treatment facility daily. The increase in discharge volume would be negligible.

Therefore, the impacts to water quality are expected to be less than significant.

- 3-4 The project does not involve any development entitlements, construction activities or physical alterations to the environment. The project will not alter existing General Plan land use designations, zoning, or the existing residential uses on the subject parcels. The project will not affect any existing development potential. The District has no plans to extend sewer mains at this time. Any future construction activities necessary to extend sewer mains are too speculative to evaluate and will be subject to CEQA review at the time that such projects are planned. Therefore, the proposal will have no impact to mineral or biological resources.

5. One approximately 8-acre parcel located within the City currently contains an avocado orchard. The parcel is zoned residential estate. The parcel already receives public sewer service from the District. Thus, the only change to the existing conditions on this parcel as a result of the proposal is that it will be brought within the District boundary. No changes to the land use designation, zoning, or current uses are associated with the project. Therefore, the proposal's impact to agricultural resources will be less than significant.
- 6-18 The project does not involve any construction activities or physical alterations to the environment. The project will not alter existing General Plan land use designations, zoning, or the existing residential uses on the subject parcels. The project will not affect any existing development potential. The District has no plans to extend sewer mains at this time. Any future construction activities necessary to extend sewer mains are too speculative to evaluate at this time and would be subject to CEQA review at the time that such projects are planned. Therefore, the proposal will have no impact on scenic resources, paleontological resources, cultural resources, historical resources, coastal beaches, hazards, noise and vibration, daytime glare, public health, greenhouse gases, community character, housing, transportation, or water supply
19. The project will make public sewer service available to 243 parcels which are currently served by individual sewage disposal systems. Eventually, these disposal systems will be abandoned and the parcels connected to public sewer.

Currently, each of the parcels within the proposal area is developed with a single family residence. Forty of the parcels may be subdivided under the current General Plan and zoning designations (though no subdivisions are part of this project). If these 40 parcels were to be subdivided in the future to the maximum allowable density based solely on acreage, an additional 68 residential lots could be created in the unincorporated area and approximately 34 residential lots within the City. As noted, 122 of the parcels are currently receiving sewer service from the District and 243 would be expected to connect in the future. Thus, if each of the 40 parcels were subdivided to the maximum density, a maximum total of 345 parcels could theoretically connect to the sewer system in the future. According to the District, there is an average of approximately 3.35 million gallons per day in excess capacity at the District's treatment facility, which is adequate to accommodate an additional 345 parcels.

The project, which does not include any type of development or construction activities, will not create any solid waste nor affect any solid waste facilities.

- 20-25 The project does not involve any construction activities or physical alterations to the environment. The project will not alter existing General Plan land use designations, zoning, or the existing residential uses on the subject parcels. The project will not affect any existing development potential. The District has no plans to extend sewer mains at this time. Any future construction activities

necessary to extend sewer mains are too speculative to evaluate at this time and would be subject to CEQA review at the time that such projects are planned. Therefore, the project will have no impacts to utilities, flood control, emergency services, fire protection, education, or recreation.

Section C- Mandatory Findings of Significance

Based on the information contained within Sections B and C:	Yes/ Maybe	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant).		X

Section D. - Determination of Environmental Document

[X]	<p>On the basis of this initial evaluation:</p> <p>1. I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared.</p>
[]	<p>2. I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in section C of the Initial Study will be applied to the project. A Mitigated Negative Declaration should be prepared.</p>

[]	3. I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an Environmental Impact Report is required.*
[]	4. I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.
[]	5. I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



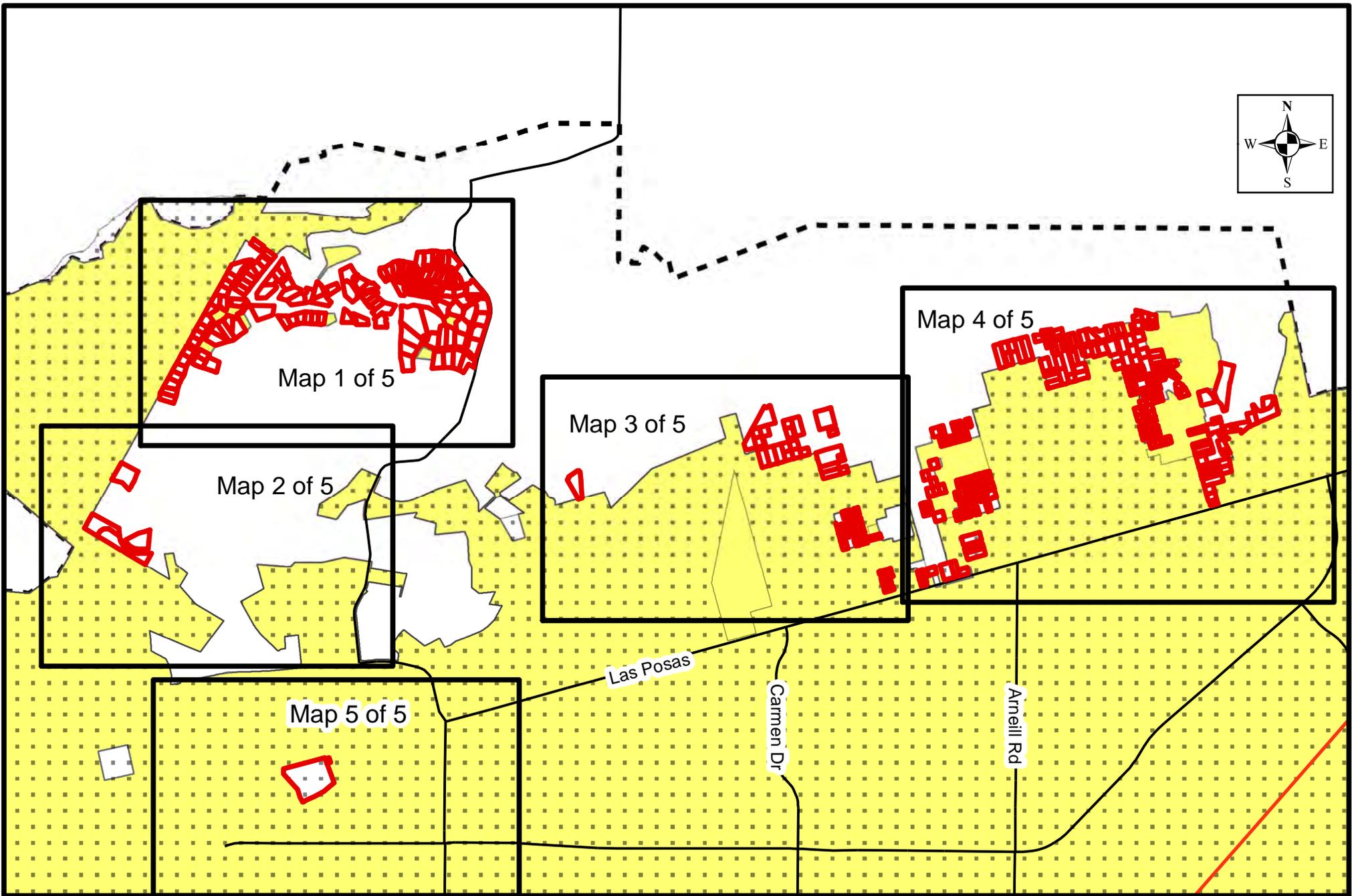
April 17, 2012

Signature of Person Responsible for Administering the Project

Date

Attachments:

List of Assessor parcel numbers
Maps

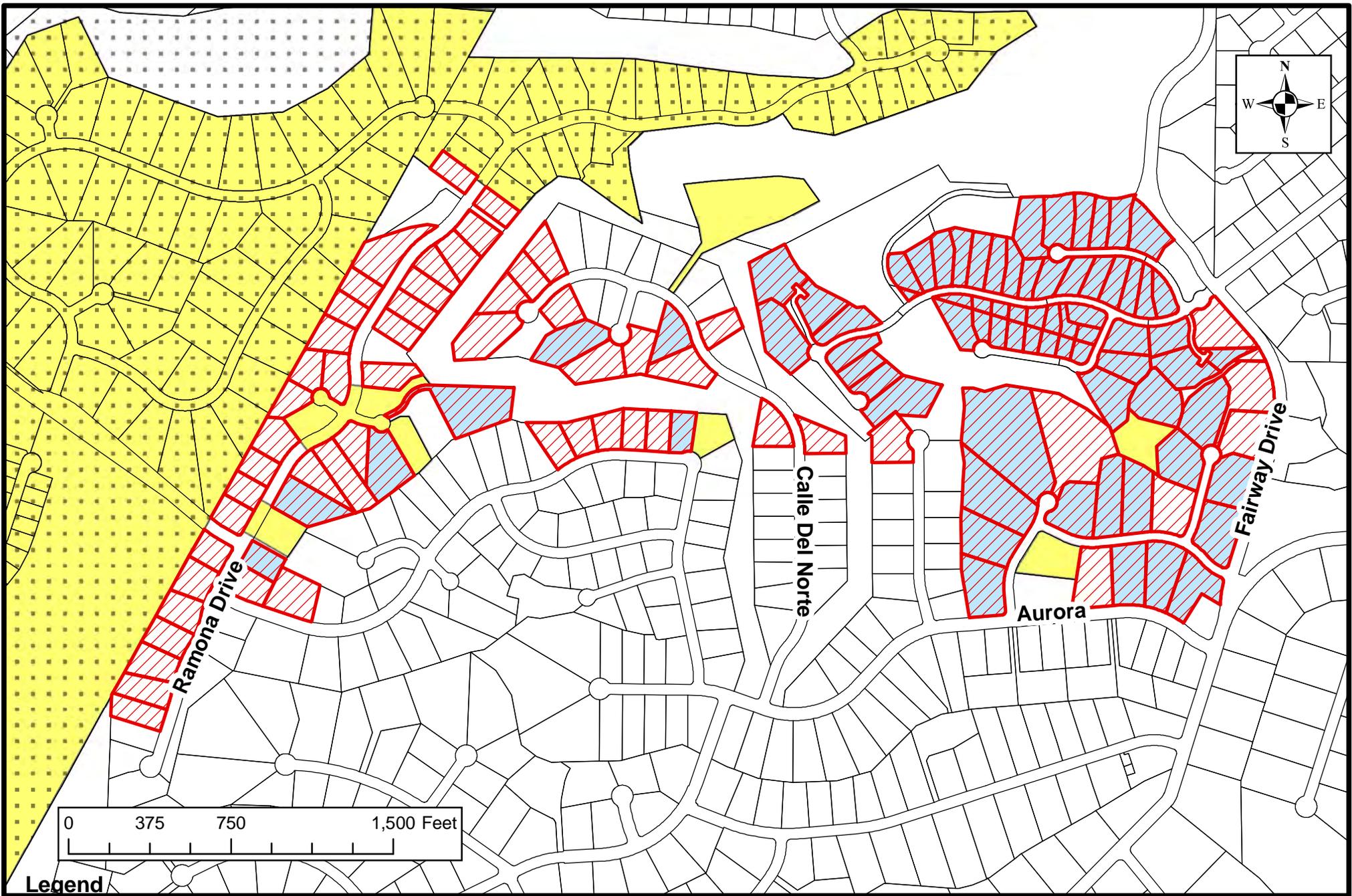


Legend

-  LAFCo 12-02 Proposal Area
-  Camarillo Sanitary District
-  Camarillo Sanitary District Sphere
-  City of Camarillo

LAFCo 12-02 Camarillo Sanitary District Annexation
Mass Annexation
Map Index

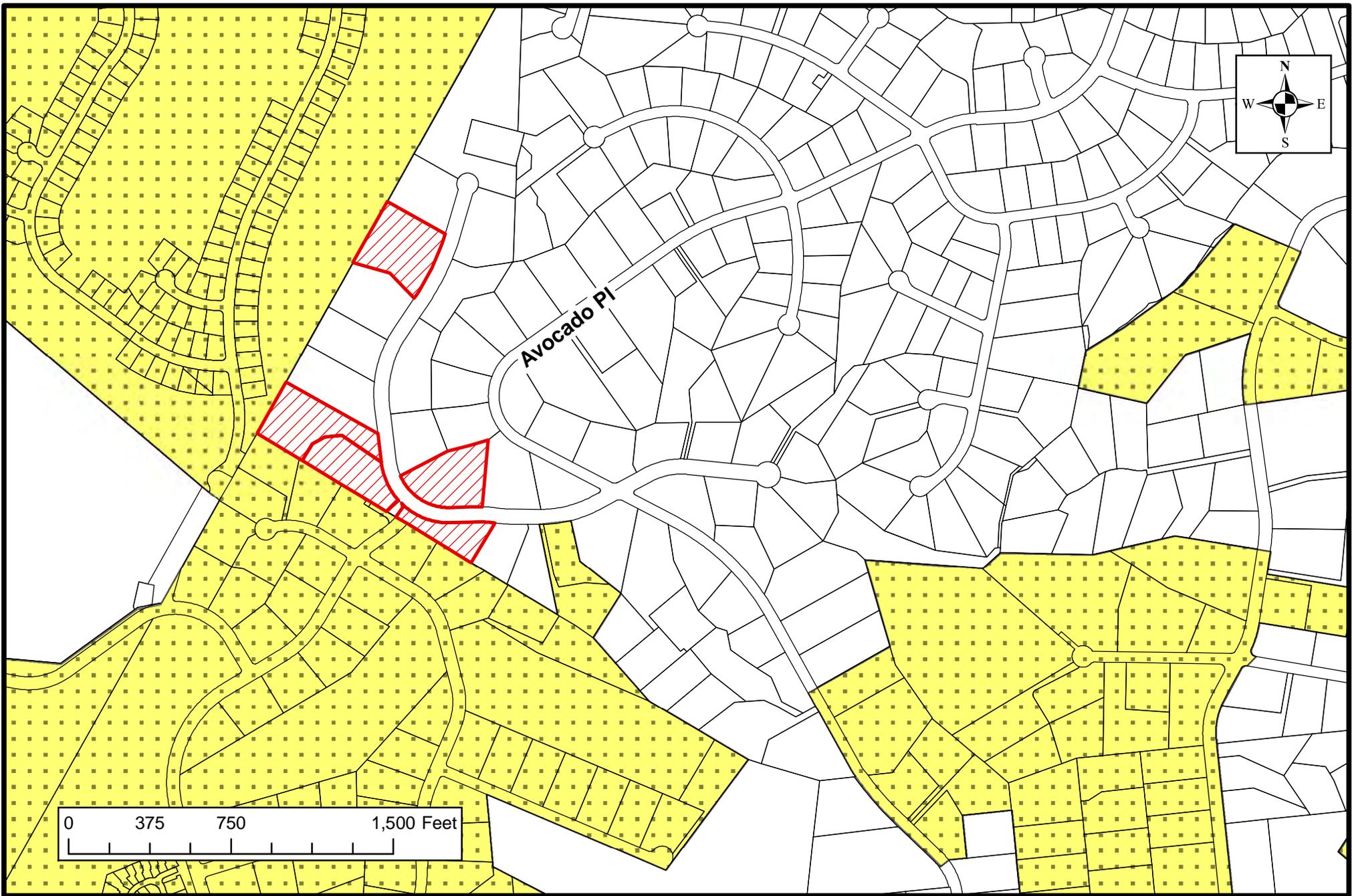




- Legend**
-  LAFCo 12-02 Proposal Area
 -  Parcels Receiving Service
 -  Camarillo Sanitary District
 -  City of Camarillo

LAFCo 12-02 Camarillo Sanitary District Annexation
 Mass Annexation
 Map 1 of 5



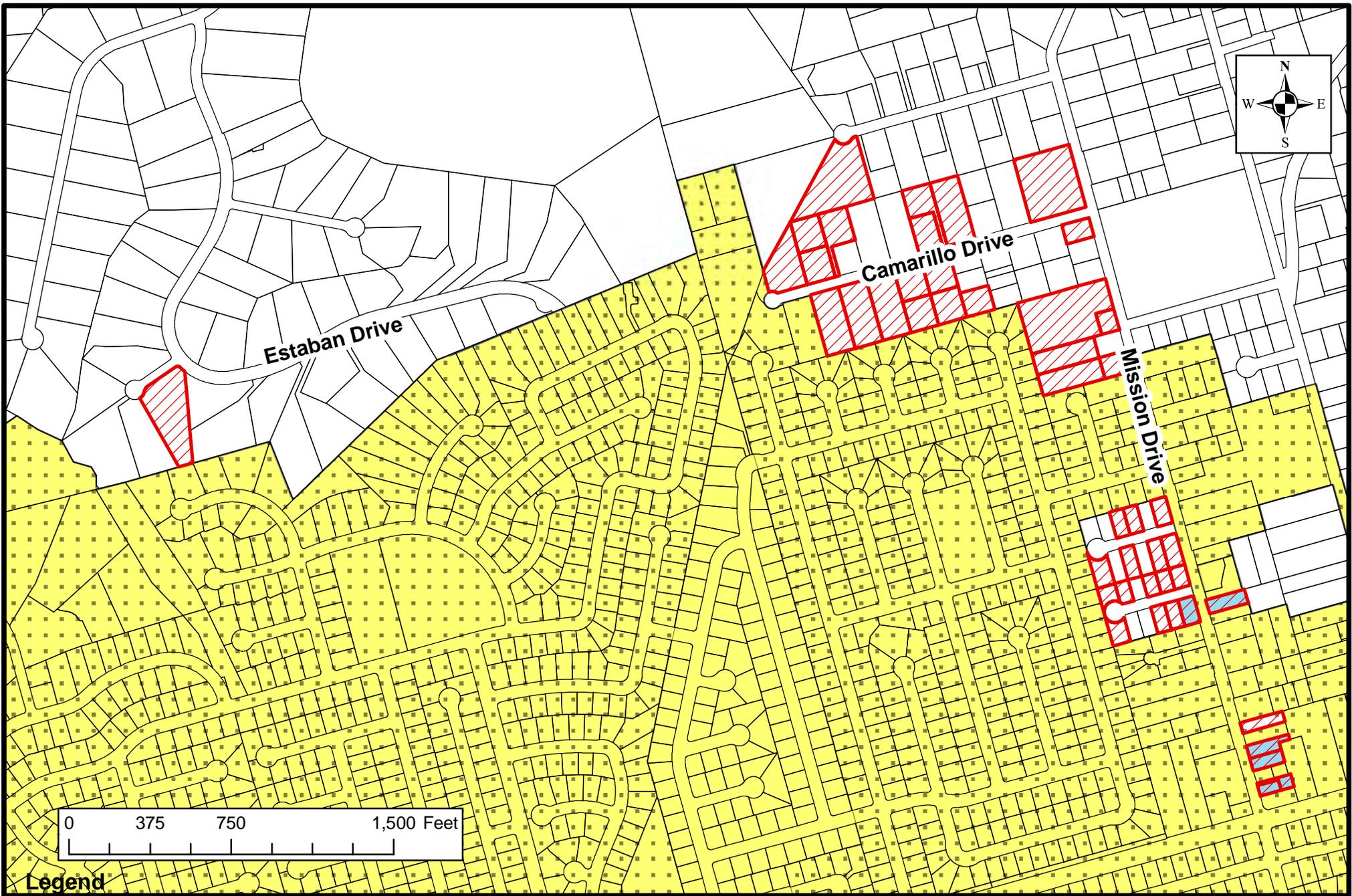


Legend

-  LAFCo 12-02 Proposal Area
-  Camarillo Sanitary District
-  City of Camarillo

LAFCo 12-02 Camarillo Sanitary District Annexation
 Mass Annexation
 Map 2 of 5



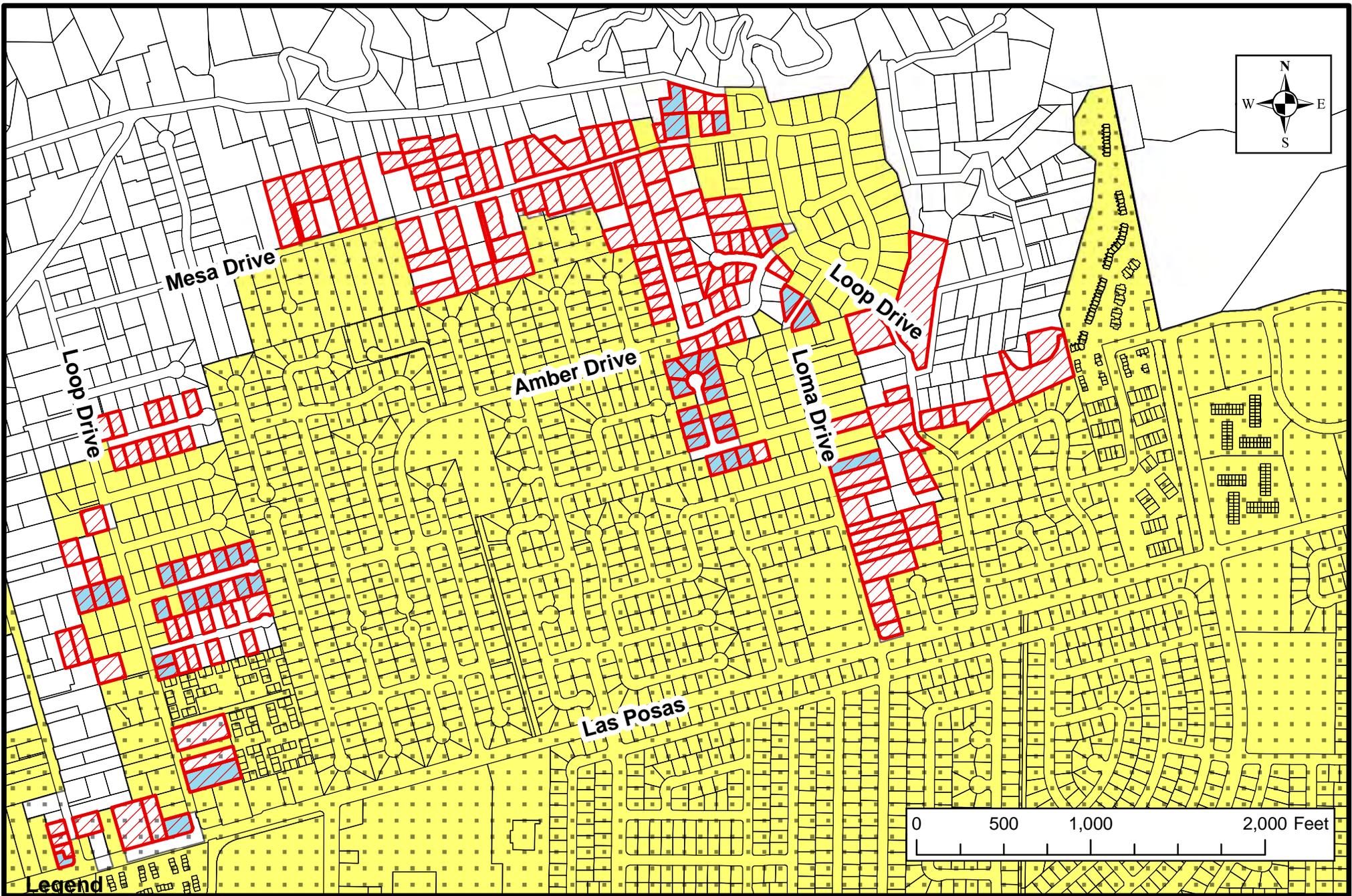


Legend

-  LAFCo 12-02 Proposal Area
-  Parcels Receiving Service
-  Camarillo Sanitary District
-  City of Camarillo

LAFCo 12-02 Camarillo Sanitary District Annexation
 Mass Annexation
 Map 3 of 5

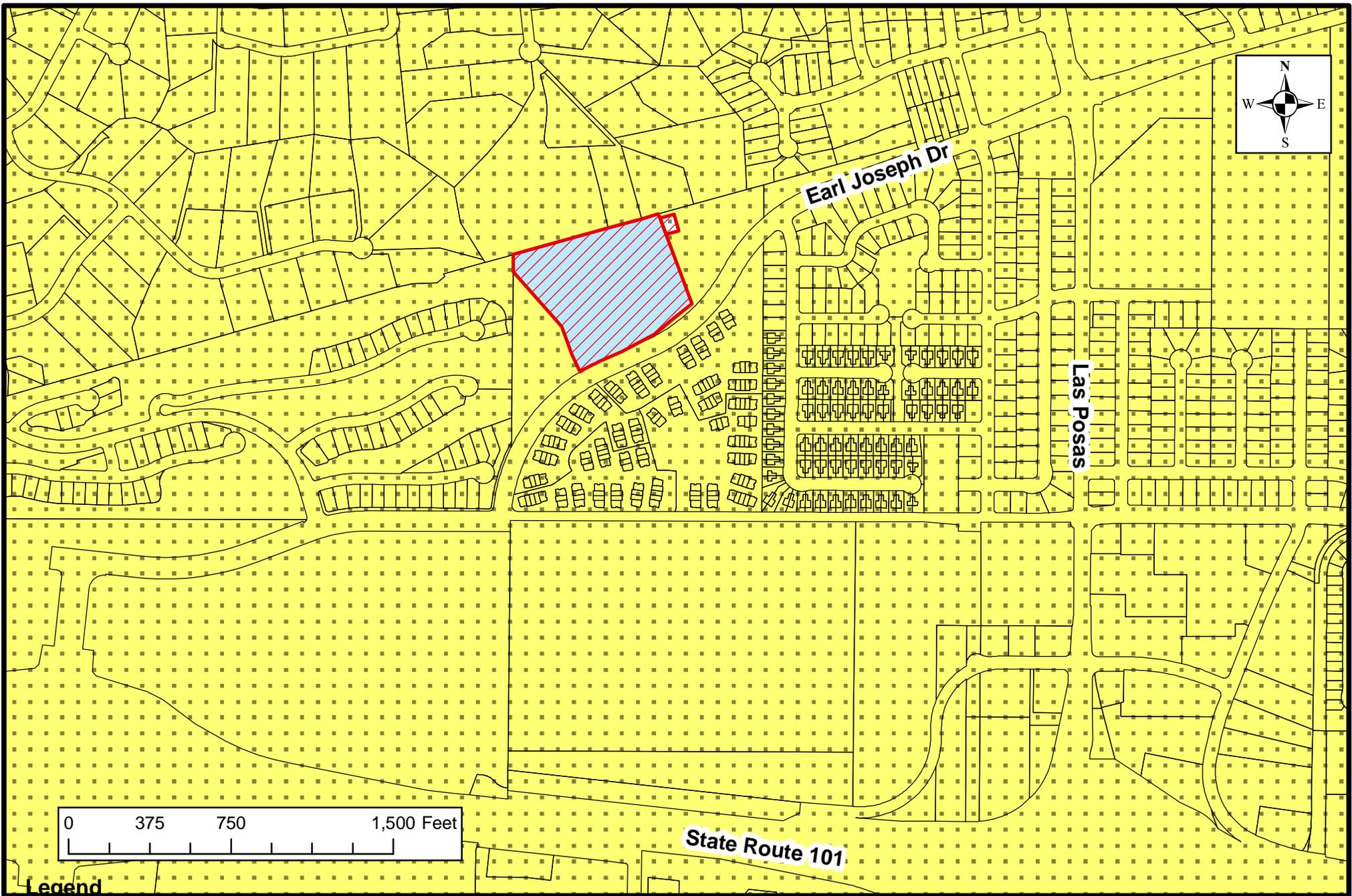




- Legend**
-  LAFCo 12-02 Proposal Area
 -  Parcels Receiving Service
 -  Camarillo Sanitary District
 -  City of Camarillo

LAFCo 12-02 Camarillo Sanitary District Annexation
 Mass Annexation
 Map 4 of 5





Legend

-  LAFCo 12-02 Proposal Area
-  Parcels Receiving Service
-  Camarillo Sanitary District
-  City of Camarillo

LAFCo 12-02 Camarillo Sanitary District Annexation
 Mass Annexation
 Map 5 of 5



LAFCo 12-02**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CAMARILLO SANITARY
DISTRICT ANNEXATION – MASS ANNEXATION**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission (“Commission” or “LAFCo”) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Section 56000 et seq. of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the proposal; and

WHEREAS, the proposal was duly considered on May 16, 2012; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCo Staff Report and recommendation, the environmental determination, spheres of influence and applicable local plans and policies; and

WHEREAS, not all landowners within the affected territory have consented to the proposal; and

WHEREAS, proof has been given to the Commission that the affected territory has more than 12 registered voters and is considered inhabited; and

WHEREAS, the Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the Camarillo Sanitary District and within the affected territory, and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The LAFCo Staff Report and recommendation for approval dated May 16, 2012 are adopted.
- (2) The annexation to the Camarillo Sanitary District is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (3) The affected territory is inhabited as defined by Government Code §56046.

- (4) The subject proposal is assigned the following distinctive short form designation:
LAFCo 12-02 CAMARILLO SANITARY DISTRICT ANNEXATION – MASS ANNEXATION.
- (5) The Commission, as the lead agency, has reviewed and considered the information contained in the Negative Declaration and Initial Study as well as all comments received.
- (6) The Commission finds that, on the basis of the whole record before it, there is no substantial evidence that the project will have a significant effect on the environment and the Negative Declaration reflects the Commission's independent judgment and analysis.
- (7) The Commission hereby adopts the Negative Declaration, found as Attachment 3 to the Staff Report.
- (8) The Commission directs staff to file a Notice of Determination under CEQA Guidelines §15094.
- (9) The Commission waives conducting authority proceedings pursuant to Government Code § 56663.
- (10) **This annexation shall not be recorded until all LAFCo fees have been paid and until fees necessary for filing with the State Board of Equalization have been submitted to the Executive Officer.**
- (11) **This annexation shall not be recorded until a map and legal description consistent with this approval have been approved by the Ventura County Surveyor.**

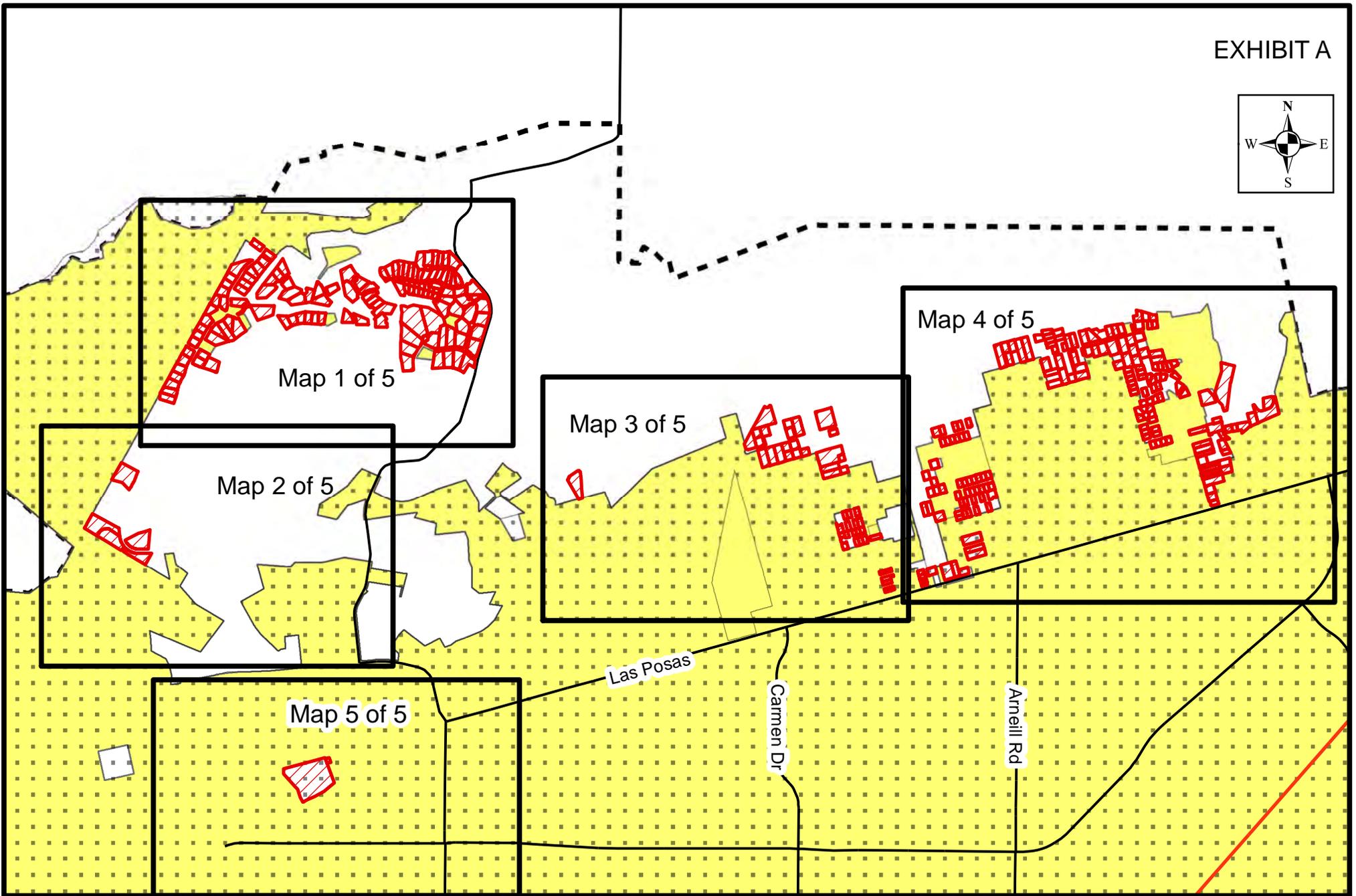
This resolution was adopted on May 16, 2012.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Long	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Freeman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Morehouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Pringle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Bennett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Dandy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Ford-McCaffrey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dated: _____
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: Camarillo Sanitary District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning
Ventura County Elections – Registrar of Voters



Map 1 of 5

Map 2 of 5

Map 3 of 5

Map 4 of 5

Map 5 of 5

Las Posas

Carmen Dr.

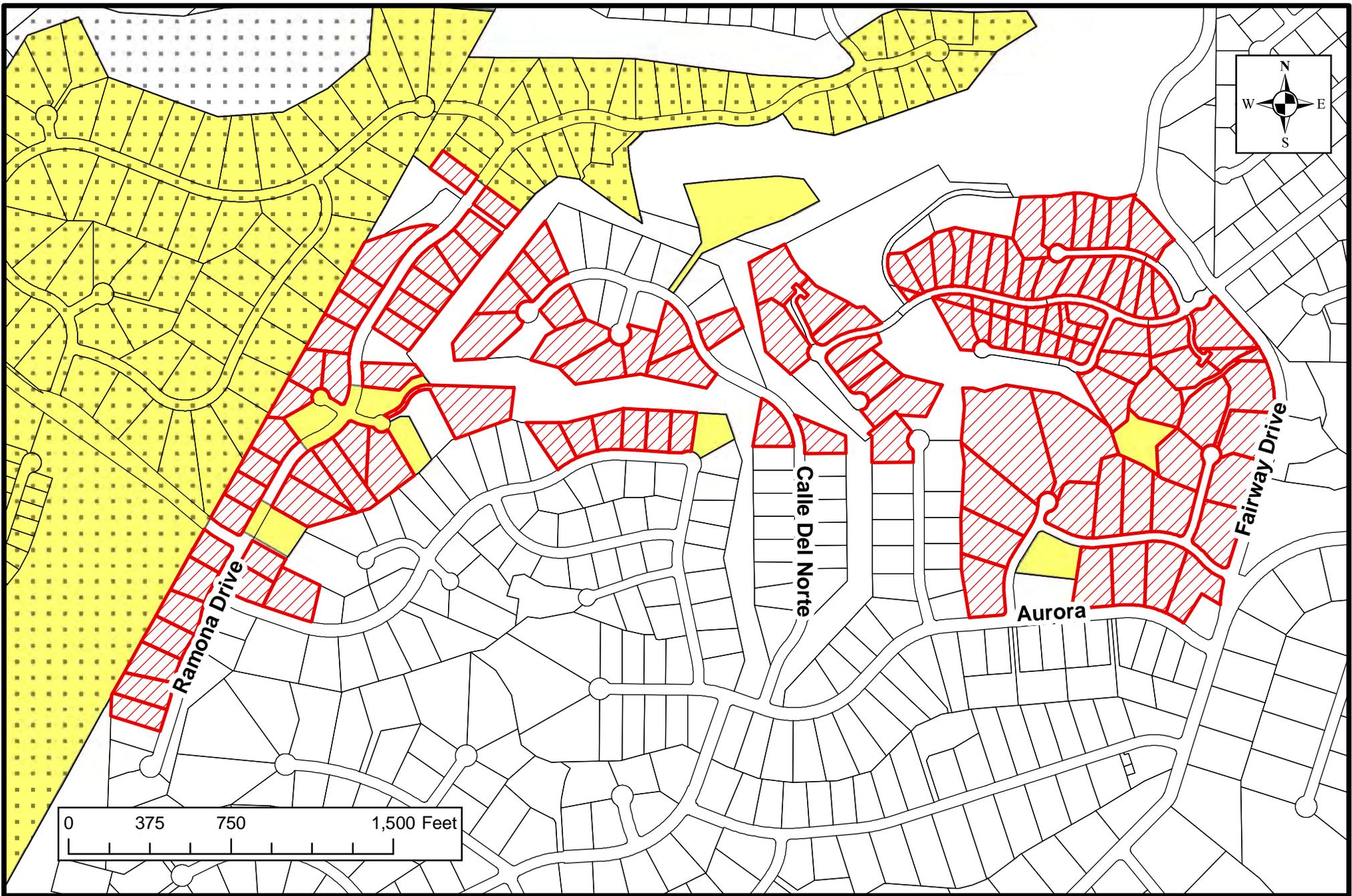
Arnell Rd

Legend

-  LAFCo 12-02 Proposal Area
-  Camarillo Sanitary District
-  Camarillo Sanitary District Sphere
-  City of Camarillo

LAFCo 12-02 Camarillo Sanitary District Annexation
 Mass Annexation
 Exhibit A - Map Index



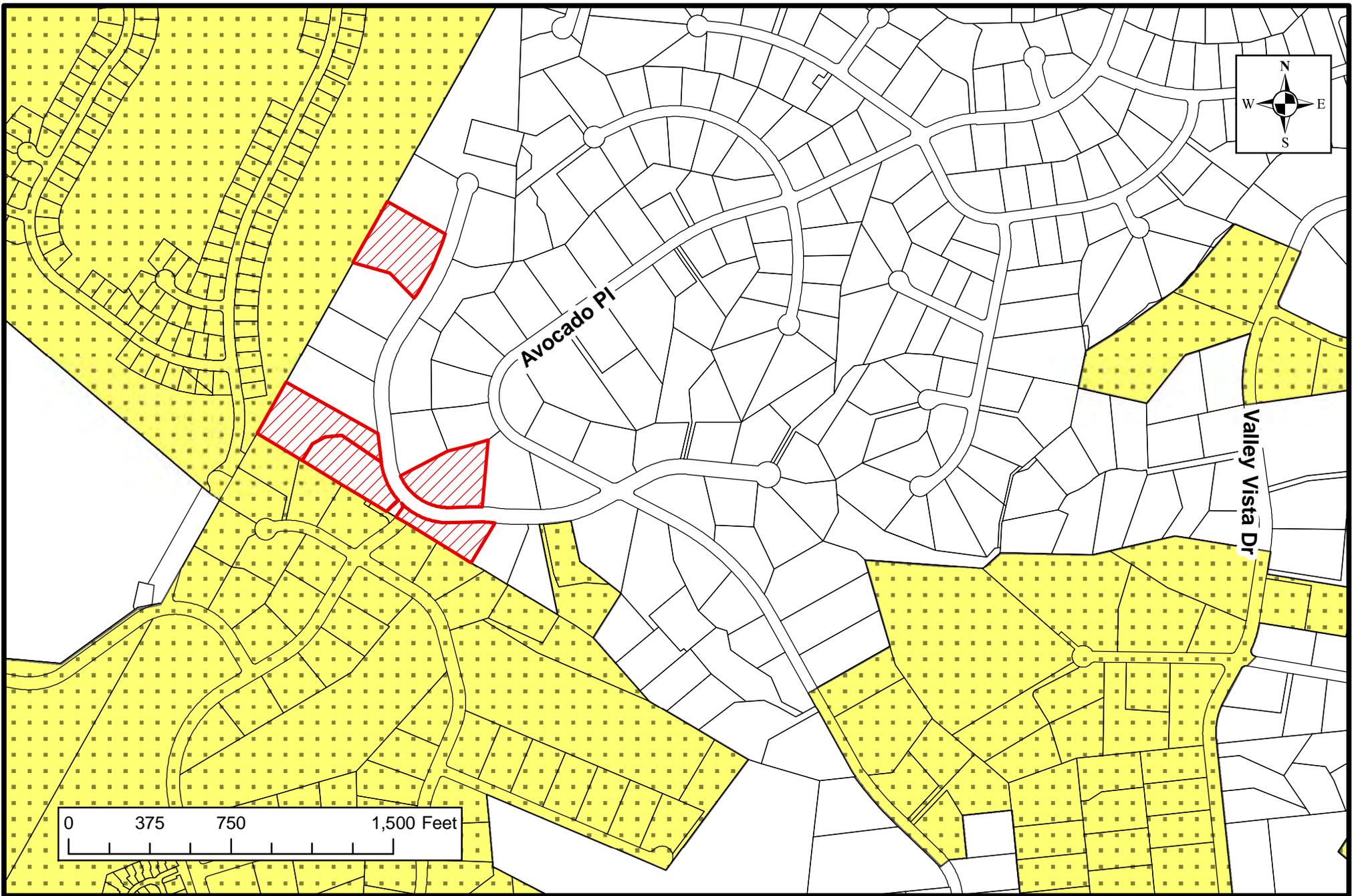


Legend

-  LAFCo 12-02 Proposal Area
-  Camarillo Sanitary District
-  City of Camarillo

LAFCo 12-02 Camarillo Sanitary District Annexation
 Mass Annexation
 Exhibit A - Map 1 of 5



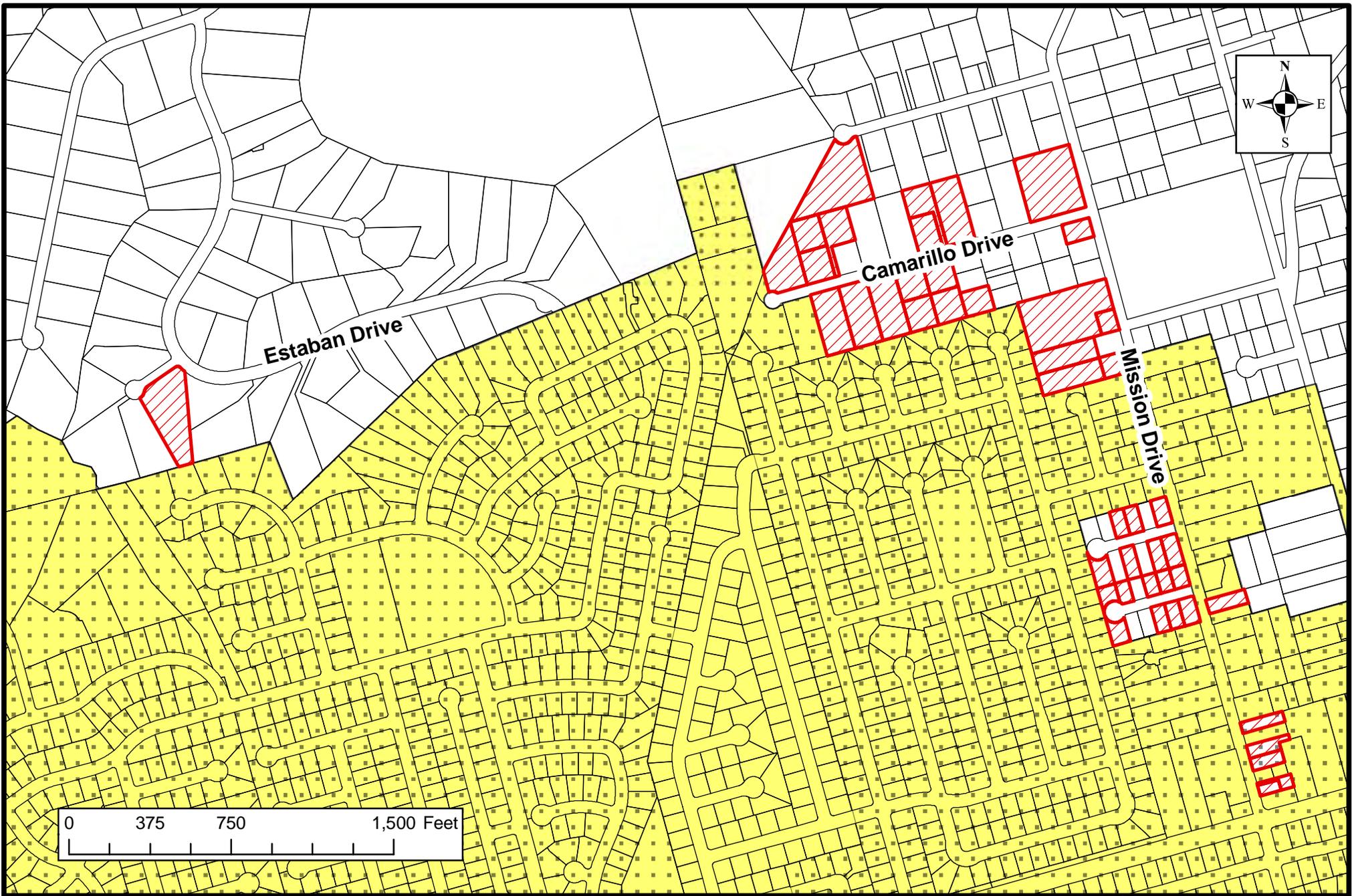


Legend

-  LAFCo 12-02 Proposal Area
-  Camarillo Sanitary District
-  City of Camarillo

LAFCo 12-02 Camarillo Sanitary District Annexation
 Mass Annexation
 Exhibit A - Map 2 of 5



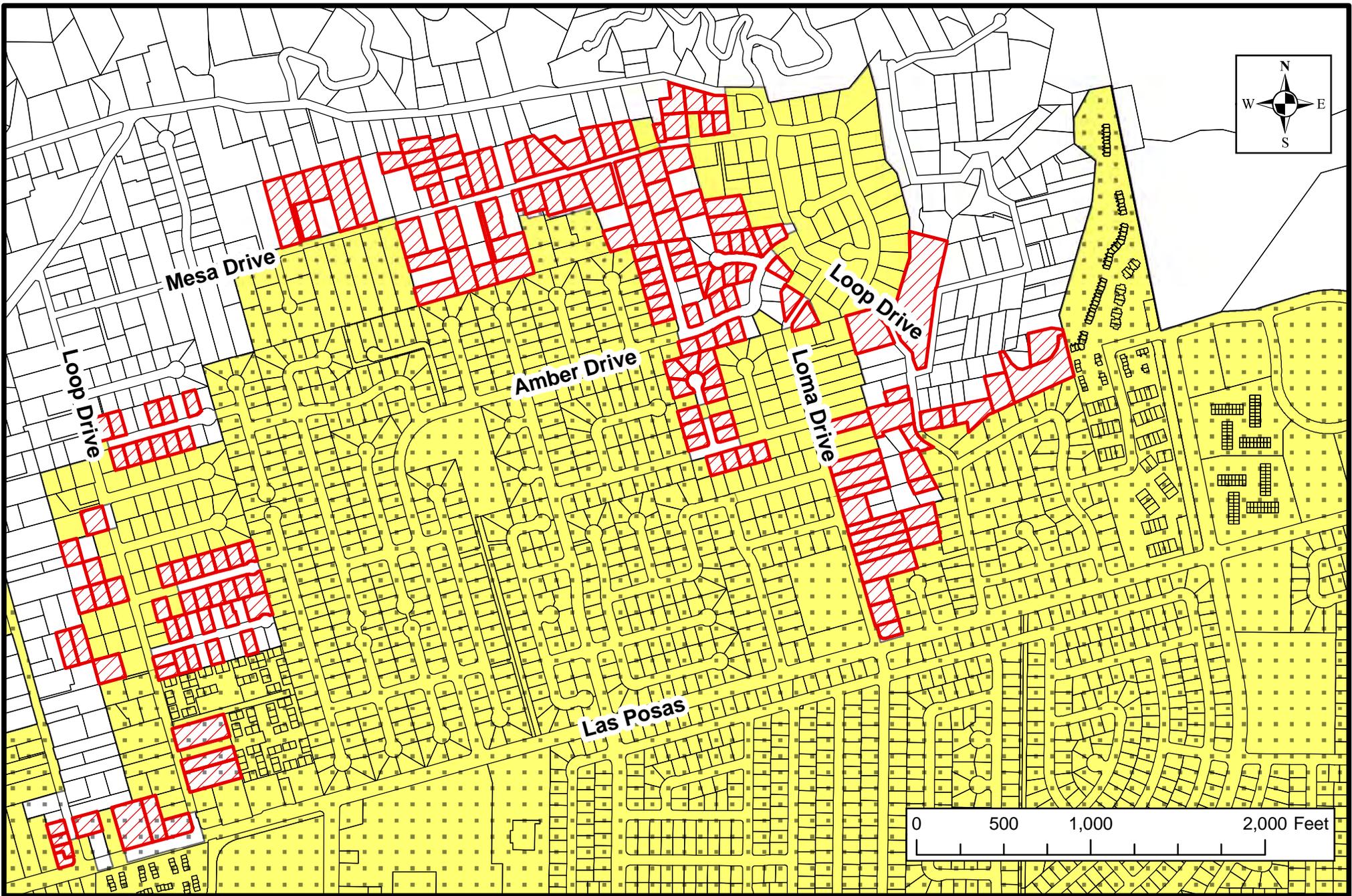


Legend

-  LAFCo 12-02 Proposal Area
-  Camarillo Sanitary District
-  City of Camarillo

LAFCo 12-02 Camarillo Sanitary District Annexation
 Mass Annexation
 Exhibit A - Map 3 of 5



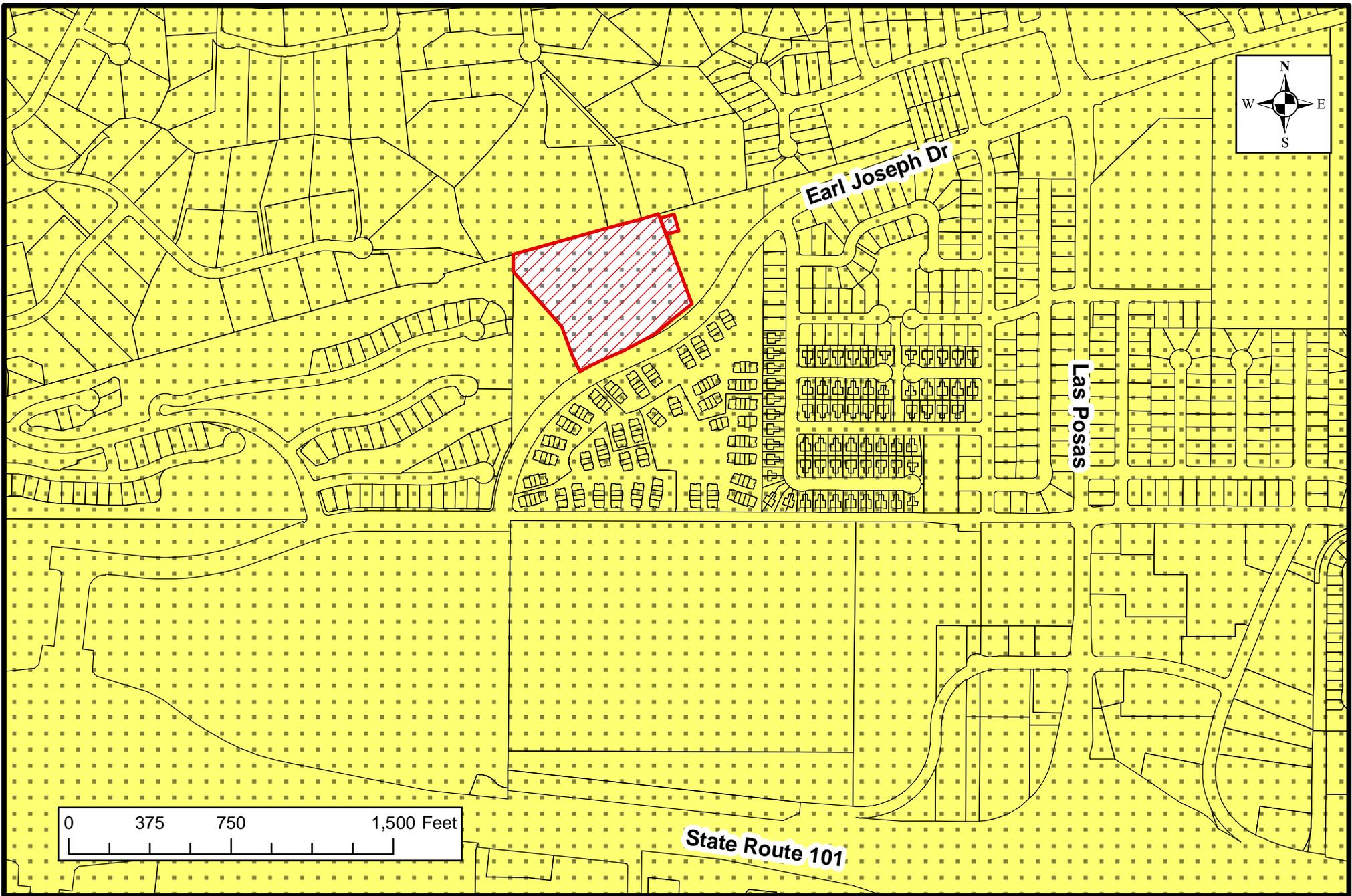


Legend

-  LAFCo 12-02 Proposal Area
-  Camarillo Sanitary District
-  City of Camarillo

LAFCo 12-02 Camarillo Sanitary District Annexation
 Mass Annexation
 Exhibit A - Map 4 of 5





Legend

-  LAFCo 12-02 Proposal Area
-  Camarillo Sanitary District
-  City of Camarillo

LAFCo 12-02 Camarillo Sanitary District Annexation
 Mass Annexation
 Exhibit A - Map 5 of 5





VENTURA LOCAL AGENCY FORMATION COMMISSION

STAFF REPORT

Meeting Date: May 16, 2012

Agenda Item 11

TO: LAFCo Commissioners

FROM: Kim Uhlich, Executive Officer *KU*

SUBJECT: Review of LAFCo Fund Balance Policies

RECOMMENDATION:

Determine that the currently adopted levels of fund balance are sufficient to meet operational needs.

BACKGROUND:

On May 18, 2011, the Commission approved various amendments to the Commissioner’s Handbook (Handbook) to address fund balance reporting requirements pursuant to the Governmental Accounting Standards Board (GASB) Statement No. 54. One of the amendments (Section 2.3.2.5), provides that the Commission’s fund balance policies shall be reviewed annually in conjunction with the adoption of the Final Budget to evaluate the sufficiency of the adopted levels of fund balance.

DISCUSSION:

Section 2.3.2.2 of the Handbook provides, in part, that the Commission will maintain an unassigned (and unappropriated) fund balance in the General Fund of approximately 60 days working capital and, should this balance fall below 45 days working capital, it should be addressed in the next fiscal year budget. As this policy was adopted only one year ago and there has not yet been a need to appropriate any unassigned fund balance to cover unanticipated expenditures, it is recommended that the Commission determine that the current amount of 60 days working capital is sufficient to meet operational needs.

Section 2.3.2.3(a) of the Handbook provides that it is the goal of the Commission to establish and maintain a Litigation Reserve Account balance in the amount of \$100,000 with the intent of limiting its use for unanticipated expenditures resulting from litigation

COMMISSIONERS AND STAFF

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 Linda Parks
Alternate:
 Steve Bennett

CITY:
 Carl Morehouse
 Janice Parvin, Chair
Alternate:
 Carol Smith

DISTRICT:
 Elaine Freeman
 Gail Pringle, Vice Chair
Alternate:
 Bruce Dandy

PUBLIC:
 Lou Cunningham

Alternate:
 Linda Ford-McCaffrey

Executive Officer:
 Kim Uhlich

Dep. Exec. Officer
 Kai Luoma, AICP

Office Mgr/Clerk
 Debbie Schubert

Office Assistant
 Martha Escandon

Legal Counsel
 Michael Walker

against the Commission that does not occur routinely and would not be reimbursed by another party. Prior to being adopted by the Commission last year the recommended policy language was reviewed by LAFCo Legal Counsel who indicated that \$100,000 would likely be sufficient to cover the cost of at least one lawsuit in the event that a LAFCo decision were challenged in court. Further, Section 2.1.2.2 of the Commissioner's Handbook provides, in part, that a fully executed indemnity agreement is required before a Certificate of Filing is issued. On this basis, LAFCo staff will not accept any change of organization and reorganization proposal unless a signed indemnity agreement is provided. This agreement obligates the applicant to reimburse LAFCo for its costs to defend its decision on the proposal in court should another party file a legal challenge. However, there may be situations in which the indemnity agreement would not be unenforceable, such as if the signatory to the agreement (the applicant) were to file a challenge against the Commission's decision on the associated proposal. In other words, LAFCo could not use a signed indemnity agreement to compel a signatory to reimburse LAFCo's costs to defend itself against a legal claim made by the same applicant. Although cases like these in which LAFCo would not be reimbursed for litigation expenses are relatively unlikely to occur, the Litigation Reserve Account was established as an added margin of safety. As staff is not aware of any pending litigation of any sort against LAFCo at this time, let alone any litigation that would not be reimbursable, it is recommended that the Commission determine that the current Litigation Reserve fund balance amount is sufficient.



VENTURA LOCAL AGENCY FORMATION COMMISSION

STAFF REPORT

Meeting Date: April 18, 2012

Agenda Item 12

TO: LAFCo Commissioners

FROM: Kai Luoma, Deputy Executive Officer 

SUBJECT: City of Simi Valley General Plan Update

RECOMMENDATION:

Receive report and direct staff as appropriate.

DISCUSSION:

As the Commission may recall, staff provided comments to the City of Simi Valley's proposed General Plan Update and Draft EIR via letters dated March 12 and April 11, 2012. Two of the primary issues raised by staff related to water supply and wastewater capacity necessary to accommodate projected growth outside of the City boundary.

On April 30, LAFCo staff received the attached response to the comments, which will be included in the Final EIR. Unfortunately, the EIR responses fail to provide any substantive information to address LAFCo staff's concerns. As such, this matter is being referred to the Commission for discussion and possible action should you deem appropriate. Staff will provide a more detailed summary of the attached letters and EIR responses at the Commission meeting.

COMMISSIONERS AND STAFF

COUNTY:
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 Linda Ford-McCaffrey

Executive Officer:
 Kim Uhlich

Dep. Exec. Officer
 Kai Luoma, AICP

Office Mgr/Clerk
 Debbie Schubert

Office Assistant
 Martha Escandon

Legal Counsel
 Michael Walker

SIMI VALLEY
General Plan
Environmental Impact Report

SCH No. 2009121004

Volume Ia: Preliminary Final EIR

April 2012

Prepared for
City of Simi Valley Department of Environmental Services
3855-A Alamo Street, Simi Valley, California 93063

Prepared by
Atkins
12301n Wilshire Boulevard, Suite 430, Los Angeles, California 90025

Ventura Local Agency Formation Commission (VLAFC), March 12, 2012



VENTURA LOCAL AGENCY FORMATION COMMISSION

COUNTY GOVERNMENT CENTER • HALL OF ADMINISTRATION
 800 S. VICTORIA AVENUE • VENTURA, CA 93009-1850
 TEL (805) 654-2576 • FAX (805) 477-7101
 HTTP://WWW.VENTURA.LAFCO.CA.GOV

VLAFC

March 12, 2012

Christine Silver, Senior Planner
 City of Simi Valley
 Department of Environmental Services
 2929 Tapo Canyon Road
 Simi Valley, CA 93063-2100

Subject: Simi Valley Draft General Plan Update and EIR

Dear Ms. Silver:

We apologize for the lateness of our comments on the City's Draft General Plan Update and Draft EIR. LAFCo staff was unaware that the City had completed preparation of the documents until February 29 when we received a public hearing notice for the City Planning Commission's March 7 meeting at which the documents were to be considered. LAFCo has no record of being provided either the notice of preparation for the EIR or the notice of completion indicating that the draft EIR was available for public review. In addition, the draft General Plan Update was not referred to LAFCo for a 45-day review period, as directed in Govt. Code § 65352. As a result, we were unable to review and prepare comments on the draft documents prior to the March 7 hearing. In the interest of time, LAFCo staff has conducted only an abbreviated review of the documents. We hope that you are able consider our comments prior to any further action on the documents.

VLAFC-1

Based on our abbreviated review, it appears that build out of the General Plan Update will require multiple LAFCo actions, including annexations and sphere of influence amendments. The General Plan Update land use map designates a substantial amount of unincorporated territory located outside City boundaries for urban development. These designations are primarily located on vacant land northwest, northeast, and southeast of the City and include approximately:

- 300 acres designated industrial, a portion of which extends beyond the City sphere of influence (located north and northwest of the Simi Valley Town Center)
- 65 acres designated moderate and medium density residential (located immediately north of the Simi Valley Town Center)
- 40 acres designated low and medium density residential (at the end of Flanagan Drive northeast of the City)
- 200 acres designated cemetery, a portion of which extends beyond the City sphere of influence (located northwest of the City)
- 4 acres of medium density residential located near the southern end of Yosemite Avenue that is included within the Parker Ranch Expansion Area. In addition, the figure on page 3-7 of the General Plan Update and Figure 3-4 of the EIR indicate

VLAFC-2

Christine Silver
 March 12, 2012
 Page 2 of 3

that this expansion area includes an additional 5-acre lot located outside the City boundary and sphere of influence.

- 70 acres designated as AJU (American Jewish University). The General Plan is unclear as to future development plans for this site, though LAFCo staff is aware that residential development was proposed in 2008.

With the exception of the 70-acre AJU property, these areas are identified by the Land Use and Community Design Element as "Transformation-New Growth" or "Infill" areas the annexation and development of which is anticipated under the General Plan. However, it appears that development of these areas is not included in much of the analysis contained in the EIR, as discussed in more detail below.

Water Supply/Demand

The water demand figures cited in Section 7.17.2 of the EIR for the areas of the General Plan Update that are served by Ventura County Waterworks District No. 8 (a dependent district of the City) are derived from demand estimates contained in the 2010 urban water management plan (UWMP) prepared by the District (p. 4.17-6). According to the UWMP, only anticipated future development within the current City boundaries and within current District boundaries are included in the ultimate water demand analysis. Therefore, it appears that the anticipated urban development of the aforementioned areas located outside of city boundaries is not included in the water demand analysis. Without inclusion of these areas in the water supply/demand analysis, the determination that build out of the General Plan will result in no significant impacts to water supply cannot be supported. LAFCo staff recommends that the EIR be revised to include anticipated water demands from the development of these areas.

Wastewater Treatment

According to thresholds of significance cited in Section 4.17.8, implementation of the General Plan Update would result in substantial adverse physical impacts if it would do any of the following:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board
- Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects
- Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments

According to the EIR (pp 4.17-29,-30), the City's Water Quality Control Plant (WQCP) currently treats nearly 9.6 million gallons a day (mgd) of wastewater during winter months. The WQCP has a 12.5 mgd capacity. According to Table 4.17-6, the implementation of the General Plan Update is anticipated to result in an increase of approximately 2.8 mgd, for a

VLAFC-2
 Cont.

VLAFC-3

VLAFC-4

Christine Silver
March 12, 2012
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total of approximately 12.4 mgd. Build out of the general Plan Update would leave 0.1 mgd in excess capacity. The EIR concludes that the (WQCP) has adequate capacity to accommodate the demands at full build out of the proposed updated General Plan and thus, no significant impact is identified.

However, Table 4.17-6 does not include the wastewater that would be generated from the aforementioned areas located outside of city boundaries. In addition, it does not include wastewater expected to be generated from the West End Specific Plan Area or the Ronald Reagan Presidential Library Area. Because the amount of wastewater generated from development in these areas would exceed 0.1 mgd, it appears that the 12.5 mgd capacity of the WQCP would be exceeded by build out of the General Plan Update. The lack of capacity would seem to be exacerbated if wet weather flows are taken into consideration. According to the aforementioned thresholds of significance, this would result in a significant impact. If construction of new wastewater treatment facilities or expansion of existing facilities is required to accommodate the anticipated amount of wastewater, another of the aforementioned thresholds would be exceeded, unless it can be demonstrated that such construction could not cause significant environmental effects. LAFCo staff recommends that the EIR be revised to account for anticipated wastewater flows from all planned development within the General Plan Update.

VLAFC-4
Cont.

LAFCo Use of the General Plan

Pursuant to state law and local polices, during its consideration of an annexation proposal LAFCo will consider, among other factors, land use designations, consistency with the applicable General Plan, and the agency's ability to efficiently provide services to the affected territory. If the City is to pursue annexation of any of the aforementioned areas, LAFCo may utilize the City's General Plan and its EIR in its evaluation as a CEQA lead agency. Thus, both documents should take into consideration the potential impacts from annexation of these areas.

VLAFC-5

Thank you for your consideration of our comments. Please do not hesitate to contact me should you have any questions.

Sincerely,



Kai Luoma, AICP
Deputy Executive Officer

c: LAFCo Commissioners

Ventura Local Agency Formation Commission (VLAFC2), April 11, 2012

VLAFC2



VENTURA LOCAL AGENCY FORMATION COMMISSION

COUNTY GOVERNMENT CENTER • HALL OF ADMINISTRATION
 800 S. VICTORIA AVENUE • VENTURA, CA 93009-1850
 TEL (805) 654-2576 • FAX (805) 477-7101
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April 11, 2012

Christine Silver, Senior Planner
 City of Simi Valley
 Department of Environmental Services
 2929 Tapo Canyon Road
 Simi Valley, CA 93063-2100

Subject: Simi Valley Draft General Plan Update and EIR

Dear Ms. Silver:

We again apologize for the lateness of our comments, but upon further review of the City's Draft General Plan update and EIR, we noted that the diagrams in the documents depicting the jurisdictional boundary of the Ventura County Waterworks District No. 8 do not appear to be accurate. We have also identified some apparent deficiencies in the EIR's discussion of water availability. In addition, we find no map or description of the areas to which the City provides sewer service. Because the General Plan will guide future development in and around the City for many years to come, it is important that the information contained in the General Plan regarding the availability of municipal services be accurate.

VLAFC2-1

Ventura County Waterworks District No. 8

Ventura County Waterworks District No. 8 (VCWWD 8 or District) is a dependent district of the City that provides potable water service to the majority of the territory within City boundaries, as well as substantial territory outside of the City's jurisdiction.

VCWWD 8 Boundaries

No city or special district in the State can determine its own boundaries or service area. Those determinations were reserved by the State and are functions the State has delegated to LAFCos. LAFCos are also responsible for updating and maintaining boundary information. Thus, if there are any discrepancies between LAFCo information and city and/or district boundary information, the LAFCo information prevails. Each of the exhibits and diagrams contained in the General Plan Update and EIR that depict the VCWWD 8 boundary and service area are not entirely consistent with LAFCo records.

VLAFC2-2

Attached is a map that identifies those areas, based on LAFCo records, which should be added to or removed from the boundary of VCWWD 8 depicted on each of the following figures and exhibits in the General Plan Update and the EIR:

- According to the EIR, Figure 4.17-1 depicts the areas served by the District and the Golden State Water Company (GSWC). However, it is unclear whether the area identified as the District is the area currently being served by the District or the area within the District boundary:

Christine Silver
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- If depicting the area being served, Area 4 (and perhaps Areas 7 and 8) should be removed
- If depicting the District boundary, Areas 1 and 6 should be added, Areas 2, 4, 5, 7, and 8 should be removed
- Exhibit 2 of the Water Supply Assessment (WSA), which is Appendix G of the EIR, should be revised, as follows:
 - Areas 1, 3, and 6 should be added
 - Areas 2, 4, 5, 6, 7 and 8 should be removed
- Exhibits I-1, I-2, II-1, III-1 and III-2 of the District's 2010 Urban Water Management Plan (UWMP), upon which the EIR relies, should be revised, as follows:
 - Areas 1, 3, and 6 should be added
 - Areas 2, 4, 5, 6, 7 and 8 should be removed

Water Supply Assessment

As noted, Appendix G of the EIR is the WSA prepared for the General Plan update. The purpose of a WSA is to determine if adequate water will be available to serve a project, in this case, the build out of the General Plan. As a "water demand project" the General Plan Update EIR is required to contain a WSA (CEQA Guidelines § 15155). In order to determine if VCWWD 8 will have adequate water supply to provide for General Plan build out, it must be determined that the District will have an adequate water supply available for the City, as well as for the areas outside the City to which the District provides service. However, according to the WSA:

"The "study area" for the Water Supply Assessment (WSA) report is defined as that portion of Ventura County Waterworks District No. 8 service boundary within City limits; therefore, [it] excludes...area outside the City limits." (underline added)

The WSA does not evaluate the water supply and demand for areas outside the City that are served by the District. Therefore, the WSA cannot be relied upon to determine whether VCWWD 8 will have an adequate water supply to meet the anticipated water demands of the City's General Plan Update.

According to the WSA, it is "prepared as a technical study in support of CEQA documentation for future development in the City of Simi Valley 2030 General Plan." However, we find no reference to any of the data or conclusions of the WSA within the text of the EIR. In fact, the data and conclusions of the WSA, which relies on the District's outdated 2005 UWMP, conflict with those of the EIR, which relies on the District's updated 2010 UWMP. For instance, the WSA estimates that the General Plan build out will result in an increase in water demand of 5,666 acre feet per year (afy), but the EIR estimates the increase to be 3,167 afy. The WSA estimates ultimate water supply of over 40,500 afy, but the EIR estimates ultimate supply to be 33,265 afy. Thus, it appears that the document prepared to support the EIR presents data and conclusions that conflict with the EIR. LAFCo staff found the conflicting data confusing and misleading. Because a WSA is required to be a part of the EIR, the WSA should be amended so that it is consistent with the text of the EIR and can support its conclusions.

VLAFC2-2
 Cont.

VLAFC2-3

VLAFC2-4

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VCWWD 8's 2010 Urban Water Management Plan

The analysis and conclusions contained in the EIR rely almost exclusively on VCWWD 8's 2010 UWMP, which was adopted in June 2011 and is intended to be the latest and most reliable data pertaining to the District's long term water supply and demand. In fact, the 2010 UWMP includes in its demand analysis the land use designations that are proposed as part of the City's General Plan Update. It also includes demand projections for areas outside the City limits. Based on the 2010 UWMP's estimated supply capacity of 33,265 afy at build out of the General Plan, the EIR concludes that:

"The District's 2010 UWMP projected a total demand of 33,265 afy in 2035, while ultimate build out of the General Plan would result in a demand of 28,728 afy in the District's service area within the City. Therefore, the ultimate General Plan build out demand are within the total District ultimate estimated capacity."

The UWMP (and EIR) concludes that demand will exactly meet supply in 2035, resulting in a less than significant impact. In fact, the UWMP concludes that demand will exactly match supply at every stage of development of the General Plan (see Table V-1 of the UWMP), as follows:

	2010	2015	2020	2025	2030	2035
Demand (afy)	25,231	26,458	28,152	29,851	31,556	33,265
Supply (afy)	25,231	26,458	28,152	29,851	31,556	33,265
Difference	0	0	0	0	0	0

Thus, any unaccounted for demand would cause demand to exceed supply. Based on LAFCo staff's review of the 2010 UWMP and EIR, the following water demands are unaccounted for in the 2010 UWMP (and thus the EIR):

- In determining water demand within the District boundary, the UWMP states:

"The County of Ventura's General Plan does not anticipate growth within the [Waterworks] District prior to [2035]. Therefore, it is assumed that no future development within unincorporated county area of the District will occur within the 2035 planning horizon of the 2010 UWMP."

Based on discussions with County Planning staff, the assumption that no future development will occur within the unincorporated area of the District for the next 23 years is not accurate and there is nothing in the County of Ventura General Plan to suggest this. Section 3.2.2.2 of the County General Plan contains policies and land use maps for the County's Existing Communities, four of which are within the VCWWD 8 boundary. These four Communities include, but are not limited to, approximately:

- 82 acres designated Residential Estate (1 unit/acre)
- 410 acres designated Residential Estate (2.18 – 4.36 units/acres)
- 2 acres designated Residential High Density (up to 20 units/acre)
- 6 acres designated Commercial (approximately 41,000 square feet of floor area)

VLAF2-5

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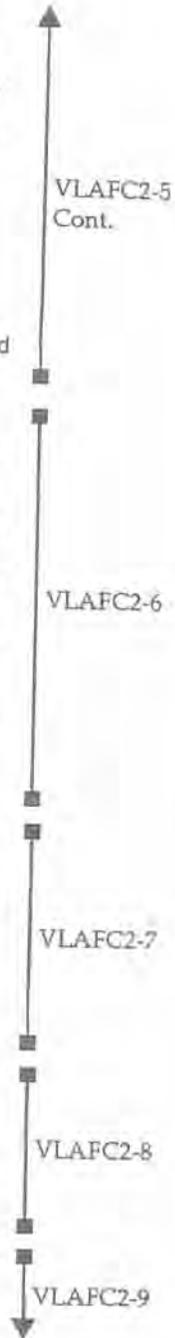
There are hundreds of vacant and/or underutilized parcels within these communities that can be developed. In fact, the County is currently considering a General Plan amendment on vacant property in the Santa Susanna Knolls community to allow for a 100-unit residential development. Another site is identified for high-density, multi-family residential development. In addition, County Planning staff noted that there are hundreds of vacant parcels located outside these Communities that are zoned Open Space, upon which a residence is a permitted and ministerial use. Therefore, the County General Plan anticipates, and plans for, potentially several hundred additional units to be constructed within the District boundary. It appears that the District also envisions increased future demand in these areas, as we understand that the District is planning for construction of a new 1 million gallon water tank in the Santa Susana Knolls community to replace an older, much smaller tank. The water demands for this anticipated development should be included in the UWMP and EIR.

- To determine projected water demands, Table III-5a of the UWMP (which is the same as Table 4.17-5 of the EIR) uses the City land use designations proposed by the General Plan Update within the City limits and the County land use designations currently existing in the unincorporated area (though, as discussed above, the land use designations and development potential in the unincorporated area are significantly understated). Additional demand attributed to such things as water loss and the sale of water to another water purveyor are identified in Table III-6. However, as noted in our previous letter dated March 12, the City's General Plan Update identifies approximately 300 acres of industrial development, 65 acres of moderate and medium density residential development, 40 acres of low and medium density development, and 200 acres for a cemetery located outside of the City limits but within the City sphere of influence and for which annexation to the City (and thus to the District) is anticipated. It does not appear that these areas are included in any of the aforementioned tables in the UWMP or EIR. Thus, it appears that UWMP (and the EIR) does not take into consideration water demands from any of this anticipated development.

The EIR's conclusions rely on the District's 2010 UWMP. However, it appears that the UWMP does not accurately account for projected demand within the District. When this demand is accounted for, it appears that the District will not have adequate water supply to meet projected demand in either normal or dry years. At a minimum, the District's 2010 UWMP should be amended to more accurately reflect the anticipated development potential included in the City General Plan Update and the County General Plan, as discussed above. Only then can it be determined whether adequate water supply will be available for build out of the General Plan Update.

One of the thresholds of significance identified in Section 4.17.4 of the EIR states that implementation of the General Plan Update would result in substantial adverse physical impacts if it would require new or expanded entitlements in order to have sufficient water supplies available to serve the project in addition to existing entitlements and resources. Based on the above discussion, it appears that this threshold has been exceeded. Until such analysis occurs demonstrating otherwise, this should be considered to be a significant impact.

LAFCo staff makes every effort to provide timely comments on projects that are relevant to future LAFCo actions. However, similar to the General Plan Update and EIR, LAFCo has no record of being notified that the 2010 UWMP had been completed, that it was available for



Christine Silver
 April 11, 2012
 Page 5 of 5

public review, or that it was considered for adoption in June 2011. LAFCo had not reviewed the 2010 UWMP until now.

Sewer Service

LAFCo approved a merger of the Simi Valley County Sanitation District with the City of Simi Valley in 1995. The merger authorized the City to continue to provide sewer service to certain areas outside of the City boundary that were located within the District boundary at the time of the merger. Based on LAFCo records, the attached map depicts the current sewer service area, which includes the Ronald Reagan Presidential Library, the Brandeis-Bardin Institute, the Santa Susanna Knolls community, and the unincorporated islands surrounded by the City. LAFCo staff recommends that the General Plan Update and/or the EIR include a map depicting the sewer service area.

In addition, it should be noted that the General Plan Update and EIR provide little or no analysis regarding future sewer demand for areas outside City boundaries that are not likely to annex to the City in the foreseeable future, such as in the Santa Susanna Knolls. As noted above, the County General Plan allows for and anticipates substantial development in this area.

The boundaries of Waterworks District No. 8 and the City sewer service area have been a topic of discussion between LAFCo and City staff for several years. We would be happy to provide more specific documentation should any confusion remain regarding these boundaries.

Thank you for your consideration of our comments. Please do not hesitate to contact me should you have any questions.

Sincerely,



Kai Luoma, AICP
 Deputy Executive Officer

Attachments: Map of Waterworks No. 8 Boundary
 Map of City Sewer Service Area

c: LAFCo Commissioners
 Ron Fuchiwaki, Simi Valley Department of Public Works
 Chris Stephens, Ventura County RMA
 Cy Johnson, Calleguas Municipal Water District

↑ VLAFC2-9
 Cont.

VLAFC2-10

↓ VLAFC2-11

■ Ventura Local Agency Formation Commission (VLAFC), March 12, 2012

VLAFC-1 This comment contains introductory material and this is not a comment on the adequacy of the Draft EIR. No further response is required.

VLAFC-2 The comment states that the General Plan Update would require the Ventura Local Agency Formation Commission to require annexation and sphere of influence amendments. The comment further states that the General Plan Update land use map designated a substantial amount of unincorporated territory located outside City boundaries for urban development. Additionally, the comment states that developments in the areas outside of the City boundaries were not properly included in the EIR analysis, and identifies areas outside the City's boundaries that are of concern.

The General Plan Update land use map identified in the comment is located on page 3-9 as Figure 3-3 (General Plan Land Use Map) of the Draft EIR. This figure is based upon existing General Plan (as amended through 2005) land use designations. Refer also to Figure 4.10-3 (1988 General Plan Land Use Map) on page 4.10-21 of the Draft EIR, which clearly shows that the area to the north and northwest of the Simi Valley Town Center is designated as industrial use; the low and medium density residential designation at the end of Flanagan Drive. Additionally, the 200 acres designated as cemetery use on Figure 3-3 was previously designated as industrial use according to the 1988 General Plan Land Use Map. Similarly, the 1988 General Plan Land Use Map does not designate the American Jewish University (AJU) land located in unincorporated Ventura County and referenced in the comment; however, the area identified in the comment has a current designation of AJU. Therefore, the areas identified in the comment would not represent any change in existing land use designation that would be contemplated under the General Plan Update. The identified areas (with the exception of the AJU parcel) have been previously contemplated for potential annexation and development in the existing (1988) General Plan (as amended through 2005), but to date, no action has occurred with respect to these areas.

Further, on page 3-21 of the Draft EIR, Figure 3-4 (Areas of Potential Land Use Change) depicts the potential land use changes that would result from the implementation of the proposed General Plan Update. There is no urban development that would occur outside the City boundary except for a very small portion of the Parker Ranch Expansion Area. The Parker Ranch Expansion Area is located within the sphere of influence area as designated by the Local Agency Formation Commission in 1988. Refer to Draft EIR pages 3-7 to 3-8 for the definition and discussion of City Urban Restriction Boundary (CURB) line, sphere of influence (SOI), and area of interest lines.

As discussed in the Draft EIR on page 3-24, approximately 11.1 acres of the Ranch Expansion Area would be re-designated from their current General Plan designation of Residential Very Low (0–3 dwelling units per acre [du/ac]) to Residential Medium (3.6 to 5.0 du/ac). The change would be consistent with the adjacent land uses within the Parker Ranch community.

Further, and as stated on page 4.10-63 in Section 4.10 (Land Use/Planning) of the Draft EIR, “However, as the General Plan Update does not propose changes to any unincorporated lands in Ventura County, the proposed project would not be inconsistent with the policies and programs in the County General Plan.”

While Figure 3-3 of the Draft EIR and Figure 3-7 of the General Plan Update show that areas outside the City’s boundaries are designated for future development, these areas were previously considered for such development and are not part of the land use changes proposed under the General Plan Update. Further, if such development and the associated annexation were to occur, the individual projects would be required to undergo their own individual environmental review, consistent with CEQA and all applicable regional and local regulations, including, but not limited to the LAFCO Guidelines for Orderly Development and the County of Ventura General Plan.

VLAFC-3

The comment states that Section 7.17.2 [sic] [Section 4.17.2] of the Draft EIR is derived from demand estimates contained in the Ventura County Waterworks District No. 8 2010 Urban Management Plan (UWMP). The comment states that the UWMP only included water demand analysis for the anticipated future development within the City boundaries and within current District boundaries and does not consider the anticipated urban development outside the City boundaries resulting from the General Plan Update. The comment requests that the Draft EIR be revised to address the water supply and demand for the urban development outside the City boundary.

As discussed under comment response VLAFC-2, as depicted in Figure 3-4 (Areas of Potential Land Use Change) on page 3-21 of the Draft EIR, the General Plan Update does not consider any previously unidentified urban development that would occur outside the City boundary except for a very small portion of the Parker Ranch Expansion Area which is located within the sphere of influence area as designated by the Local Agency Formation Commission in 1988.

Potential impacts related to future water demand are described in detail on pages 4.17-19 through 4.17-21 of the Draft EIR. Specifically, as stated on page 4.17-21:

The VCWWD No. 8 2010 UWMP identifies the average day demand for potable water in the City of Simi Valley based on land use type. As shown in Table 4.17-5 ((District’s Water Demand Associated with General Plan Update Build-Out), build-out of the GPU would result in a 2,826,155 gpd, or 3,167 afy, increase in water demand over existing demand. It should be noted that all future demands are expected from proposed development located within

current City boundaries. According to the County of Ventura General Plan, new development within the unincorporated areas of the District is not expected to include any significant development before Year 2035. The District's 2010 UWMP projected a total demand of 33,625 afy in 2035, while ultimate build out of the General Plan would result in a demand of 28,728 afy in the District's service area within the City. Therefore, the ultimate General Plan build out demand are within the total District ultimate estimated capacity.

Therefore, the UWMP and Section 4.17 (Utilities/Services Systems) of the Draft EIR adequately address the water supply and demand for all the land uses resulting from full implementation of the General Plan Update.

VLAFC-4

The comment states that the wastewater analysis provided in the Draft EIR does not consider the anticipated urban development outside the City boundaries resulting from the General Plan Update. The comment requests that the Draft EIR be revised to address wastewater issues for urban development outside the City boundary.

As discussed under comment response VLAFC-3, as depicted in Figure 3-4 (Areas of Potential Land Use Change) on page 3-21 of the Draft EIR, there is no urban development that would occur outside the City boundary except for a very small portion of the Parker Ranch Expansion Area. Regardless, the wastewater analysis presented in the Draft EIR is based on the build out of the General Plan Update, which includes the Ranch Expansion Area. Draft EIR pages 4.17-23 through 4.17-30 address the wastewater issue for all of the land uses resulting from full implementation of the General Plan Update.

VLAFC-5

The comment contains closing information and this is not a comment on the adequacy of the Draft EIR. No further response is required.

■ Ventura Local Agency Formation Commission (VLAFC2), April 11, 2012

VLAFC2-1

The comment contains introductory information that is addressed in detail in subsequent comments. Please see Response to Comment VLAFC2-2 through VLAFC2-10.

VLAFC2-2

The comment points out apparent discrepancies between the water service area map (Figure 4.17-1) and the map on file with VLAFCo and provides what is stated to be the correct graphic. While there are minor differences in the maps as included in the EIR and as provided by the commenter, these discrepancies do not affect the significance conclusion reached in the EIR and it is not necessary to revise the EIR or Water Supply Assessment (WSA) graphics. It is outside the purview of the General Plan Update process to amend exhibits that are contained in the District's 2010 Urban Water Management Plan, which is subject to oversight by the Ventura County Waterworks District No. 8. The EIR has been certified and the General Plan Update and UWMP adopted. Minor corrections to graphics in the General Plan and the UWMP may be made at the time of the next update.

- VLAFC2-3 The comment states that the WSA does not evaluate the water supply and demand for areas outside the City that are served by the District and cannot be relied upon to determine whether VCWWD 8 will have an adequate water supply to meet the additional demands of the City's General Plan Update. As noted in Response to Comment VLAFC-2, no previously unidentified urban development would occur outside the City boundary as a result of implementation of the General Plan Update with the exception of a very small portion of the Parker Ranch Expansion Area, which is located within the sphere of influence area as designated by VLAFCo in 1988. As noted in Response to Comment VLAFC-2, potential impacts related to future water demand are described in detail on pages 4.17-19 through 4.17-21 of the Draft EIR. The District is not the only provider of water for the City; Golden State Water services the majority of the City, and the estimates in the WSA and the EIR for water supply and demand take into account both sources of domestic water. The District's 2010 UWMP projected a total demand of 33,265 afy in 2035 (including areas outside City limits) and ultimate build-out of the General Plan would result in a demand of 28,728 afy in the District's service area within the City. GSWC supplied 9,458 af to the City in 2010, while the District provided 25,321 af in 2010. Thus, the GSWC supplied 36 percent of the City's water, while the District supplied the remainder, also providing water to some unincorporated areas of the County outside the District. Based on the combined sources, the WSA and the EIR accurately accounted for supply and demand through 2035, and the conclusion that demand would not exceed supply remains correct. The EIR properly relied on the adopted 2010 UWMP for its analysis of water supply and demand.
- VLAFC2-4 The WSA was prepared prior to the adoption of the 2010 UWMP and relied on the 2005 UWMP for its analysis. While the WSA was used to support the analysis in the EIR, the EIR analysis was updated based on the later information contained in the 2010 UWMP. This does not render the WSA invalid. Regardless of whether the 2005 UWMP or the 2010 UWMP date are used, the conclusion remains the same. There would be adequate supply of water to meet the demand of development under the General Plan Update. The data were updated in the EIR at the request of the District, but it was not necessary to update the WSA, as the conclusions remained the same.
- VLAFC2-5 It would appear that this comment should properly be directed to the VCWWD, as it concerns the accuracy of the District's long-term water supply and demand. The water demands for the unincorporated areas of the County served by the District were accounted for in the 2010 UWMP. Please also see Response to Comment VLAFC2-3.
- VLAFC2-6 Please see Response to Comment VLAFC-2. As noted, while Figure 3-3 of the Draft EIR and Figure 3-7 of the General Plan Update show that areas outside the City's boundaries are designated for future development, these areas were previously considered for such development and are not part of the land use changes proposed under the General Plan Update. If development in these areas were to occur,

individual projects would be required to undergo individual environmental review to determine the adequacy of utility infrastructure to serve the individual projects.

VLAFC2-7

This comment addresses purported inaccuracy of the UWMP and states it does not accurately account for projected demand within the District. The 2010 UWMP has been adopted and the comment period has ended. The EIR properly relied on the adopted 2010 UWMP for the analysis.

VLAFC2-8

Please see Response to Comment VLAFC2-7. The EIR analysis properly relied on the adopted 2010 UWMP for its analysis.

VLAFC2-9

Notice of the 2010 UWMP was sent to LAFCo. The 2010 UWMP has been adopted, and further changes will not be made until the next update, scheduled for approximately 2015.

VLAFC2-10

The apparent discrepancies in the sewer map provided by LAFCo with the comment letter are not significant and do not change the significance conclusions in the EIR. Future sewer demand was calculated for all development, including reasonably foreseeable cumulative development, that would occur within the service area of the Simi Valley County Sanitation District.



VENTURA LOCAL AGENCY FORMATION COMMISSION
STAFF REPORT

Meeting Date: May 16, 2012

Agenda Item 13

TO: LAFCo Commissioners *KU*
FROM: Kim Uhlich, Executive Officer
SUBJECT: Cancellation of the June 13, 2012 Regular Meeting

RECOMMENDATION:

Cancel the June 13, 2012 regular LAFCo meeting and direct staff to provide notice of cancelation to the County, all cities, independent special districts and other interested parties as required by law.

DISCUSSION:

As of the date this report was prepared, only one proposal is pending for possible action by the Commission at the June 13 LAFCo meeting. Should the Commission adopt the Final Budget as proposed at the May 16 LAFCo meeting, the pending proposal would be the only item of business on the June agenda. As the proposal is not time sensitive and if the Commission adopts the Final Budget as proposed, staff is recommending that the Commission cancel the June 13, 2012 meeting. The next scheduled meeting would then occur on July 18, 2012.

COMMISSIONERS AND STAFF

COUNTY: Kathy Long Linda Parks <i>Alternate:</i> Steve Bennett	CITY: Carl Morehouse Janice Parvin, Chair <i>Alternate:</i> Carol Smith	DISTRICT: Elaine Freeman Gail Pringle, Vice Chair <i>Alternate:</i> Bruce Dandy	PUBLIC: Lou Cunningham <i>Alternate:</i> Linda Ford-McCaffrey	
Executive Officer: Kim Uhlich	Dep. Exec. Officer Kai Luoma, AICP	Office Mgr/Clerk Debbie Schubert	Office Assistant Martha Escandon	Legal Counsel Michael Walker