



VENTURA LOCAL AGENCY FORMATION COMMISSION

AGENDA

Wednesday October 16, 2013

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 audio/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.)

CONSENT ITEMS

6. Minutes of the Ventura LAFCo September 18, 2013 Meeting

COMMISSIONERS AND STAFF

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

CONSENT ITEMS (Continued)

- 7. Professional Services Agreement for Audit Services – Vavrinek, Trine, Day & Co., LLP
Adopt a resolution approving a professional services agreement for audit services for fiscal year ended June 30, 2013 with Vavrinek, Trine, Day & Co., LLP for an amount not to exceed \$8,000 and authorizing the Chair to execute the agreement.
- 8. Budget to Actual Reports: July and August 2013
- 9. Adopt a 2014 LAFCo Meeting Calendar

RECOMMENDED ACTION: Approve Items 6, 7 & 9,
Receive & File Item 8

PUBLIC HEARING ITEMS

- 10. City of Camarillo Sphere of Influence Amendments (LAFCo 13-07S1 – LAFCo 13-07S4) and Reorganization (LAFCo 13-07) – Camarillo Academy High School (Parcels A-C)
The proposal will allow for the construction of an academy high school for up to 1,000 students on an approximately 28-acre site north of and abutting the City of Camarillo:
 - A. Certify that the Commission has reviewed and considered the information contained in the environmental impact report titled “Camarillo Academy High School + Performing Arts Center” prepared for the Oxnard Union High School District and dated May 2013 (EIR) and adopt the lead agency’s findings, mitigation measures, and statement of overriding considerations.
 - B.- E. Adopt resolutions LAFCo 13-07S1, S2, S3, and S4 making determinations and approving sphere of influence amendments for the City of Camarillo, the Camarillo Sanitary District, the Pleasant Valley Recreation and Park District, and County Waterworks District No. 19.
 - F. Adopt resolution LAFCo 13-07 making determinations and approving the City of Camarillo Reorganization – Camarillo Academy High School (Parcels A – C).

RECOMMENDED ACTION: Approval (A – F)

- 11. LAFCo 13-13S City of Fillmore Sphere of Influence Review and Update
Review the sphere of influence for the City of Fillmore and determine that no update is necessary

RECOMMENDED ACTION: Approval

- 12. Follow Up on Fillmore-Piru Memorial District Sphere of Influence Review and Update

RECOMMENDED ACTION: Direct Staff as Appropriate

CLOSED SESSION

Pursuant to Government Code § 54957, it is the intention of the Ventura Local Agency Formation Commission to meet in Closed Session to consider the following item:

PUBLIC EMPLOYMENT - Title: LAFCo Executive Officer

EXECUTIVE OFFICER'S REPORT

Next LAFCo meeting - November 20, 2013

COMMISSIONER COMMENTS

INFORMATIONAL ITEMS

ADJOURNMENT

WEB ACCESS:

**LAFCo Agendas, Staff Reports
and Approved 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

Agenda Item 6

Wednesday September 18, 2013

Hall of Administration, Board of Supervisors Hearing Room

800 S. Victoria Avenue, Ventura

1. Call to Order

Chair Pringle called the meeting to order at 9:00 AM.

2. Pledge of Allegiance

Commissioner Dandy led the pledge of allegiance.

3. Roll Call

The clerk called the roll. The following Commissioners were present:

Commissioner Dandy	Commissioner Parvin
Commissioner Ford-McCaffrey	Commissioner Pringle
Commissioner Long	Alternate Commissioner Cunningham
Commissioner Parks	

4. Commission Presentations and Announcements

There were no 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.

CONSENT ITEMS

6. Minutes of the Ventura LAFCo July 17, 2013 Meeting

MOTION: Approve as recommended: Parvin
 SECOND: Ford-McCaffrey
 AYES: Dandy, Ford-McCaffrey, Long, Parks, Parvin, Pringle
 NOES: None
 ABSTAINED: None
 MOTION PASSES 6/0/0

COMMISSIONERS AND STAFF

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

PUBLIC HEARING ITEMS

7. LAFCo 13-06S1 City of Oxnard Sphere of Influence Amendment, LAFCo 13-06S2 Calleguas Municipal Water District Sphere of Influence Amendment and LAFCo 13-06 City of Oxnard Reorganization – Ventura Boulevard (Parcels A-E)

Chair Pringle opened the public hearing. Kai Luoma presented the staff report. There were no public comments. Chair Pringle closed the public hearing.

MOTION: Approval as recommended: Ford-McCaffrey
SECOND: Dandy
AYES: Dandy, Ford-McCaffrey, Long, Parks, Parvin, Pringle
NOES: None
ABSTAINED: None
MOTION PASSES 6/0/0

ACTION ITEMS

8. Draft LAFCo Comments – Olivas Park Drive Extension Draft Environmental Impact Report

The Commission took no action.

9. Land Conservation Act (Williamson Act) – Policy Direction

Kai Luoma presented the staff report. Following a discussion by the Commission, staff was directed to return to the November LAFCo meeting with additional information regarding the policies of other LAFCos including the name of the specific LAFCo associated with each policy; the number of acres of contracted lands in the County and the number of canceled and non-renewed contracts. Staff was also directed to invite the County planner responsible for administering the LCA program to give a presentation.

10. 2013 CALAFCO Conference Report and Discussion

Following a discussion by the Commission, staff was directed to draft a letter from the Chair to the Coastal Region members of the CALAFCO Board of Directors requesting that a regional workshop be held for the Coastal LAFCos prior to the next CALAFCO conference.

EXECUTIVE OFFICER'S REPORT

Kim Uhlich reminded the Commission that their next meeting was scheduled for October 16.

COMMISSIONER COMMENTS

Commissioner Long confirmed that the City of Camarillo reorganization proposal for the Camarillo academy high school was scheduled for the Commission’s October 16th meeting. Commissioner Long further commented that the CALAFCO Conference program sessions were valuable. The Commissioners briefly discussed recycled water and other state water issues. Commissioner Parvin encouraged Commissioners to attend the “Membership & Policymakers Reception” at the Reagan Library on September 26th with Secretary of Natural Resources John Laird as the keynote speaker.

ADJOURNMENT:

Chair Pringle adjourned the meeting at 10:15 a.m.

These Minutes were approved on October 16, 2013.

Motion:

Second:

Ayes:

Nos:

Abstains:

Date: _____ **Chair, Ventura Local Agency Formation Commission**



VENTURA LOCAL AGENCY FORMATION COMMISSION

STAFF REPORT

Meeting Date: October 16, 2013

(Consent)

Agenda Item 7

TO: LAFCo Commissioners

FROM: Kim Uhlich, Executive Officer 

SUBJECT: Professional Services Agreement for Audit Services – Vavrinek, Trine, Day & Co., LLP

RECOMMENDATION:

Adopt the attached resolution approving a professional services agreement for audit services with Vavrinek, Trine, Day & Co., LLP for an amount not to exceed \$8,000 and authorizing the Chair to execute the agreement.

BACKGROUND:

Beginning with the fiscal year ended June 30, 2010, Commissioner’s Handbook Policy Section 2.3.6.1 (Attachment 1) provides for annual audits of the LAFCo financial statements by an independent accounting firm. In July 2010, staff issued a request for proposals for an outside audit of the LAFCo financial statements for the fiscal year ended June 30, 2010 with an option for extension for the fiscal years ending June 30, 2011 and June 30, 2012. After reviewing all eligible proposals, staff selected Vavrinek, Trine, Day & Co., LLP (VTD) which subsequently completed an audit of the financial statements for Fiscal Years 2010, 2011 and 2012.

In August 2013, staff issued a request for proposals for an outside audit of the LAFCo financial statements for the fiscal year ended June 30, 2013 with an option for extension for the fiscal years ending June 30, 2014 and June 30, 2015. After reviewing all eligible proposals, staff selected VTD as the firm that provided the most advantageous proposal with regard to qualifications, related experience and cost.

In an engagement letter (Agreement) dated October 2, 2013, VTD proposes to audit the LAFCo 2012-13 financial statements at a cost not to exceed \$8,000 (Exhibit A of Attachment 2). Work is scheduled to begin in December and final reports would be issued in March 2014. Commissioner’s Handbook Section 2.5.4 provides that any

COMMISSIONERS AND STAFF

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contract or agreement greater than \$5,000 shall be presented to the Commission for approval and execution (Attachment 3).

DISCUSSION:

The Agreement has been reviewed by the Ventura County Auditor-Controller's staff, which has agreed to prepare the LAFCo financial statements, and by LAFCo legal counsel. In accordance with the Handbook policies, staff is recommending that the Commission adopt the attached resolution (Attachment 2) authorizing the Agreement.

- Attachments:
1. Commissioner's Handbook Section 2.3.6.1 – Independent Auditor Role
 2. Resolution to authorize and execute a Professional Services Agreement with Vavrinek, Trine, Day & Co., LLP
 3. Commissioner's Handbook Section 2.5.4 – Contract Approval and Execution



ATTACHMENT 1

SECTION 2.3.6 AUDITS

2.3.6.1 Independent Auditor Role: For the two-year period between July 1, 2007 and June 30, 2009, LAFCo shall arrange for a single audit of its financial statements to be conducted by an independent accounting firm. All subsequent year financial statements shall be audited annually thereafter. LAFCo staff, the Commission, and any Commission committee appointed for the purpose of audit oversight are authorized to communicate directly with the independent accounting firm.

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION TO AUTHORIZE AND
EXECUTE A PROFESSIONAL SERVICES AGREEMENT
FOR AUDIT SERVICES WITH VAVRINEK, TRINE, DAY &
CO., LLP**

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

WHEREAS, the policies of the Ventura Local Agency Formation Commission provide for independent audits of its annual financial statements; and

WHEREAS, the policies of the Ventura Local Agency Formation Commission provide that any contract or agreement authorizing expenditures greater than \$5,000 shall be presented to the Commission for approval and execution; and

WHEREAS, an engagement letter containing the terms of a professional services agreement to audit the LAFCo financial statements for fiscal year ended June 30, 2013 between Vavrinek, Trine, Day & Co., LLP and the Ventura Local Agency Formation Commission dated October 2, 2013 was duly considered on October 16, 2013;

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

- (1) The engagement letter containing the terms of a professional services agreement for audit services between Vavrinek, Trine, Day & Co., LLP and the Ventura Local Agency Formation Commission (“Agreement”) dated October 2, 2013 as set forth in the attached Exhibit A is approved.
- (2) The Chair is directed to execute the Agreement.

This resolution was adopted on October 16, 2013.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Dandy	<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 Ford-McCaffrey	<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 Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Freeman	<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"/>

Dated: _____
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A



EXHIBIT A

October 2, 2013

Ventura Local Agency Formation Commission
800 S. Victoria Avenue
Ventura, CA 93009-1850

We are pleased to confirm our understanding of the services we are to provide Ventura Local Agency Formation Commission (LAFCo) for the fiscal year ended June 30, 2013. We will audit the financial statements of the governmental activities, and the general fund, which collectively comprise the basic financial statements of LAFCo as of and for the fiscal year ended June 30, 2013. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement LAFCo's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to LAFCo's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) General Fund Budgetary Comparison Schedules

Audit Objectives

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of LAFCo and other procedures we consider necessary to enable us to express such opinions. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The reports on internal control and compliance will each include a paragraph that states that the purpose of the report is solely to describe the scope of testing of internal control over financial reporting and compliance, and the result of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance, and that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering internal control over financial reporting and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that LAFCo is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Management Responsibilities

Management is responsible for the basic financial statements and all accompanying information as well as all representations contained therein. You will be required to acknowledge in the written representation letter that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. If we perform any nonaudit services, our engagement letter would require revision. You also agree to assume all management responsibilities for any nonaudit services we provide; oversee the services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for ensuring that management is reliable and financial information is reliable and properly recorded. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the entity complies with applicable laws, regulations, contracts, agreements, and grants for taking timely and appropriate steps to remedy any fraud, violations of contracts or grant agreements, or abuse that we may report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying for us previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of LAFCo's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We may from time to time, and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to LAFCo; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Vavrinek, Trine, Day & Co., LLP (VTD) and constitutes confidential information. However, pursuant to authority given by law or regulation, we may be requested to make certain audit documentation available to oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of VTD personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of seven years after the report release date or for any additional period requested by an oversight agency. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit on approximately December 2013 and to issue our reports no later than March 2014. Roger Alfaro, CPA, is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$8,000. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 45 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Government Auditing Standards require that we provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our most recent peer review accompanies this letter.

Vavrinek, Trine, Day & Co., LLP has owners that are not licensed as certified public accountants as permitted under Section 5079 of the California Business and Professions Code. It is not anticipated that any of the non-licensure owners will be performed audit services for the LAFCo.

We appreciate the opportunity to be of service to LAFCo and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,



Roger Alfaro
of Vavrinek, Trine, Day & Co., LLP

RA:gbl

130342

Attachment

RESPONSE:

This letter correctly sets forth the understanding of the Ventura Local Agency Formation Commission.

By: _____

Title: _____

Date: _____

YANARI WATSON MCGAUGHEY P.C.

DALE M. YANARI (1947-2004) ♦ RANDY S. WATSON ♦ G. LANCE MCGAUGHEY
FINANCIAL CONSULTANTS/CERTIFIED PUBLIC ACCOUNTANTS

System Review Report

May 25, 2012

To the Partners of
Vavrinek, Trine, Day & Co., LLP
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of Vavrinek, Trine, Day & Co., LLP (the firm) applicable to non-SEC issuers in effect for the year ended December 31, 2011. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary.

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards* and audits of employee benefit plans.

In our opinion, the system of quality control for the accounting and auditing practice of Vavrinek, Trine, Day & Co., LLP applicable to non-SEC issuers in effect for the year ended December 31, 2011, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Vavrinek, Trine, Day & Co., LLP has received a peer review rating of *pass*.

Yanari Watson McGaughey P.C.

Yanari Watson McGaughey P.C.



ATTACHMENT 3

SECTION 2.5.4 CONTRACT APPROVAL AND EXECUTION

LAFCo hereby delegates to the Executive Officer or designee the authority to approve and execute contracts and agreements for \$5,000.00 or less, provided sufficient funds are contained in the appropriate line item of the LAFCo budget. In order to expedite work, the Executive Officer is authorized to make minor modifications as may be necessary and to approve increases in contracts in an amount not to exceed \$500, provided sufficient funds are contained in the appropriate line item of the LAFCo budget. Any contract or agreement greater than \$5,000.00, any amendment to a contract or agreement which would cause the total amount of the contract or agreement to exceed \$5,500.00, or any contract or agreement for any amount where there are not sufficient funds contained in the appropriate line item of the LAFCo budget, shall be presented to the Commission for approval and execution.



VENTURA LOCAL AGENCY FORMATION COMMISSION

STAFF REPORT

Meeting Date: October 16, 2013

(Consent)

Agenda Item 8

TO: LAFCo Commissioners

FROM: Kim Uhlich, Executive Officer *KU*

SUBJECT: FY 2013-14 Budget to Actual Reports – July and August 2013

RECOMMENDATION:

Receive and file Budget to Actual reports for July and August 2013.

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 July and August of the 2013-2014 Fiscal Year.

Attachment: Budget to Actual Reports: July and August 2013

COMMISSIONERS AND STAFF

COUNTY:
Kathy Long
Linda Parks, Vice Chair
Alternate:
Steve Bennett

CITY:
Carl Morehouse
Janice Parvin
Alternate:
Carol Smith

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

PUBLIC:
Linda Ford-McCaffrey
Alternate:
Lou Cunningham

Executive Officer:
Kim Uhlich

Dep. Exec. Officer
Kai Luoma, AICP

Office Mgr/Clerk
Debbie Schubert

Legal Counsel
Michael Walker



**BUDGET TO ACTUAL FY 2013-14
YEAR TO DATE ENDING JULY 31, 2013 (8.33% of year)
Fund 7920, Organization 8950**

Summary	Budget	Adj. Budget	To Date
Estimated Sources	675,769	675,769	498,256
Appropriations	675,769	675,769	29,486

Account Number	Title	BUDGET			ACTUAL YTD			Variance Favorable (Unfavorable)	
		Budget	Proposed Adjustments	Adjusted Budget	Actual	Encumbered	Total Revenue/Obligation		
FUND BALANCE									
	Beginning Balance	388,453		388,453	388,452.87		388,452.87	(0.13)	
5331	Committed	100,000		100,000	100,000.00		100,000.00	0.00	
5395	Unassigned	220,320		220,320	220,319.87		220,319.87	(0.13)	
5395	Unassigned - Appropriated	68,133		68,133	68,133.00		68,133.00	(0.26)	
REVENUE									
8911	Interest Earnings	4,000		4,000	(743.74)		(743.74)	(4,743.74)	-19%
9372	Other Governmental Agencies	573,636		573,636	427,367.00		427,367.00	(146,269.00)	75%
9772	Other Revenue - Miscellaneous	30,000		30,000	3,500.00		3,500.00	(26,500.00)	12%
	Total Revenue	607,636	0	607,636	430,123.26		430,123.26	(177,512.74)	71%
	TOTAL SOURCES	675,769	0	675,769	498,256.26	0.00	498,256.26	(177,513.00)	74%
EXPENDITURES									
1101	Regular Salaries	328,000		328,000	17,772.06		17,772.06	310,227.94	5%
1105	Overtime	0		0	0.00		0.00	0.00	0%
1106	Supplemental Payments	12,600		12,600	681.09		681.09	11,918.91	5%
1107	Term/Buydown	31,500		31,500	0.00		0.00	31,500.00	0%
1121	Retirement Contribution	77,500		77,500	3,771.55		3,771.55	73,728.45	5%
1122	OASDI Contribution	19,000		19,000	1,147.56		1,147.56	17,852.44	6%
1123	FICA - Medicare	5,100		5,100	268.36		268.36	4,831.64	5%
1141	Group Insurance	21,400		21,400	1,171.16		1,171.16	20,228.84	5%
1142	Life Ins/Dept. Heads & Mgmt.	150		150	7.41		7.41	142.59	5%
1143	State Unempl	400		400	19.62		19.62	380.38	5%
1144	Management Disability Ins.	820		820	43.55		43.55	776.45	5%
1165	Worker Compensation Ins	3,000		3,000	157.90		157.90	2,842.10	5%
1171	401K Plan	12,500		12,500	581.91		581.91	11,918.09	5%
	Salaries and Benefits	511,970	0	511,970	25,622.17	0.00	25,622.17	486,347.83	5%
2033	Voice/Data ISF	3,500		3,500	0.00		0.00	3,500.00	0%
2071	General Insurance Alloca - ISF	2,000		2,000	0.00		0.00	2,000.00	0%
2125	Facil/Matls Sq. Ft. Alloc. - ISF	15,500		15,500	0.00		0.00	15,500.00	0%
2128	Other Maint	500		500	0.00		0.00	500.00	0%
2141	Memberships & Dues	6,550		6,550	0.00		0.00	6,550.00	0%
2154	Education Allowance	0		0	0.00		0.00	0.00	0%
2158	Indirect Cost Recovery	5,500		5,500	0.00		0.00	5,500.00	0%
2172	Books & Publications	500		500	0.00		0.00	500.00	0%
2174	Mail Center - ISF	2,500		2,500	0.00		0.00	2,500.00	0%
2176	Purchasing Charges - ISF	500		500	0.00		0.00	500.00	0%
2177	Graphics Charges - ISF	2,000		2,000	0.00		0.00	2,000.00	0%
2178	Copy Machine Charges - ISF	1,000		1,000	0.00		0.00	1,000.00	0%
2179	Miscellaneous Office Expense	7,000		7,000	0.00		0.00	7,000.00	0%
2181	Stores ISF	50		50	0.00		0.00	50.00	0%
2191	Board Members Fees	4,500		4,500	300.00		300.00	4,200.00	7%
2192	Information Technology - ISF	3,000		3,000	0.00		0.00	3,000.00	0%
2195	Specialized Services/Software	1,500		1,500	0.00		0.00	1,500.00	0%
2197	Public Works - Charges	3,000		3,000	0.00		0.00	3,000.00	0%
2199	Other Prof & Spec Service	10,000		10,000	0.00		0.00	10,000.00	0%
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	23,000		23,000	0.00		0.00	23,000.00	0%
2261	Public & Legal Notices	5,000		5,000	100.00		100.00	4,900.00	2%
2283	Records Storage Charges	350		350	0.00		0.00	350.00	0%
2293	Computer Equipment <5000	4,000		4,000	0.00		0.00	4,000.00	0%
2304	County Legal Counsel	22,500		22,500	0.00		0.00	22,500.00	0%
2522	Private Vehicle Mileage	7,000		7,000	455.88		455.88	6,544.12	7%
2523	Conf. & Seminars Expense	13,000		13,000	3,008.00		3,008.00	9,992.00	23%
2526	Conf. & Seminars Expense ISF	500		500	0.00		0.00	500.00	0%
2528	County Motor Pool	1,000		1,000	0.00		0.00	1,000.00	0%
	Services and Supplies	150,550	0	150,550	3,863.88	0.00	3,863.88	146,686.12	3%
6101	Contingency	13,249		13,249	0.00		0.00	13,249.00	0%
	TOTAL EXPENDITURES	675,769	0	675,769	29,486.05	0.00	29,486.05	646,282.95	4%

0.00

Note: Amounts with "()" in the ACTUAL column reflect FY13 accruals in excess of actual expenditures to date



**BUDGET TO ACTUAL FY 2013-14
YEAR TO DATE ENDING AUGUST 31, 2013 (16.67% of year)
Fund 7920, Organization 8950**

Summary	Budget	Adj. Budget	To Date
Estimated Sources	675,769	675,769	549,107
Appropriations	675,769	675,769	78,849

Account Number	Title	BUDGET			ACTUAL YTD			Variance Favorable (Unfavorable)	
		Budget	Proposed Adjustments	Adjusted Budget	Actual	Encumbered	Total Revenue/Obligation		
FUND BALANCE									
	Beginning Balance	388,453		388,453	388,452.87		388,452.87	(0.13)	
5331	Committed	100,000		100,000	100,000.00		100,000.00	0.00	
5395	Unassigned	220,320		220,320	220,319.87		220,319.87	(0.13)	
5395	Unassigned - Appropriated	68,133		68,133	68,133.00		68,133.00	(0.26)	
REVENUE									
8911	Interest Earnings	4,000		4,000	(396.87)		(396.87)	(4,396.87)	-10%
9372	Other Governmental Agencies	573,636		573,636	475,171.00		475,171.00	(98,465.00)	83%
9772	Other Revenue - Miscellaneous	30,000		30,000	6,200.00		6,200.00	(23,800.00)	21%
	Total Revenue	607,636	0	607,636	480,974.13		480,974.13	(126,661.87)	79%
	TOTAL SOURCES	675,769	0	675,769	549,107.13	0.00	549,107.13	(126,662.13)	81%
EXPENDITURES									
1101	Regular Salaries	328,000		328,000	42,719.48		42,719.48	285,280.52	13%
1105	Overtime	0		0	0.00		0.00	0.00	0%
1106	Supplemental Payments	12,600		12,600	1,638.25		1,638.25	10,961.75	13%
1107	Term/Buydown	31,500		31,500	0.00		0.00	31,500.00	0%
1121	Retirement Contribution	77,500		77,500	9,036.36		9,036.36	68,463.64	12%
1122	OASDI Contribution	19,000		19,000	2,749.20		2,749.20	16,250.80	14%
1123	FICA - Medicare	5,100		5,100	642.94		642.94	4,457.06	13%
1141	Group Insurance	21,400		21,400	2,809.16		2,809.16	18,590.84	13%
1142	Life Ins/Dept. Heads & Mgmt.	150		150	17.79		17.79	132.21	12%
1143	State Unempl	400		400	50.17		50.17	349.83	13%
1144	Management Disability Ins.	820		820	104.67		104.67	715.33	13%
1165	Worker Compensation Ins	3,000		3,000	374.47		374.47	2,625.53	12%
1171	401K Plan	12,500		12,500	1,394.12		1,394.12	11,105.88	11%
	Salaries and Benefits	511,970	0	511,970	61,536.61	0.00	61,536.61	450,433.39	12%
2033	Voice/Data ISF	3,500		3,500	254.99		254.99	3,245.01	7%
2071	General Insurance Alloca - ISF	2,000		2,000	0.00		0.00	2,000.00	0%
2125	Facil/Matls Sq. Ft. Alloc. - ISF	15,500		15,500	0.00		0.00	15,500.00	0%
2128	Other Maint	500		500	0.00		0.00	500.00	0%
2141	Memberships & Dues	6,550		6,550	5,950.00		5,950.00	600.00	91%
2154	Education Allowance	0		0	0.00		0.00	0.00	0%
2158	Indirect Cost Recovery	5,500		5,500	0.00		0.00	5,500.00	0%
2172	Books & Publications	500		500	249.49		249.49	250.51	50%
2174	Mail Center - ISF	2,500		2,500	983.40		983.40	1,516.60	39%
2176	Purchasing Charges - ISF	500		500	0.00		0.00	500.00	0%
2177	Graphics Charges - ISF	2,000		2,000	0.00		0.00	2,000.00	0%
2178	Copy Machine Charges - ISF	1,000		1,000	0.00		0.00	1,000.00	0%
2179	Miscellaneous Office Expense	7,000		7,000	279.15		279.15	6,720.85	4%
2181	Stores ISF	50		50	0.00		0.00	50.00	0%
2191	Board Members Fees	4,500		4,500	300.00		300.00	4,200.00	7%
2192	Information Technology - ISF	3,000		3,000	157.50		157.50	2,842.50	5%
2195	Specialized Services/Software	1,500		1,500	0.00		0.00	1,500.00	0%
2197	Public Works - Charges	3,000		3,000	33.17		33.17	2,966.83	1%
2199	Other Prof & Spec Service	10,000		10,000	0.00		0.00	10,000.00	0%
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	23,000		23,000	983.84		983.84	22,016.16	4%
2261	Public & Legal Notices	5,000		5,000	102.00		102.00	4,898.00	2%
2283	Records Storage Charges	350		350	0.00		0.00	350.00	0%
2293	Computer Equipment <5000	4,000		4,000	0.00		0.00	4,000.00	0%
2304	County Legal Counsel	22,500		22,500	2,070.00		2,070.00	20,430.00	9%
2522	Private Vehicle Mileage	7,000		7,000	830.88		830.88	6,169.12	12%
2523	Conf. & Seminars Expense	13,000		13,000	5,118.07		5,118.07	7,881.93	39%
2526	Conf. & Seminars Expense ISF	500		500	0.00		0.00	500.00	0%
2528	County Motor Pool	1,000		1,000	0.00		0.00	1,000.00	0%
	Services and Supplies	150,550	0	150,550	17,312.49	0.00	17,312.49	133,237.51	11%
6101	Contingency	13,249		13,249	0.00		0.00	13,249.00	0%
	TOTAL EXPENDITURES	675,769	0	675,769	78,849.10	0.00	78,849.10	596,919.90	12%

0.00

Note: Amounts with "()" in the ACTUAL column reflect FY13 accruals in excess of actual expenditures to date



VENTURA LOCAL AGENCY FORMATION COMMISSION

STAFF REPORT

Meeting Date: October 16, 2013

(Consent)

Agenda Item 9

TO: LAFCo Commissioners
FROM: Kim Uhlich, Executive Officer
SUBJECT: Meeting Calendar for 2014

Handwritten signature of Kim Uhlich

RECOMMENDATION:

Approve the 2014 calendar for meetings of the Ventura LAFCo.

DISCUSSION:

Attached is a recommended meeting calendar for Ventura LAFCo for 2014. Adoption is recommended for scheduling and public information purposes. The calendar is consistent with the Commission's by-laws, including scheduling regular meetings on the third Wednesday of the month except for June when the meeting is scheduled for the second Wednesday to accommodate adoption of the budget before June 15 pursuant to Government Code Section 56381(a). The Commission's by-laws also state that there are no regular meetings scheduled for August and December.

No action canceling any meeting or setting any special meetings is proposed at this time. However, it should be noted that the first day of the 2014 CALAFCO Conference, which is to be held at the Ontario Airport Hilton Hotel, coincides with the September 17th LAFCo meeting. Typically, the opening session on the first day of the Conference begins at 1:30 p.m. so the extent to which there may be a time conflict between the two events will depend on the ending time of the LAFCo meeting. If the Commission would prefer to change the date of the September meeting, it is recommended that it be done in conjunction with the adoption of the adoption of the 2014 meeting calendar to provide as much notice as possible to the public and to ensure the availability of the Board of Supervisors meeting room on the alternative date.

Any scheduled meeting may be cancelled by majority vote of the Commission or by the Commission Chair with the consent of the Vice Chair, if it is determined that there is insufficient business to justify the scheduled meeting. A meeting should not be cancelled less than 72 hours prior to its schedule date. Upon cancellation the Executive Officer shall give public notice of the meeting cancellation in accordance with provisions of the Government Code.

If approved, this 2014 meeting calendar will be posted on the Ventura LAFCo website and otherwise made publicly available.

COMMISSIONERS AND STAFF

COUNTY: Kathy Long, Linda Parks, Vice Chair, Alternate: Steve Bennett

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

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

PUBLIC: Linda Ford-McCaffrey, Alternate: Lou Cunningham

Executive Officer: Kim Uhlich

Dep. Exec. Officer Kai Luoma, AICP

Office Mgr/Clerk Debbie Schubert

Legal Counsel Michael Walker



VENTURA LOCAL AGENCY FORMATION COMMISSION

2014 LAFCo Meeting Calendar

January						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			



**VENTURA LOCAL AGENCY FORMATION COMMISSION
STAFF REPORT**

Meeting Date: October 16, 2013

Agenda Item 10

CASE NO: LAFCo 13-07S1-S4 and LAFCo 13-07

CASE NAME: City of Camarillo Sphere of Influence Amendments (LAFCo 13-07S1-S4) and Reorganization (LAFCo 13-07) – Camarillo Academy High School (Parcels A - C)

PROPOSAL: The proposal includes the following requested actions to allow for the construction of an academy high school for up to 1,000 students on an approximately 28-acre site north of and abutting the City of Camarillo (City):

1. Amendments to the spheres of influence for the City (LAFCo 13-07S1), the Camarillo Sanitary District (LAFCo 13-07S2), and the Pleasant Valley Recreation and Park District (PVRPD) (LAFCo 13-07S3) to include the 28-acre site.
2. An amendment to the sphere of influence for County Waterworks District No. 19 (LAFCo 13-07S4) to remove the 28-acre site and portions of the Mar Vista Drive and Fieldgate Drive rights-of-way.
3. Annexation of the 28-acre site (Parcel A) to the City and to the Camarillo Sanitary District and detachment from the Ventura County Resource Conservation District and County Service Area (CSA) Nos. 32 and 33.
4. Annexation of the 28-acre site, an approximately 9.5-acre parcel located south of and abutting the school site on which a library is located (Assessor Parcel 156-0-180-335), and a portion of the Las Posas Road right-of-way (Parcel B) to the PVRPD.
5. Detachment of the 28-acre site, an approximately 9.5-acre parcel located south of and abutting the school site on which a library is located (Assessor parcel 156-0-180-335), and portions of the Fieldgate Drive and Las Posas Road rights-of-way (Parcel C) from County Waterworks District No. 19.

The following maps have been prepared to depict the actions that are proposed for each agency:

- Attachment 1 - Proposed sphere of influence amendment and annexation to the City.
- Attachment 2 - Proposed sphere of influence amendment and annexation to the Camarillo Sanitary District.

COMMISSIONERS AND STAFF

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

- Attachment 3 - Proposed sphere of influence and amendment and annexation to the PVRPD.
- Attachment 4 - Proposed sphere of influence amendment and detachment from County Waterworks District No. 19.
- Attachment 5 - Proposed detachment from the County Resource Conservation District and CSAs 32 and 33.

SIZE:

Parcel A – Approximately 28 acres – Contains the site on which the high school is to be developed.

Parcel B – Approximately 39 acres – Contains Parcel A as well as the approximately 9.5-acre parcel on which the library is located, and a portion of the Las Posas Road right-of-way.

Parcel C – Approximately 40 acres – Contains Parcels A and B and also includes a portion of the Fieldgate Drive right-of-way.

LOCATION: The proposal area is generally located northwest of the intersection of Las Posas Road and Lewis Road/State Route 34 north of and abutting the City.

The proposal area is within the boundaries of the Ventura County Fire Protection District, the Ventura Regional Sanitation District, the Calleguas Municipal Water District, the Fox Canyon Groundwater Management Agency, the Camarillo Health Care District, County Waterworks District No. 19, and CSAs 32 and 33.

The 28-acre school site is located outside the City Urban Restriction Boundary. The City has determined that public schools are exempt from the City’s SOAR provisions.

PROPONENT: City of Camarillo by resolution.

NOTICE: This matter has been noticed as a public hearing as prescribed by law.

RECOMMENDATIONS

- A. Certify that the Commission has reviewed and considered the information contained in the environmental impact report titled “Camarillo Academy High School + Performing Arts Center” prepared for the Oxnard Union High School District and dated May 2013 (EIR) and adopt the lead agency’s findings, mitigation measures, and statement of overriding considerations.
- B. Adopt the attached resolution LAFCo 13-07S1 making determinations and approving the sphere of influence amendment for the City of Camarillo.
- C. Adopt the attached resolution LAFCo 13-07S2 making determinations and approving the sphere of influence amendment for the Camarillo Sanitary District.
- D. Adopt the attached resolution LAFCo 13-07S3 making determinations and approving the sphere of influence amendment for the Pleasant Valley Recreation and Park District.

- E. Adopt the attached resolution LAFCo 13-07S4 making determinations and approving the sphere of influence amendment for County Waterworks District No. 19.
- F. Adopt the attached resolution LAFCo 13-07 making determinations and approving the City of Camarillo Reorganization – Camarillo Academy High School (Parcels A – C)

DESCRIPTION OF PROPOSAL

The purpose of the proposal is to allow for the Oxnard Union High School District (School District) to construct a high school within the City to accommodate up to 1,000 students on approximately 28 acres. The proposed school will include:

- Performing arts center with a 700-seat theater
- Administration building
- Classrooms, a laboratory, a media center
- Food service and multipurpose dining building
- Exercise room
- Maintenance and operations shed
- Multipurpose recreational field
- Parking area

Figures 3.7 and 3.8 of the Draft EIR, which was provided to Commission under separate cover, contains an aerial photograph of the school site and surrounding area and a site plan for the proposed high school.

GENERAL ANALYSIS

1. Land Use

Site Information

The reorganization affects two Assessor parcels. For ease of reference in this staff report, they are referred to as the “school parcel” and the “library parcel” (see Attachment 6), as follows:

1. School parcel - The 28-acre parcel on which the school is to be constructed is currently part of a larger 77-acre parcel owned by the School District (Assessor Parcel No. 156-0-180-345). Because the school parcel has not yet been created it has no Assessor parcel number. The 77-acre parcel is in agricultural use, primarily row crops, and is located in unincorporated area. The 28-acre school site is to be subdivided from the 77-acre parcel (discussed in more detail later in this report).
2. Library parcel - The 9.5-acre parcel located to the south of the school parcel is developed with a public library and is located within, and is owned by, the City (Assessor Parcel No. 156-0-180-345). No development is proposed for this parcel. This parcel is already within the City and the Camarillo Sanitary District. Like the school parcel, it is currently within Waterworks District 19 and outside of the PVRPD. It is proposed to be detached from the Waterworks District and annexed to the PVRPD in

order to avoid the creation of illogical boundaries that would otherwise occur if only the school parcel were included.

The current County and City General Plan designations and zoning of the proposal area are as follows:

Acres	Current County General Plan	Current County Zoning	City General Pan	City Zoning
School Parcel	Agricultural	Agricultural Exclusive (40 acre)	Public High School	Rural Exclusive (10 acres)
Library Parcel	n/a	n/a	Public	Rural Exclusive (10 acres)

Pursuant to Commission policies, unless exceptional circumstances exist, the Commission will not approve a proposal unless it is consistent with the applicable General Plan. Pursuant to Commissioner’s Handbook (Handbook) Section 3.2.4.1(a), the City’s General Plan is the applicable General Plan for this proposal. The City amended its General Plan and rezoned the school parcel to accommodate development of the school.

No changes to land use or zoning are proposed for the library parcel.

Surrounding Land Uses

	North	South	East	West
School Parcel	Agriculture (County)	Library parcel (City), Church (County)	Agriculture (County)	Agriculture (County)
Library Parcel	Agriculture - school parcel (City)	Residential (City)	Church (County)	Church (City)

Topography, Natural Features and Drainage

The proposal area is generally flat. There are no natural topographic features.

Conformity with Plans

The development of a school on the school parcel appears to be consistent with the City’s General Plan land use designation of Public High School. No changes are proposed to the existing library use on the library parcel.

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

In evaluating impacts to agricultural resources, LAFCo must utilize the definition of prime agricultural land found in LAFCo law (Govt. Code § 56064). There are no active Land Conservation Act contracts within the proposal area. Based on staff’s analysis, the

proposal will lead to the conversion of approximately 28 acres of prime agricultural land located on the school parcel. The library parcel contains no agricultural land.

Sections 3.3.5.1 and 4.3.2.1 of the Commissioner's Handbook identify various criteria that must be met in order for the Commission to approve a proposal for a change of organization/reorganization or sphere of influence amendment which is likely to result in the conversion of prime agricultural or open space land. These criteria, and a brief discussion of each, are listed below:

- (a) *The territory involved is contiguous to either lands developed with an urban use or lands which have received all discretionary approvals for urban development.*

The school parcel abuts a public library and a church to the south. It abuts prime agricultural land that is being farmed to the north, east, and west.

- (b) *The territory is likely to be developed within 5 years and has been pre-zoned for non-agricultural or open space use. In the case of very large developments, annexation should be phased wherever possible.*

The School District anticipates beginning construction of the high school in 2014. The school parcel is designated by the City General Plan as Public High School and rezoned Rural Exclusive, which allows for public schools.

- (c) *Insufficient non-prime agricultural or vacant land exists within the sphere of influence of the agency or within the existing boundaries of the agency that is planned and developable for the same general type of use.*

As discussed under the next section of this report titled "*Insufficient Non-Prime Agricultural or Vacant Land*", an alternative sites analysis concluded that insufficient non-prime agricultural or vacant land exists within the existing boundaries of the City and within the sphere of influence for the City that is planned and developable for a high school.

- (d) *The territory involved is not subject to voter approval for the extension of services or for changing general plan land use designations. Where such voter approval is required by local ordinance, such voter approval must be obtained prior to LAFCo action on any proposal unless exceptional circumstances are shown to exist.*

The City has determined that public schools are exempt from the provisions of its SOAR ordinance that would otherwise require voter approval.

- (e) *The territory is not within an area subject to a Greenbelt Agreement adopted by a city and the County of Ventura.*

The school parcel is not within an area subject to a Greenbelt Agreement.

- (f) *The proposal will have no significant adverse effects on the physical and economic integrity of other prime agricultural or open space lands.*

Please see the below discussion under "*Impacts on Adjoining Agricultural Land*".

Insufficient Non-Prime Agricultural or Vacant Land

Sections 3.3.5.2 and 4.3.2.2 of the Commissioner's Handbook state that the Commission will not find that insufficient non-prime agricultural or vacant land exists within the city or its sphere of influence, unless the city prepares a detailed alternative site analysis, which includes:

- (a) *An evaluation of all vacant, non-prime agricultural lands within the boundaries of the jurisdiction that could be developed for the same or similar uses.*
- (b) *An evaluation of the re-use and redevelopment potential of developed areas within the boundaries of the jurisdiction for the same or similar uses.*
- (c) *Determinations as to why vacant, non-prime agricultural lands and potential re-use and redevelopment sites are unavailable or undesirable for the same or similar uses, and why conversion of prime agricultural or open space lands is necessary for the planned, orderly, and efficient development of the jurisdiction.*

The School District conducted a comprehensive alternative site analysis. The analysis was presented to the Commission at the March 2013 meeting. LAFCo and City staff provided input into the methodology and analysis. The analysis examined several properties with the City and within the City sphere of influence. Most of the sites were rejected due to minimum size requirements, topographical constraints, and/or hazards (primarily flooding or earthquake faults). The few sites that did not have such limitations were rejected due to either air traffic patterns, proximity to railroad tracks, or access limitations. The analysis concluded that there are no alternative sites within the City or its sphere of influence that are suitable for a high school. LAFCo staff concurs with the conclusions of the analysis.

Impacts on Adjoining Agricultural Land

The school parcel abuts agricultural uses to the west, north, and east. The School District intends to retain ownership of the 49-acre parcel located to the west and north that will be created as a result of the subdivision of the school parcel. The parcel to the east is privately owned.

Pursuant to Sections 3.3.5.3 and 4.3.2.3 of the Commissioner's Handbook, in determining whether a proposal will adversely impact adjoining prime agricultural lands, the Commission shall consider several factors. These factors, and a brief discussion of each, are listed below:

- (a) *The prime agricultural and open space significance of the territory and adjacent areas relative to other agricultural and open space lands in the region.*

All of the agricultural land adjacent to the school parcel is considered to be prime.

- (b) *The economic viability of the prime agricultural lands to be converted.*

The proposal will result in the conversion of 28 acres of prime agricultural land. The County has determined that prime agricultural lands in the County are highly productive and are capable of supporting commercially viable agricultural operations on parcels as

small as 9 acres. At 28 acres, it appears that continued agricultural operations are economically viable.

- (c) *The health and well being of any urban residents adjacent to the prime agricultural lands to be converted.*

A small number of residences are in close proximity to the agriculture lands that are proposed to be converted. Conversion of the agricultural lands within the proposal area will likely benefit these residential uses by eliminating nuisance and potentially harmful agricultural practices, such as noise, the generation of dust, and application of herbicides/pesticides.

- (d) *The use of the territory and the adjacent areas.*

The current and planned uses within the proposal area and the adjacent area were discussed previously under the Land Use section of this report.

- (e) *Whether public facilities related to the proposal would be sized or situated so as to facilitate the conversion of prime agricultural or open space land outside of the agency's sphere of influence, or will be extended through prime agricultural or open space lands outside the agency's sphere of influence.*

The adjacent prime agricultural land will remain outside the City's boundaries and sphere of influence. The City does not anticipate providing services to this property that would facilitate the conversion of these agricultural lands.

- (f) *Whether natural or man-made barriers serve to buffer prime agricultural or open space lands outside of the agency's sphere of influence from the effects of the proposal.*

Agricultural buffers are discussed below under section (h).

- (g) *Applicable provisions of local general plans, applicable ordinances that require voter approval prior to the extension of urban services or changes to general plan designations, Greenbelt Agreements, applicable growth-management policies, and statutory provisions designed to protect agriculture or open space.*

The City determined that the proposed school is consistent with its General Plan, SOAR ordinance, Greenbelt Agreements, and all other City provisions meant to protect agriculture.

- (h) *Comments and recommendations by the Ventura County Agricultural Commissioner.*

The Agricultural Commissioner has adopted the County of Ventura Agricultural/Urban Buffer Policy, the intent of which is to prevent and/or mitigate conflicts that may arise at the agricultural/urban interface. The Policy's guidelines "apply to projects requiring discretionary approval by the county or a city where the proposed non-farming activity is abutting or on land zoned AE, OS or RA, and the farming activity is located outside a sphere of influence, as adopted by LAFCo." Thus, the Policy is applicable to the proposed project which abuts agricultural land to the west and north (owned by the high

school district) and east (owned by a private party) that is located outside the City's proposed sphere of influence.

LAFCo staff distributed the proposal to the Agricultural Commissioner's office for review/comment. The Agricultural Commissioner's comments can be found as Attachment 7. The Agricultural Commissioner's office notes, among other things, that the urban buffer policies strongly discourage school construction within ¼ mile of agriculture. Should the school be constructed, adequate buffers should be provided on the school site to mitigate anticipated land use conflicts, including exposure of students/staff to farming activities such as odors, chemicals, dust, and noise. Adequate buffers would also reduce nuisance complaints against the farming operations.

According to the EIR, the proposed school will comply with the Agricultural Commissioner's buffer policies by providing a minimum 150-foot landscaped agricultural buffer to the north and a minimum 316-foot-wide landscaped parking lot to the east. The EIR also includes a mitigation measure (mitigation measure 4.2.1) which provides that prior to construction of the school a cooperative agreement with the operator of the adjacent farmlands is to be secured in which the operator agrees to coordinate operations to reduce conflicts with the school. The EIR concludes that the combination of the buffers and the agreement will mitigate all potential incompatibility impacts with the adjacent agricultural operations.

According to the EIR, Dole Fresh Vegetables, Inc (Dole) is the agricultural operator on the property owned by the school and on the adjacent property to the east. Dole is amenable to a cooperative agreement. Because the School District is the owner of the property to the west and north, it has control over its leases and can require that future leasees/operators enter into such an agreement. It has no such control over the property to the east. Should Dole be replaced by another leasee/operator on the property to the east, a new cooperative agreement would be necessary, however; the operator would be under no obligation to enter into such an agreement. Thus, it is unclear whether the mitigation measure would be adequate to address future land use conflicts.

3. Population

There are no dwellings within the proposal area. Thus, there are no registered voters residing within the proposal area. As such, the proposal area is considered to be uninhabited under the provisions of LAFCo law relating to protest proceedings.

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

Fire Protection Services: The City receives fire protection services from the Ventura County Fire Protection District. The proposal area is currently within the boundaries of the Fire District. According to the EIR, the Fire District's goal is to have a first unit on scene within 8.5 minutes 90 percent of the time in suburban areas. In 2011, the Fire District met this goal 92 percent of the time.

According to the EIR prepared for the high school, the proposal area is within approximately 1.3 miles of Fire Station 57 located on Somis Road in Somis. The projected response time

from Station 57 would be under three minutes. Station 52, located on Santa Rosa Road, and Station 54, located at the airport, are both within approximately 2 miles of the proposal area and could respond to calls for service within 4 minutes.

During preparation of the EIR, the Fire District was asked a series of questions regarding the provision of service to the proposal area. The Fire District concluded that “The project will not create a substantial increase for facilities, equipment, or fire or other emergency services” and “Based on the provided description of the proposed project, the Ventura County Fire Protection District will be able to adequately serve the existing community and the proposed project.”

Flood Control Services: The Ventura County Watershed Protection District (VCWPD) reviewed the project. No portion of the school site is within a 100-year flood zone. Though construction of the school would increase the amount of impervious surfaces, and thus the volume of storm runoff, new on-site detention basins and drainage swales will capture and hold the increased runoff. The detained runoff will then be conveyed to existing drainage facilities. Existing and planned drainage infrastructure will adequately accommodate a 100-year storm even. According to the VCWPD, all concerns regarding potential flooding have been addressed.

Law Enforcement: The City contracts with the Ventura County Sheriff's Department (VCSD) for law enforcement services. There are currently 54 (all shifts) sworn officers at the Camarillo Station who provide patrolling and other services to the City (investigations, gang enforcement, traffic patrol, crime prevention, school resource officers). The VCSD goal for response times is to respond to emergency calls for service within 4-5 minutes. This goal is not being met due to inadequate staffing levels. In 2011, the average emergency response time was just over 6 minutes. The VCSD estimates that the proposed high school would generate 300-500 additional calls for service and would have a significant impact on police services.

The VCSD recommends that in order to adequately serve the proposed project “a School Resource Officer is necessary to properly provide a safe learning environment, provide valuable resources to the faculty, foster a positive relationship with students and staff and mitigate the anticipated increased calls for service generated.” The project description contained in the EIR notes that the School District will provide a School Resource Officer. As a result, the EIR concludes that there will be no adverse impacts to police services.

Library Services: The existing library adjacent to the high school parcel is owned and operated by the City. The high school will provide its own library and other media sources. It is anticipated that students may use the City library as an additional resource. However, because the students who will be attending the high school are expected to be entirely or primarily from the Camarillo/Somis community, it is assumed that the library is already serving these students. Thus, significant impacts to library services are not anticipated.

Recreation and Parks Services: The proposal includes no residential development. In addition, athletic fields are to be provided on site. Thus, the proposal is not expected to increase demand for recreation and parks services.

Schools: The proposal is intended to address the need for a new high school in Camarillo.

Street Maintenance: The high school will be accessed primarily via an extension of Camino Alvarez north from Las Posas Road to the school parcel. A second connection will be provided by an extension of Mar Vista Drive east from Fieldgate Dr. According to the application materials submitted by the City, the roadway extensions will not be public rights-of-way and the City will not have any maintenance responsibility over them.

Wastewater: The school parcel is proposed to be annexed to the Camarillo Sanitary District in order to receive wastewater services. The Sanitary District's wastewater treatment plant has a design capacity of 7.25 million gallons per day and currently treats an average of 3.81 million gallons per day, or 53 percent of its capacity. Therefore, the treatment plant can accommodate an additional 3.44 million gallons per day of wastewater. The amount of wastewater that is anticipated to be generated by the proposed school ranges from 4,357 to 12,000 gallons per day. Thus, it appears that adequate capacity is available to provide wastewater treatment service to the school.

The Camarillo Sanitary District owns a sewer main that is located beneath Las Posas Road. The school proposes to connect to this sewer main via a new main to be constructed beneath the Camino Alvarez extension. The School District would fund construction of this new main and user fees would cover on-going costs. The Las Posas Road sewer main drains into a sewer main beneath Lewis Road. The additional flows from the school may cause certain segments of the Lewis Road main to exceed capacity. To address this issue, the City has imposed a condition of approval for the subdivision that will require the City and the School District to enter into an agreement under which the School District will finance (either entirely or partially) any improvements in the collection system needed to accommodate the flows from the school.

Potable Water: According to the 2012 Municipal Service Review approved by LAFCo for the City, the City meets its potable water demand using water imported from Calleguas Municipal Water District (58%) and from groundwater (42%). The Fox Canyon Groundwater Management Agency (FCGMA), which regulates groundwater pumping in the area, has allocated 4,279 acre feet of groundwater per year to the City.

According to the EIR, depending on the methodology used, water demand for the high school is anticipated to range between 13.4 to 31.3 acre feet per year. The FCGMA normally allocates 1.5 acre feet per year of groundwater for each acre of farmland that is to be developed. It is anticipated that approximately 42 acre feet of groundwater allocation will be transferred to the City. It appears that adequate water will be available to serve the high school.

The high school will connect to the City's potable water system in the Las Posas right of way via an approximately 500-foot extension of water mains to be constructed beneath Mar Vista Drive and Camino Alvarez. The School District will fund the infrastructure construction and on-going service will be funded through user fees.

5. Boundaries and Lines of Assessment

Initially, the School District had proposed to annex the entire 77-acre parcel and develop only that portion needed for the high school. After consulting with LAFCo staff regarding the Commission's policies which generally discourage the annexation of agricultural lands that are not planned for development, the School District proposed to annex only that 28-acre

portion of the parcel that was needed for development of the high school. Because Handbook Section 3.1.4.2 provides that “LAFCo shall modify, condition, or deny proposals creating boundaries that are not definite and certain or do not conform to lines of assessment or ownership” a subdivision of the 28-acre site from the larger parcel is necessary. The Subdivision Map Act (§ 66454) provides that a City may approve the subdivision of unincorporated territory adjacent to that city, however, such approval does not become effective until annexation of the property to the city is completed. The City approved the subdivision in August 2013. Of the 77 acres, 49 acres will remain in unincorporated area, which is consistent with the 40-acre minimum lot size required by the County Agricultural Exclusive zoning. The attached resolution of approval includes a condition to synchronize the recordation of the final map creating the parcel and the reorganization.

County Surveyor review and certification of the map and legal description 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 are in progress but have not been completed as of the date this report was finalized.

6. Environmental Impact of the Proposal

The EIR prepared for the project is discussed later in this report under the *California Environmental Quality Act* section.

7. Regional Housing Needs

No housing will be constructed or destroyed as a part of the proposal. No impacts to regional housing needs are anticipated.

8. Environmental Justice

Environmental justice refers to the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. The proposed high school will require the extension of urban services. The site is located in a rural agricultural area. There are no residences or communities in the vicinity of the proposal area other than those already within the City and receiving urban services. Staff identified no issues of environmental justice.

9. Additional Considerations

Handbook Section 4.3.3 identifies the criteria that the Commission is to consider as part of a sphere of influence amendment to accommodate development of a public school (Attachment 8). These criteria are grouped into the following three categories:

1. *Section 4.3.3.1 - City and School District Collaborative Planning:* These criteria ensure that the affected city and school district collaborate regarding the planning and location of schools
2. *Section 4.3.3.2 - Options Exhausted* – These criteria are intended to ensure that alternative sites and other options for a school are analyzed.
3. *Section 4.4.4.4 – Overall Planning Issues Addressed:* These criteria are meant to ensure that the city and school district have adequately planned for the school.

The City and School District have been working collaboratively for over two years to address the various issues related to the development of the high school. LAFCo staff has participated throughout the process as well. At LAFCo staff's suggestion, the project boundaries were reduced by the School District to include the annexation of only the land needed for development of the school. An EIR has been prepared and adopted by both the School District and the City. A comprehensive alternative site analysis has been prepared and adopted by both the City and the School District. Significant public outreach, including multiple public meetings and public hearings, has been conducted. The City has amended its General Plan to accommodate the school and demonstrated that all urban services can be provided to the school. Staff believes that the efforts of the School District and City have generally met the intent of the criteria listed in Handbook Section 4.3.3.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Environmental Impacts

The School District is the lead agency under CEQA and prepared an EIR (Camarillo Academy High School + Performing Arts Center, May 2013) that addressed impacts associated with development of the high school. The School District adopted the EIR in July 2013. The Draft EIR, Final EIR, and mitigation monitoring and reporting program were previously distributed to the Commission under separate cover.

The EIR determined that significant impacts in the following areas would be less-than-significant with the imposition of mitigation measures:

- Aesthetics
- Air quality
- Biological resources
- Cultural resources
- Geology and soils
- Hazards and hazardous materials
- Hydrology and water quality
- Noise
- Public service and utilities

The EIR determined that the following significant impacts could *not* be mitigated to less-than-significant levels:

- Agricultural resources
- Air quality (due to construction activities)

The School District adopted a mitigation monitoring and reporting program and a statement of overriding considerations for these impacts as part of the certification of the EIR. The School District's CEQA findings and statement of overriding considerations can be found under Attachments 9 and 10, respectively.

SPECIAL ANALYSIS

Sphere of Influence Determinations

The area to be added to the spheres of influence for the City, the Camarillo Sanitary District, and the PVRPD and removed from the sphere of influence for Waterworks District No. 19 generally includes the school parcel. Government Code §56425(e) requires that in determining the sphere of influence of each local agency the Commission shall consider and prepare a written statement of its determinations with respect to certain factors prior to making a decision:

The present and planned land uses in the area, including agricultural and open space lands.

The present land use within the area subject to the sphere of influence amendments is agriculture. The planned use for the area is a 1,000-student high school and performing arts center.

The present and probable need for public facilities and services in the area.

The area is currently used for agriculture, thus there is no present need for urban services. However, because the reorganization associated with the sphere of influence amendments is to allow for the development of an approved high school, there is a probable need for public facilities and services in the area.

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

As discussed in this staff report, the City has demonstrated that it and the other affected agencies have or will have the facilities and the capacity to provide a full range of urban services to the proposed high school.

The existence of any social or economic communities of interest in the area that the Commission may determine are relevant to the agency.

Staff has received no information to indicate that the sphere of influence amendments would adversely affect any social or economic communities of interest.

COMMISSION PROCEEDINGS – PROCESS CONSIDERATIONS

Pursuant to Govt. Code Section 56662(a), the Commission may make determinations on the proposal without notice and a hearing and can waive protest proceedings entirely if the following criteria are met:

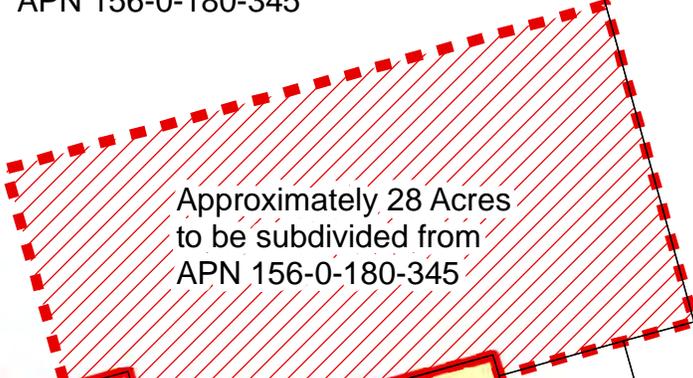
- (1) The territory is uninhabited.
- (2) An affected local agency has not submitted a written demand for notice and hearing during the 10-day period following the mailings of the notice of Receipt of Application.

11. LAFCo 13-07S1 Resolution
12. LAFCo 13-07S2 Resolution
13. LAFCo 13-07S3 Resolution
14. LAFCo 13-07S4 Resolution
15. LAFCo 13-07 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.

**LAFCo 13-07S1 and 13-07
City of Camarillo
Sphere of Influence Amendment and Annexation**

APN 156-0-180-345



Approximately 28 Acres
to be subdivided from
APN 156-0-180-345

Fielogate Dr.

Las Posas Rd

Lewis Rd / SR 34

Legend

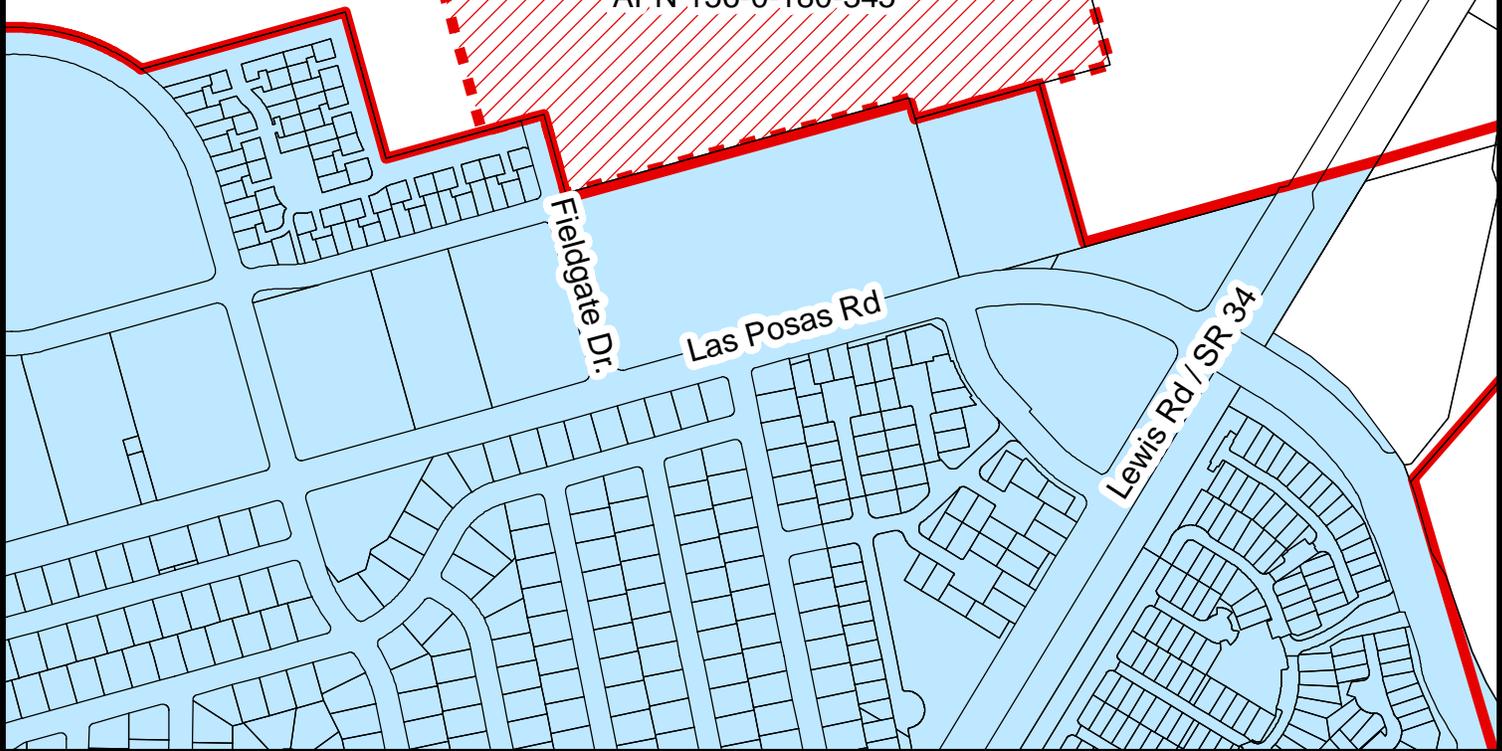
-  City of Camarillo Boundary - Existing
-  City of Camarillo Sphere of Influence - Existing
-  13-07: Area Proposed to be Annexed to City of Camarillo
-  13-07S1: Area Proposed to be Included in City of Camarillo Sphere of Influence



LAFCo 13-07S2 and 13-07 Camarillo Sanitary District Sphere of Influence Amendment and Annexation

APN 156-0-180-345

Approximately 28 Acres
to be subdivided from
APN 156-0-180-345

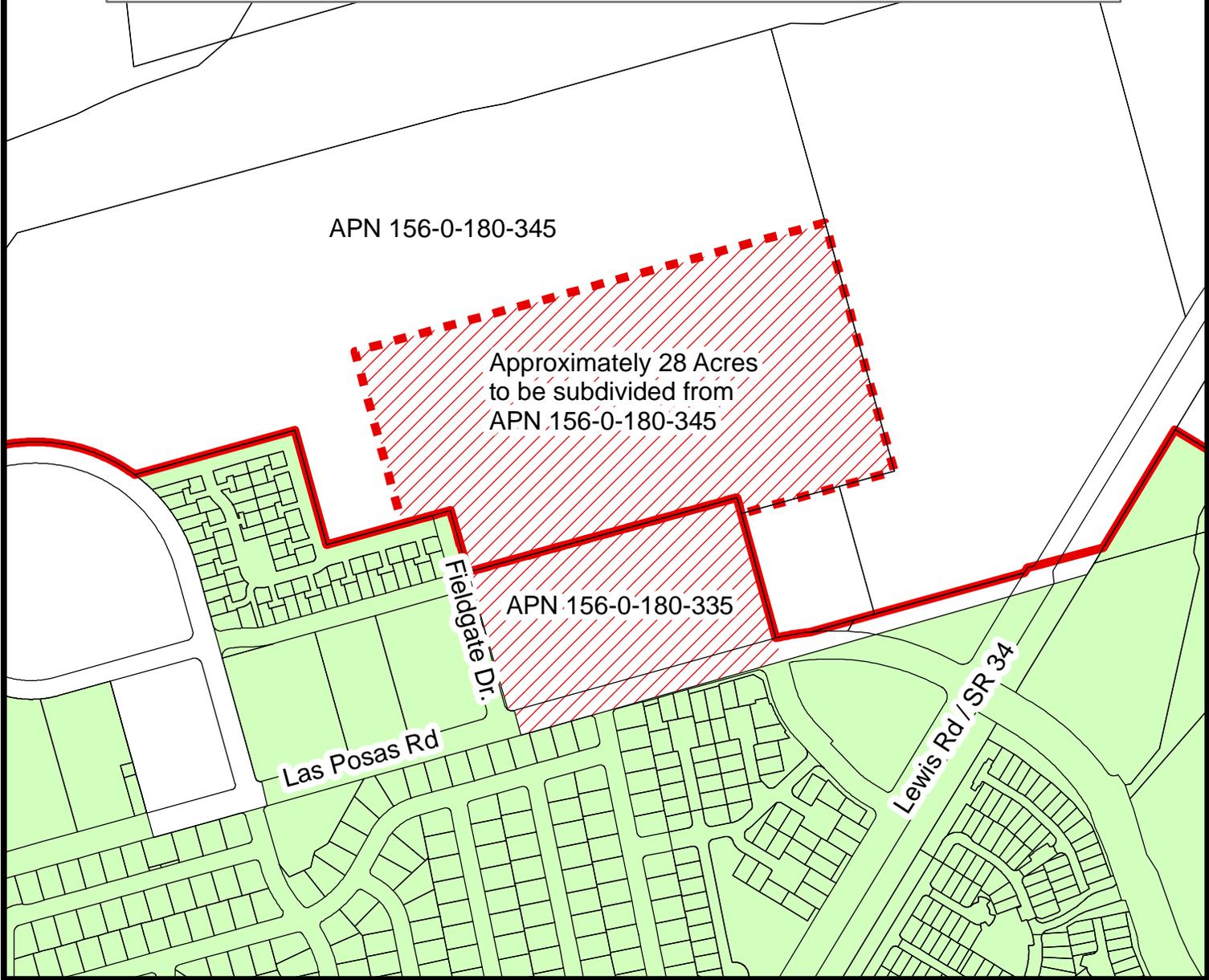


Legend

-  Camarillo Sanitary District Boundary - Existing
-  Camarillo Sanitary District Sphere of Influence - Existing
-  13-07: Area Proposed to be Annexed to Camarillo Sanitary District
-  13-07S2: Area Proposed to be Included in Camarillo Sanitary District Sphere of Influence



**LAFCo 13-07S3 and 13-07
Pleasant Valley Recreation and Park District
Sphere of Influence Amendment and Annexation**



Legend

-  Pleasant Valley Rec. & Park District Boundary - Existing
-  Pleasant Valley Rec. & Park District Sphere of Influence - Existing
-  13-07: Area Proposed to be Annexed to Pleasant Valley Rec. & Park District
-  13-07S3: Area Proposed to be Included in Pleasant Valley Rec. & Park District Sphere of Influence



LAFCo 13-07S4 and 13-07 County Waterworks District No. 19 Sphere of Influence Amendment and Detachment

APN 156-0-180-345

Approximately 28 Acres
to be subdivided from
APN 156-0-180-345

Mar Vista Dr.

Feldgate Dr.

Las Posas Rd

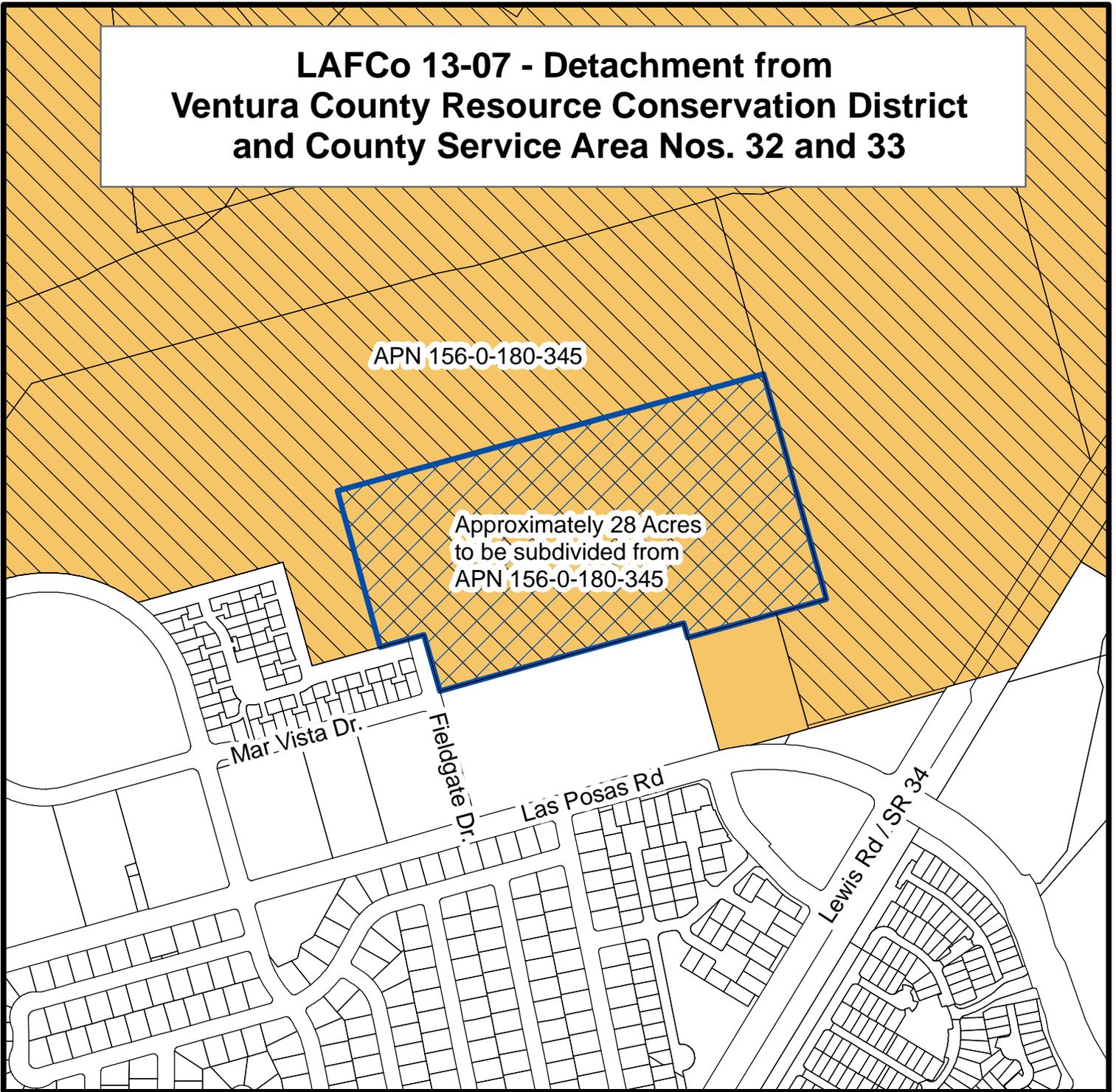
Lewis Rd / SR 34

Legend

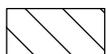
-  County Waterworks District No. 19 Sphere of Influence - Existing
-  County Waterworks District No. 19 Boundary - Existing
-  13-07S4: Area Proposed to be Removed from Waterworks District No. 19 Sphere of Influence
-  13-07: Area Proposed to be Detached from County Waterworks District No. 19



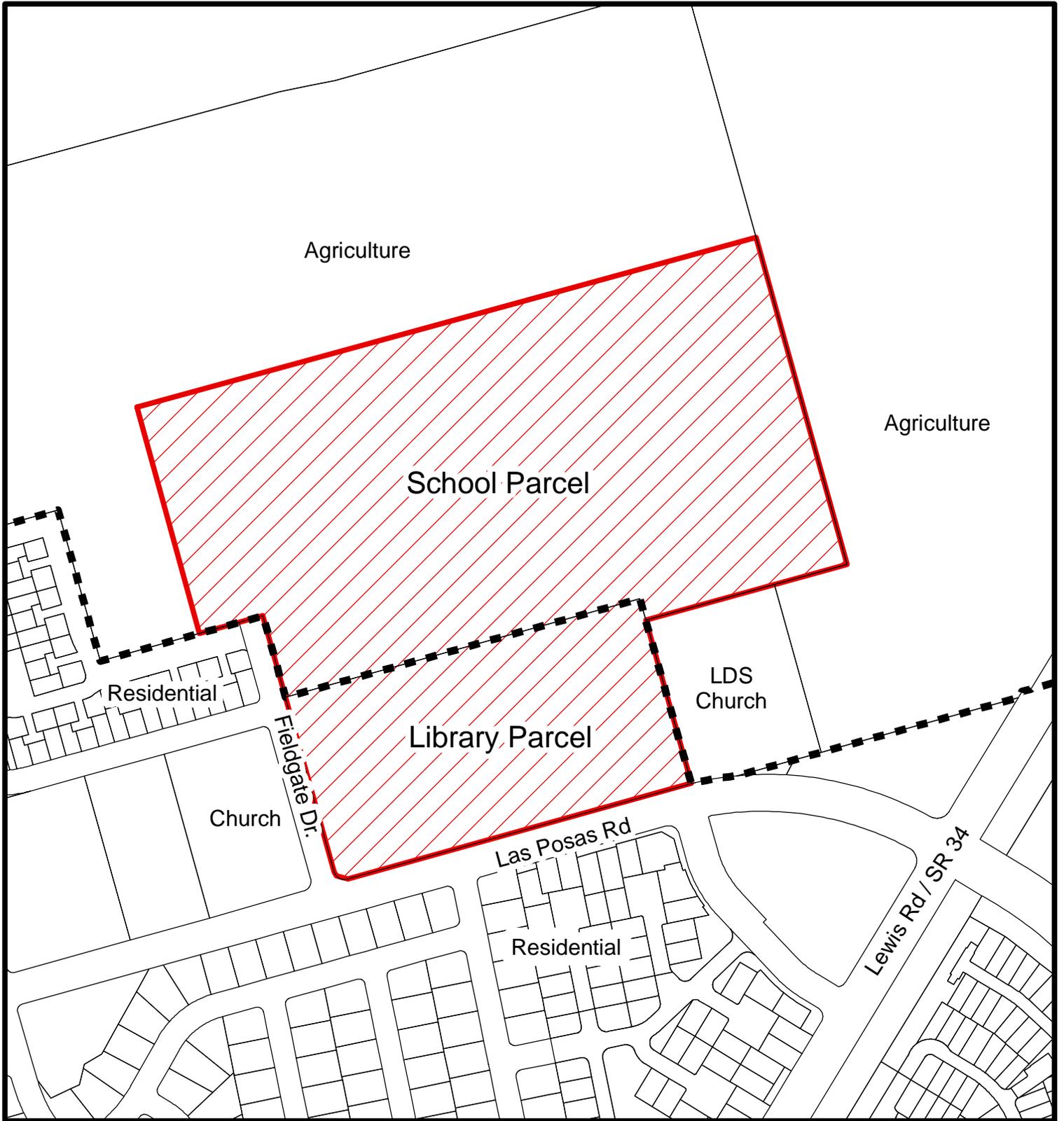
**LAFCo 13-07 - Detachment from
Ventura County Resource Conservation District
and County Service Area Nos. 32 and 33**



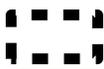
Legend

-  County Service Area No. 32 Boundary - Existing
-  County Service Area No. 33 Boundary - Existing
-  County Resource Conservation District Boundary - Existing
-  13-07: Area Proposed to be Detached





Legend

-  City of Camarillo Boundary - Existing
-  Proposal Area





Office of
AGRICULTURAL COMMISSIONER

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Agricultural Commissioner
Henry S. Gonzales

Chief Deputy
Rudy Martel

Attachment 7

Date: September 30, 2013

To: Kai Luoma, Ventura Local Agency Formation Commission

From: Henry Gonzales, ^{HG}Ventura County Agricultural Commissioner

Subject: Camarillo Academy High School & Performing Arts
Center

The Ventura County Agricultural Commissioner's Office would like to express the following concerns regarding the development of the proposed school site for the Camarillo Academy High School and Performing Arts Center:

- The *County of Ventura Agricultural/Urban Buffer Policy* – (Revised 7/19/06) states: “All K-12 School construction within 300 feet of agriculture requires a public meeting by APAC – and is strongly discouraged within ¼ mile of agriculture”.
- The proposed project will result in the loss of productive agricultural land.
- Once completed, the proposed project site will be surrounded by existing agricultural operations, thereby increasing the potential for land use conflicts. Students and staff will be subject to farming practices that emit odors, chemicals, dust, and noise, year round and at all hours of the day. Farmers may be subject to nuisance complaints.
- In order to mitigate such land use conflicts, an adequate buffer must be addressed to adjacent agricultural operations so as to provide protection for both the public and surrounding agricultural resources. The buffer should be of adequate size and design and on school property to avoid additional loss of productive agricultural land.

If you have any questions regarding these concerns please call Deputy Agricultural Commissioner Korinne Bell at 805-933-2926 ext. 227.

SECTION 4.3.3 CRITERIA FOR CITY SPHERE OF INFLUENCE AMENDMENTS FOR SCHOOLS

4.3.3.1 City and School District Collaborative Planning: To ensure that the affected city and school district(s) have engaged in good faith, collaborative long range planning for school sites, LAFCo will consider the following criteria when reviewing proposals for city sphere of influence amendments: (Amended October 16, 2002)

- (a) Whether a school site committee, made up of the affected city and school officials have been meeting to engage in discussions and long range planning and the meetings are ongoing.
- (b) Whether the affected city has discussed all major development proposals with the school district.
- (c) Whether the affected city has a policy of considering school capacity and location when reviewing major development proposals and long range plans.
- (d) Whether an official inventory of all potential sites has been evaluated and has been subject to public review.
- (e) Whether the affected city general plan and specific plans include adequate and appropriate school locations.
- (f) Whether school siting has been addressed in the last five years of development in the affected city.
- (g) Whether the proposed sphere of influence change may be unnecessary if the affected city is considering expansions to the sphere of influence or city urban growth boundary.

4.3.3.2 Options Exhausted: To ensure that the affected school district(s) have exhausted options within the existing sphere of influence or city urban growth boundary, LAFCo will consider the following criteria when reviewing proposals for city sphere of influence amendments: (Amended October 16, 2002)

- (a) Whether the affected school district(s) has a long-range facility plan.
- (b) Whether the affected school district(s) has prepared an inventory and evaluation of all district-owned facilities.
- (c) Whether the affected school district(s) has considered joint use facilities with other entities, cities, parks, and other public institutions.
- (d) Whether the affected school district(s) has evaluated all undeveloped land within the affected city's sphere of influence or city urban growth boundary.
- (e) Whether the affected school district(s) has, after consideration of the safety and health of the children, considered asking for any appropriate exceptions from State of California school size guidelines.
- (f) Whether the school district has considered and eliminated multi-story school buildings as an option.



4.3.3.3 Overall Planning Issues Addressed: To ensure that the affected city and school district(s) have addressed overall planning issues, LAFCo will consider the following criteria when reviewing proposals for city sphere of influence amendments: (Amended October 16, 2002)

- (a) Whether there are unique safety and health concerns of the proposal.
- (b) Whether the proposed new school site is considered growth inducing.
- (c) Whether the proposal adversely affects agriculture and/or provides buffers between the school site and adjacent agriculture.
- (d) Whether the proposed school site is the best site available when considering logical, orderly, and efficient city boundaries and adopted greenbelts.
- (e) Whether the affected city is willing to support expanding the urban growth boundary to accommodate the development site, including requesting a citizen's vote if necessary.
- (f) Whether the affected school district(s), after an unsuccessful vote for approval, indicates that the school site must be sited outside the existing urban growth boundary.

**FINDINGS OF FACT IN SUPPORT OF FINDINGS FOR THE
FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE
CAMARILLO ACADEMY HIGH SCHOOL + PERFORMING ARTS CENTER
VENTURA COUNTY, CALIFORNIA**

STATE CLEARINGHOUSE NO. 2012061055

1.1 BACKGROUND

The California Environmental Quality Act (CEQA) requires decision makers to balance the benefits of the proposed project against its unavoidable environmental risks when determining whether to approve the project. If the benefits of the project outweigh the unavoidable adverse effects, those effects may be considered “acceptable” (CEQA Guidelines Section 15093[a]). CEQA requires the agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are infeasible to mitigate. Such reasons must be based on substantial evidence in the Final Environmental Impact Report (EIR) or elsewhere in the administrative record (CEQA Guidelines Section 15093 [b]). The agency’s statement is referred to as a “Statement of Overriding Considerations.” The following sections provide a description of each of the project’s significant and unavoidable adverse impacts and the justification for adopting a statement of overriding considerations.

1.1.1 Project Summary

The proposed project consists of a new high school and a performing arts center with associated facilities, including an administration building, classrooms, a laboratory, media centers, a food service and multipurpose dining building, an exercise room, maintenance and operations shed, central plant yard for mechanical equipment, one multipurpose recreational field, parking lots for automobiles and buses, and internal roadways.

The Camarillo Academy High School + Performing Arts Center (CAHS+PAC) would be constructed on an approximately 28-acre (ac) portion of an overall 77.3 ac parcel. The balance of the site (approximately 49 ac) would remain agricultural land after annexation and subdivision actions. The CAHS+PAC site would provide the required buffer zone between school use and agricultural use. Improvements adjacent to the school site include roadway extensions, driveway modifications, a new traffic signal, and connections to utilities.

The proposed project’s school facilities include 12 primary components, including: (1) administration building; (2) CAHS and PAC classrooms; (3) laboratories; (4) media centers; (5) food service and multipurpose dining building; (6) exercise room; (7) maintenance and operations shed; (8) central plant yard for mechanical equipment; (9) 5 ac multipurpose recreational field and five hard courts; (10) parking lots for automobiles and buses; (11) internal roadways; and (12) infrastructure, i.e., new utilities and connections to existing utilities and roadway extensions with associated improvements.

The following objectives have been established for the CAHS+PAC project and will assist decision-makers in their review of the project and associated environmental impacts:

- Reduce overcrowding at existing Oxnard Union High School District (OUHSD) high schools.
- Provide high school facilities to serve the students in Camarillo and Somis within their own community.
- Provide a high school that can accommodate up to 1,000 students.
- Provide a Performing Arts Center for school programs and community enrichment.
- Implement Measure H funded school improvements by constructing new facilities.
- Provide a project-based curriculum in the context of three enrichment themes to meet both the California State University and the University of California entrance requirements. The three themed focus areas are Arts and Media, Design and Engineering, and Science and Biomedical.
- Provide technical hands-on training and work-based learning that create real-world connections between high school, college, and careers.
- Provide sustainable school facilities and extend the learning environments from ground-level classrooms outdoors into the landscape to encourage a commitment to environmental stewardship.

1.1.2 Environmental Review Process

In conformance with CEQA and the CEQA Guidelines, the OUHSD conducted an extensive environmental review of the proposed project as detailed below.

- The OUHSD determined that an Environmental Impact Report (EIR) would be required for the proposed project and issued a Notice of Preparation (NOP) and Initial Study on June 18, 2012. Section 2.2 of the Draft EIR describes the issues identified for analysis in the Draft EIR through the Initial Study, NOP, and public scoping process.
- The scope of the Draft EIR was determined based on the Initial Study, comments received in response to the NOP, and comments received at the scoping meeting conducted by the OUHSD on July 24, 2012, during the NOP public review period.
- The OUHSD prepared a Draft EIR, which was made available for a 45-day public review period, beginning on May 6, 2013, and ending on June 19, 2013.
- The OUHSD held a public meeting on the proposed project and Draft EIR on June 1, 2013, during the Draft EIR public review period.
- The OUHSD prepared a Final EIR, including the Responses to Comments to the Draft EIR, the Findings of Fact, and the Statement of Overriding Considerations. The Final EIR/Response to Comments contains comments on the Draft EIR, responses to those comments, revisions to the Draft EIR, and appended documents.
- The OUHSD held a public hearing on the Final EIR on July 23, 2013

1.1.3 Record of Proceedings

For purposes of CEQA and these Findings, the Record of Proceedings for the proposed project consists of the following documents and other evidence, at a minimum:

- The NOP and all other public notices issued by the OUHSD in conjunction with the proposed project;

- The Final EIR for the proposed project;
- The Draft EIR;
- All written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR;
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR;
- The Mitigation Monitoring and Reporting Program (MMRP);
- The reports and technical memoranda included or referenced in the Response to Comments;
- All documents, studies, EIRs, or other materials incorporated by reference in the Draft EIR and Final EIR;
- The Resolution adopted by the OUHSD in connection with the proposed project, and all documents incorporated by reference therein, including comments received after the close of the comment period and responses thereto;
- Matters of common knowledge to the OUHSD, including but not limited to federal, State, and local laws and regulations;
- Any documents expressly cited in these Findings; and
- Any other relevant materials required to be in the record of proceedings by Public Resources Code Section 21167.6(e).

1.1.4 Custodian and Location of Records

The documents and other materials that constitute the administrative record for the OUHSD's actions related to the project are at the Oxnard Union High School District, 309 South K Street, Oxnard, California 93030. The OUHSD's Business Services Department is the custodian of the administrative record for the project. Copies of these documents, which constitute the record of proceedings, are, and at all relevant times have been and will be available upon request, at its offices. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and CEQA Guidelines Section 15091(e).

1.2 FINDINGS OF FACT

1.2.1 Environmental Effects Which Were Determined Not To Be Potentially Affected By the Proposed Project

As a result of the Initial Study that was circulated with the NOP by the OUHSD on June 18, 2012, the OUHSD determined, based upon the threshold criteria for significance, that the project would not result in significant potential environmental impacts in several areas; therefore, the OUHSD determined that these potential environmental effects would not be addressed in the Draft EIR. In addition, one environmental area (historic resources) was found to result in no impact as documented in the Draft EIR. Based on the environmental analysis presented in the Final EIR and the comments received by the public on the Draft EIR, no substantial evidence has been submitted to or identified by the OUHSD that indicates that the project would have an impact on the following environmental impact areas:

Aesthetics

Impact: Damage Scenic Resources. The existing project site is not designated as a scenic resource area in the Ventura County (County) General Plan Resource Element, nor is it located along a State Scenic Highway. Additionally, there are no rock outcroppings or buildings on the project site that could be considered visual or historic resources. Therefore, implementation of the proposed project would not impact any designated scenic resources within a State scenic highway.

Agricultural Resources

Impact: Conflict with Zoning for Forest Land. The project site is not currently used for forest land or timber land, and the project site is currently zoned Agriculture-Exclusive (A-E). There is no forest land or timber land on the project site.

Impact: Loss of Forest Land. The project site is not currently used for forest land or timber land, and the project site is currently zoned Agriculture-Exclusive (A-E). There is no forest land or timber land on the project site.

Biological Resources

Impact: Conflict with Habitat Conservation Plan. The project site is not covered under an adopted Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP). Therefore, implementation of the proposed project would not result in any impacts to an HCP or NCCP, or other approved local, regional, or State HCPs.

Cultural Resources

Impact: Substantial Adverse Change in the Significance of a Historical Resource as defined in Section 15064.5 of the CEQA Guidelines. The records search and field survey did not identify any historic or archaeological resources on or in the immediate vicinity of the project site. As a result, the proposed project would not cause a substantial adverse change in the significance of a known historic archeological resource as defined in Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines.

Geology and Soils

Impact: Adequately Support the Use of a Septic Tank. The project site is currently undeveloped and is not connected to an existing sewer. Upon approval of annexation to the City and the Camarillo Sanitary District by LAFCO, the project would be permitted to connect to the Camarillo Sanitary District sewer system. No septic tanks or alternative wastewater disposal systems are proposed.

Hazards and Hazardous Materials

Impact: Within an Airport Land Use Plan. The proposed project is not located within 2 miles (mi) of a public airport or within the vicinity of a private airstrip, or within an airport land use plan. The nearest airport facility, Camarillo Airport, is located approximately 6 mi southwest of the project site. There is no heliport at St. John's Pleasant Valley Hospital, which is adjacent to the western end of the parcel. Therefore, no hazard impacts related to the site's proximity to the airport facility and any airport land use plan would occur.

Impact: Vicinity of a Private Airstrip. The proposed project is not located within 2 mi of a public airport or within the vicinity of a private airstrip, or within an airport land use plan. The nearest airport facility, Camarillo Airport, is located approximately 6 mi southwest of the project site. There is no heliport at St. John's Pleasant Valley Hospital, which is adjacent to the western end of the parcel. Therefore, no hazard impacts related to the site's proximity to the airport facility and any airport land use plan would occur.

Impact: Impair Implementation of an Emergency Response Plan. According to the City's General Plan Safety Element, evacuation routes in Camarillo are dependent upon the event and need for evacuation. In the event of a breach of the Bard Reservoir, located west of the project site, the evacuation route would be to the west to higher ground and then north to United States Route 101 (US 101). In the event of a major chemical spill or other significant disaster, the evacuation routes would be US 101 to the east or west and Lewis Road to the north or south. The project site is located on undeveloped land with unimproved access and is adjacent to undeveloped foothills; therefore, there is no current emergency access or evacuation route through the site. As development of the project site would not interfere with either of the evacuation routes, the project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.

Hydrology and Water Quality

Impact: Place Housing in a Flood Hazard Area. The proposed project does not include housing. Therefore, no impacts would occur, as implementation of the proposed project would not place housing within a 100-year flood hazard area.

Impact: Quality: Inundation by Seiche, Tsunami, or Mudflow. According to the County's General Plan Hazards Element, the actual threat of seiche within the County is small; the project site is not located within a tsunami inundation hazard area, nor is it located within a mapped landslide area or potential earthquake-induced landslide area.

Land Use

Impact: Dividing an Established Community. The project site consists of agriculture land surrounded by agricultural and open space to the north and east and residential and institutional uses to the south and southwest. The proposed project would include an annexation of the project site into the City of Camarillo (City) and development of a high school. Therefore, the proposed project would not physically divide the established surrounding community.

Impact: Conflict with any Applicable Habitat Conservation Plan. The project site and project area are not covered under an adopted HCP or NCCP. Therefore, implementation of the proposed project would not result in any impacts to an HCP or NCCP or other approved local, regional, or State HCP.

Mineral Resources.

Impact: All Significance Criteria. According to the County's General Plan Resources Element and Resources Appendix, the project site is located within an aggregate resources (sand, gravel, and crushed rock) Mineral Resources Zone 3 (MRZ-3) area, which is an area containing mineral deposits, the significance of which cannot be evaluated from available data. As discussed in the General Plan Resources Appendix, areas classified as MRZ-3 and MRZ-3(a) are not considered available aggregate supplies because of the highly speculative nature of viable aggregate deposits. The project site is not located within a petroleum resource area. Therefore, implementation of the proposed project would not result in an impact to the availability of a known mineral resource that would be of value to the region and State.

Noise

Impact: Airport Land Use Plan. The project site is not located within an airport land use plan or within 2 mi of a public airport, public use airport, or private airstrip. There is no helipad at St. John's Pleasant Valley Hospital, which is adjacent to the western end of the parcel. Therefore, no impacts relating to airport noise would occur.

Impact: Private Airstrip. The project site is not located within an airport land use plan or within 2 mi of a public airport, public use airport, or private airstrip. There is no helipad at St. John's Pleasant Valley Hospital, which is adjacent to the western end of the parcel. Therefore, no impacts relating to airport noise would occur.

Population and Housing

Impact: Displace Substantial Numbers of Exiting Housing. The proposed project would not displace existing housing or people because it involves construction of a high school and PAC on existing agricultural land. The project site is located within an existing residential, institutional, and agricultural area and is expected to serve the existing and projected population within the enrollment area.

Impact: Displace Substantial Numbers of People. The proposed project would not displace existing housing or people because it involves construction of a high school and PAC on existing agricultural land. The project site is located within an existing residential, institutional, and agricultural area and is expected to serve the existing and projected population within the enrollment area.

Public Services

Impact: Construction or Alteration of Schools. Because the project would provide a new high school, it would not increase the demand for a school, and no impact would occur.

Impact: Construction or Alteration of Parks. The proposed project would include recreation facilities associated with a high school such as the multipurpose athletic field. The project would not generate a need for additional park space, and no impact would occur.

Recreation

Impact: Increase the Use of Existing Parks. The proposed project would include recreation facilities associated with a high school such as the multipurpose athletic field to serve the students; therefore, there would not be an increase in use of public recreational facilities, and no impact would occur.

Transportation/Traffic

Impact: Result in a Change in Air Traffic Patterns. The project site is not within 2 mi of an airport and does not include tall structures or sensitive uses that would necessitate changes in air traffic patterns. No impact would occur.

Impact: Hazard Due to Design Features. Because the project involves construction of a high school, project-related sharp curves that could result in safety hazards are not included in the project design. No incompatible uses that would pose traffic safety hazards on the project site are proposed.

Utilities and Service Systems

Impact: Wastewater Treatment Requirements. The proposed project does not include any industrial uses that would be subject to an individual permit with specific treatment requirements from the Regional Water Quality Control Board (RWQCB). Sewage would be discharged to the Camarillo Sanitary District for treatment. No impact would occur.

1.2.2 Environmental Effects Which Were Determined to be Less Than Significant

Aesthetics

Impact: Have a Substantial Adverse Effect on a Scenic Vista. The Community Design Element of the City's General Plan has designated Las Posas and Lewis Roads as scenic drives requiring view protection. The project site is visible from both of these roadways; therefore, the project site is considered to be within a portion of a public scenic vista from these roadways.

While no publicly accessible vantage points exist on site, the public may currently enjoy views of the farm fields on the proposed project site and the orchards and Camarillo Hills beyond from Las Posas Road, Lewis Road, and several other public vantage points in the vicinity of the proposed project site. While implementation of the proposed project would

modify the views of the project site by developing the CAHS+PAC, the proposed project would not result in adverse effects on views of the Camarillo Hills from nearby roadways and sidewalks. Therefore, potential impacts of the proposed project on scenic vistas and views from the City-designated scenic drives are less than significant.

Impact: Substantially Degrade the Existing Visual Surroundings. Construction of the proposed project would involve on-site excavation and construction activities that would be visible to adjacent land uses. Construction activities for the proposed project would be short-term; therefore, construction activities would not substantially alter the visual quality from adjacent land uses compared to existing conditions.

The proposed project would alter the existing visual character and quality of the project site; however, development of the proposed project would not substantially degrade the existing visual character or quality of the project site and its surroundings. Therefore, the proposed project's impacts related to the degradation of existing visual surroundings would be less than significant.

Impact: Create a New Source of Substantial Light or Glare Which Would Adversely Affect Day or Nighttime Views in the Area. Lighting required during construction could generate light spillover in the vicinity of the project site. However, construction activities would occur during the hours of 7:00 am to 7:00 pm, since this is the time period that construction noise is not subject to the noise levels in the City's Municipal Code; therefore, artificial light associated with construction activities would not significantly impact adjacent light-sensitive uses, substantially alter the character of off-site areas surrounding the construction area, or interfere with the performance of an off-site activity.

The proposed project would introduce new lighting to the site from architectural exterior lighting, parking area lighting, and interior window spillage. However, the additional light would be similar to light associated with other adjacent buildings and, as such, would not alter the character of the area.

Minor glare from sunlight on construction vehicle windshields is not anticipated to impact visibility in the area because relatively few construction vehicles would be used on the proposed project site, and the construction site would be fenced and shielded from pedestrian views. In addition, construction vehicles would not be operating at night and thus would not create nighttime sources of glare.

The proposed project's buildings would include low reflectivity materials, as well as landscaping buffers that would reduce nighttime glare. The proposed solar photovoltaic panels would absorb light rather than reflect it. Therefore, impacts related to glare generation and interference with an off-site activity or adverse effects on views would be less than significant.

Agricultural Resources

Impact: Conflict with Existing Zoning for Agricultural Use, or a Williamson Act Contract. While the project site is not enrolled in a Williamson Act Contract, the project would result in the withdrawal of 28 ac from the County's defacto Agricultural Preserve (AGP) designation, resulting in a reduction of lands enrolled in the County's Land Conservation Act (LCA) program. However, the withdrawal of 28 ac would not impact the overall status of the County's AGP due to the total amount of AGP in the County.

Air Quality

Impact: Result in a Significant Adverse Impact if it Conflicts with or Obstructs Implementation of the Ventura County AQMP. Project consistency with the Air Quality Management Plan (AQMP) was determined by comparing the actual population growth in the County with the projected growth rates used in the AQMP. The projected growth rate in population is used as an indicator of future emissions from population-related emission categories in the AQMP. The project is intended to accommodate forecasted population growth based on adopted projections in the AQMP and would not have a direct effect on population. Therefore, the project is consistent with the current AQMP.

The following impacts were analyzed together:

- **Result in a significant adverse impact if it violates any air quality standard or contributes substantially to an existing or project air quality violation during project operation.**
- **Result in a significant adverse impact if it results in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State AAQS, including releasing emissions that exceed quantitative thresholds for O₃ precursors during project operation.**
- **Result in a significant adverse impact if it exposes sensitive receptors to substantial pollutant concentrations during project operation.**

Based on trip generation factors from the project traffic study and defaults in the CAL3DMOD model for area and energy sources based on the land use and project location, the operation of the proposed project would not exceed the Ventura County Air Pollution Control District (VCAPCD) daily emission thresholds for ozone precursors. Therefore, project-related long-term operational air quality impacts related to ozone precursors (reactive organic gases [ROG] and nitrogen oxides [NO_x]) would be less than significant.

The project would result in changes in the 1-hour and 8-hour carbon monoxide (CO) levels at the 10 study area intersections of 0.0 to 0.1 parts per million (ppm) when compared to existing conditions and 2015 and 2030 without project conditions. When the change in CO levels (0.0 to 0.1 ppm) are added to the existing CO levels, the with-project 1-hour CO levels would be 3.8 to 3.9 ppm, well below the 1-hour ambient air quality standards (AAQS) of 20 ppm and with-project 8-hour CO levels would be 1.9 to 2.0 ppm, well below the 8-hour

AAQS of 9 ppm. Because the project-related changes in CO concentrations would be 0.1 ppm or less under all with-project scenarios, and all CO concentrations would remain well below the State and federal AAQS, no CO hot spots would occur. As a result, operation of the proposed project would not result in a significant impact on local air quality related to CO and would not expose sensitive receptors to substantial pollutant concentrations.

Impact: Result in a Significant Adverse Impact if it Creates Objectionable Odors Affecting a Substantial Number of People. During construction, heavy-duty equipment would emit odors. However, construction would be temporary, and the equipment operations would cease when construction is complete. Therefore, equipment-related odors are not considered a significant effect. No other sources of objectionable odors are expected during project construction.

Additionally, the proposed project is a school and associated facilities. These planned land uses do not include any recognized sources of objectionable odors. Therefore, objectionable odors posing a health risk to potential on-site and existing off-site uses would not occur as a result of the proposed project

Cumulative Air Quality Impacts During Project Operation. Cumulative traffic impacts were assessed by analyzing potential project impacts in the opening year (2015) and in the forecast General Plan build-out condition (2030). Because the air quality impact analysis uses cumulative traffic data, it also assesses cumulative impacts. Operation of the project would not result in emissions of either ozone precursor (ROG or NO_x) and is consistent with the AQMP. Further, the project would not result in any population growth because it accommodates existing and future development. While there would be vehicular traffic resulting from the project operations, these would not be additional trips within the OUHSD boundaries, but redistributed trips from other overcrowded schools.

Based on applicable thresholds of significance, the addition of air emissions generated during project operation would not result in or contribute to a significant cumulative air quality impact in the project opening year (2015) or under General Plan Buildout (2030) conditions.

Biology

Impact: Substantial Adverse Effect, Either Directly or Through Habitat Modifications, on Any Species Identified as a Candidate, Sensitive, or Special Status Species in Local or Regional Plans, Policies, or Regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The agricultural production on the project site does not provide suitable habitat for species or the threatened and endangered species included on the resources agency lists. Therefore, no impacts to candidate, sensitive, or special-status species in any local or regional plans, policies, or regulations, or regulated by the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS) would result from development of the project site.

Impact: Substantial Adverse Effect on Any Riparian Habitat or Other Sensitive Natural Community Identified in Local or Regional Plans, Policies, Regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Review of

detailed aerial photographs and topographical maps of the proposed project and the biological field site survey concluded that no riparian habitat or habitat identified as a sensitive natural community in local or regional plans, policies, regulations, or by the CDFW or USFWS is present on site. Therefore, neither construction-related impacts nor the project itself related to riparian habitat or other sensitive natural communities identified in local or regional plans would result from project implementation.

Impact: Conflict with Any Local Policies or Ordinances Protecting Biological Resources, Such as a Tree Preservation Policy or Ordinance. Construction of the proposed project would require the removal of one existing native tree on the project site, a Mexican elderberry, which does not meet local protection criteria. The existing native Mexican elderberry tree on site is not protected under the County's tree-cutting regulations. Given that no protected trees exist on the proposed project site, development of the project site and operation of the proposed CAHS+PAC uses would not conflict with the provisions of the County's tree-cutting regulations.

Cumulative Biological Resources Impacts. Cumulative impacts could potentially include increased edge effects and increased wildlife mortality; however, the project site is currently within developed agricultural land with no quality habitat surrounding the site. The enclosure of the southern drainage ditch would be offset by the creation of the new northern drainage ditch.

Geology and Soils

Impact: Expose People or Structures to Potential Adverse Effects, Including the Risk of Loss, Injury, or Death Involving Rupture of a Known Earthquake Fault, as Delineated on the Most Recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the Area or Based on Other Substantial Evidence of a Known Fault. There are no known active or potentially active faults or fault traces crossing the project site. In addition, the project site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone. The proposed project's impacts related to the rupture of a known earthquake fault are considered less than significant.

Impact: Expose People or Structures to Potential Adverse Effects, Including the Risk of Loss, Injury, or Death Involving Seismic-Related Ground Failure, Including Liquefaction. Seismic Hazard Maps published by California Department of Mines and Geology (CDMG) indicate that the project site is not located in an area within a potential liquefaction zone. Due to the remote possibility of liquefaction, the presence of mainly clayey soils in the upper 20 feet (ft) of the ground surface and the blow count recorded during sampling (physical measure of soil density), the potential for lateral spreading is very low. The school site would be overexcavated, nonexpansive granular soil such as sand would be imported from an off-site sand and gravel facility, and soils would be compacted to California Building Code (CBC) requirements. Therefore, the potential for seismically induced ground failure, liquefaction, or lateral spreading to occur on the project site is very low.

Global Climate Change

Impact: Generate Greenhouse Gas Emissions, Either Directly or Indirectly, that May Have a Significant Impact on the Environment. During construction of the proposed project, greenhouse gas (GHG) emissions would be emitted through the operation of construction equipment and from worker and vendor vehicles, each of which typically uses fossil-based fuels to operate. The potential total construction GHG emissions for the multiyear process would be 2,876 metric tons (MT) of carbon dioxide equivalent (CO₂e). The peak CO₂e emissions associated with construction equipment exhaust for the proposed project would be highest during the building construction phase. Construction emissions are typically amortized over 30 years when considering their contribution to global climate change (GCC); therefore impacts are assessed as part of the long-term operation of the project.

During the long-term operation, the proposed project would generate GHG emissions from area and mobile sources and indirect emissions from stationary sources associated with energy consumption. Mobile-source emissions of GHGs would include project-generated vehicle trips associated with on-site facilities and visitors/deliveries to the project site. Area-source emissions would be associated with activities such as landscaping and maintenance of proposed land uses, natural gas for heating, and other sources. Increases in stationary source emissions would also occur at off-site utility providers as a result of demand for electricity, natural gas, and water by the proposed uses.

The proposed project would produce 2,600 MT CO₂e/year (yr), which is 0.0026 million metric tons (MMT) CO₂e/yr. As a comparison, the existing emissions from the entire Southern California Association of Governments (SCAG) region are estimated to be approximately 176.79 MMT CO₂e/yr and approximately 496.95 MMT CO₂e/yr for the entire State. Given that the project's GHG emissions rate is negligible compared to the regional GHG emissions, it is unlikely that this emissions level would have a significant impact on the environment.

Impact: Conflict With an Applicable Plan, Policy, or Regulation Adopted for the Purpose of Reducing the Emissions of Greenhouse Gases. The total GHG emissions of 0.0026 MMT CO₂e/yr from the proposed project are not likely to result in GHG emission levels that would substantially conflict with implementation of the GHG reduction goals under Assembly Bill (AB) 32 or other State regulations.

The following project design features (PDFs) will be incorporated as part of the project to reduce GHG. The climate change analysis includes these PDFs as part of the analysis of GHG emissions levels.

Project Design Feature 4.7.1 Energy Conservation and Green Building Standards. The proposed project is required to comply with Title 24 of the California Code of Regulations (CCR) established by the California Energy Commission (CEC) regarding energy conservation and green buildings standards. The Oxnard

Union High School District (OUHSD) will incorporate the following in building plans:

1. Low-emission water heaters.
2. Exterior window treatments for efficient energy conservation.
3. Per California Green Building Standards Code (CALGreen Code) requirements, water-efficient fixtures and appliances, including but not limited to low-flow faucets, 1.28 gallons per flush (gpf) toilets and 0.125 gpf urinals, minimizing water consumption by 20 percent from Building Standards Code baseline water consumption shall be used.
4. Per CALGreen Code requirements, a Commissioning Plan will be prepared and all building systems (e.g., heating, ventilation, and air-conditioning [HVAC], irrigation systems, lighting, and water heating) will be commissioned by the Commissioning Authority.

Project Design Feature 4.7.2 Water Conservation and Efficiency Measures. Project Plans will include the following water conservation and efficiency measures:

1. Drought-tolerant plants for landscaping within the development.
2. Weather-based irrigation controllers and flow sensing management equipment for landscaping.
3. Low precipitation rate and rotating nozzles to provide 30 percent increased efficiency over traditional irrigation sprays.

Project Design Feature 4.7.3 Energy Efficiency Measures. Project plans will include the following energy efficiency measures:

1. Extensive use of natural ventilation throughout the campus.
2. Radiant floors for heating to efficiently provide comfort throughout the campus.
3. High-efficiency condensing boilers in the Central Plant Yard.
4. Variable-speed control pumps for both heating water and chilled water.
5. Efficient lighting and use of daylight as an integral part of the lighting systems in the buildings.
6. Outdoor lighting that meets the City of Camarillo (City) Code.

7. Photovoltaic array over the parking area to provide on-site renewable energy production to meet a minimum 50 percent of the project energy use.

Cumulative Global Climate Change Impacts. The proposed project emphasizes energy efficiency and water conservation and would, therefore, be consistent with AB 32's goals for 2020 (a 16 percent reduction from "business-as-usual"). Thus, the proposed project would not generate GHG emissions that exceed any applicable threshold of significance and would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. As a result, the proposed project's climate change impacts with regard to GHG emissions would not be considered cumulatively considerable because they would not contribute to GHG emissions that exceed AB 32's statewide goals.

Hazards and Hazardous Materials

The following impacts were analyzed together:

- **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials during project operation.**
- **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment during project operation.**
- **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mi of an existing or proposed school during project operation.**

During the operational phase of the project, as a high school, the proposed project would not produce hazardous emissions or handle acutely hazardous materials, substances, or waste. However, the proposed CAHS+PAC would involve the use of routine hazardous materials (e.g., solvents, laboratory chemicals, paints) typical of educational facilities.

The concentrations of chemicals in soil at the proposed high school site do not pose a significant threat to human health.

The average Total Individual Risk at the project site due to the presence of the 4- and 6-inch natural gas pipelines is approximately 1 in 400 million. This Total Individual Risk is less than the Individual Risk Criterion (1 in 1 million) established by the California Department of Education (CDE). The Population Risk Indicator at the project site for a rupture-jet fire event along the 4- and 6-inch natural gas pipelines is 0 out of 1,100 people. Therefore, hazards related to the presence of natural gas pipelines in the vicinity of the project site are not significant.

In addition, a 1-million-gallon water storage tank is located 1,000 feet (ft) northwest of the project site. Even in the event of a full rupture of the tank, it is unlikely that water from the

tank would flow beyond the retention basin. Therefore, the pipelines or the 1-million-gallon water tank would not be anticipated to have the potential to have impacted the project site.

A Union Pacific Railroad (UPRR) line of 2,950 ft was identified within 1,500 ft of the project site. The only hazards posed by the trains to the students, faculty, and staff of the project site (while they are on campus) is a chemical release from a freight train during school hours with unfavorable winds and the potential for an explosion to hurl debris toward the school. Rail conditions that could significantly increase the likelihood of a rail accident were not identified along the rail segment during the site visit. The grade and the mild curvature of the tracks would most likely not significantly increase the probability of derailment. The probability of a missile of debris or hazardous materials release being generated during a derailment is very low.

Impact: Located on a Site Which is Included on a List of Hazardous Materials Sites Compiled Pursuant to Government Code Section 65962.5 and, as a Result, Would Create a Significant Hazard to the Public or the Environment. No Cortese hazardous waste and substance sites are located within the project boundaries or adjacent to the proposed project. Six hazardous materials release sites are in the project vicinity, including four leaking underground storage tank (LUST) sites, one Comprehensive Environmental Response, Compensation, and Liability Information System-No Further Remedial Action Planned List (CERCLIS-NFRAP), and one dry cleaner. However, based on the current status, the topography and direction of groundwater flow, and distance from the proposed project, it is unlikely that these hazardous waste sites have impacted the project site.

Impact: Expose People or Structures to a Significant Risk of Loss, Injury, or Death Involving Wildfires, Including Where Wildlands are Adjacent to Urbanized Areas or Where Residents are Intermixed With Wildlands. The project site is located within a moderate fire hazard area, although there have been no documented fires in the project vicinity. However, the City of Camarillo's northern boundary is adjacent to the project site, and the City is within a low fire hazard area. Irrigation and fire water supply would be incorporated as part of the project. In addition, the proposed structures would be constructed to meet the requirements of the State Fire Marshal, and emergency vehicle access would be provided consistent with State and Ventura County Fire Protection District (VCFPD) requirements. Therefore, the proposed project would not expose structures or future occupants of the facilities to a significant fire risk or exacerbate the potential for fires and would not expose people or structures to a significant adverse risk of loss, injury, or death involving wildland fires.

Cumulative Hazards Impacts During Project Operation. Operation of the proposed project would involve the use and storage of limited amounts of hazardous materials. The use and storage of these hazardous materials would not present a significant hazard to the environment with regulatory compliance procedures in place. With the exception of hazardous materials transport, the proposed project would not create potential impacts off site. The future transport of household hazardous materials to and from the project site would be monitored by the California Highway Patrol (CHP) and would not present a significant cumulative hazard. In addition, there are no known projects adjacent to or in the vicinity of

the project site that could be affected by on-site handling of hazardous materials or that could result in significant hazards or hazardous materials impacts on site.

Hydrology and Water Quality

The following impacts were analyzed together:

- **Violate any water quality standards or waste discharge requirements during project operation.**
- **Otherwise degrade water quality during project operation.**

Pollutants of concern for the CAHS+PAC include sediments, nutrients, metals/metalloids, pesticides, organic materials/oxygen-demanding substances, oil and grease/organics associated with petroleum, bacteria and viruses, and trash and debris. The proposed project would result in a permanent increase in impervious surface area of 14.1 ac that would increase the volume of runoff during a storm, which would more effectively transport pollutants to receiving waters. Best management practices (BMPs) would be incorporated into the design of the proposed project to treat storm water runoff prior to discharge into the Sares-Regis Basin. Less than significant impacts would occur.

Impact: Substantially Deplete Groundwater Supplies or Interfere Substantially With Groundwater Recharge Such that There Would be a Net Deficit in Aquifer Volume or a Lowering of the Local Groundwater Table Level (e.g., The Production Rate of Pre-existing Nearby Wells Would Drop to a Level Which Would not Support Existing Land Uses or Planned Uses for Which Permits Have Been Granted). During construction, dewatering and well construction activities would occur. These activities would be temporary, and the volume of groundwater removed related to the proposed project would not be substantial. In addition, grading and construction activities would compact soil, and construction of structures would increase impervious area, which can decrease infiltration during construction. However, construction activities would be temporary, and the reduction in infiltration would not be substantial. Therefore, construction of the proposed project would not substantially deplete groundwater or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

The average water usage of the 27.99 ac parcel for the proposed school is 106.9 acre-feet per year (af/yr) in the existing agricultural condition. Operation of the proposed project would demand 31.312 to 41.195 af/yr, which would also be served by groundwater. Because the proposed school would have a lower water demand than the existing agricultural uses, the proposed project would not substantially deplete groundwater such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The relocated irrigation well would be used to irrigate the remaining agricultural parcel. Therefore, the project would not interfere with groundwater recharge such that there would be net deficit in aquifer volume or a lowering of the local groundwater table level.

The following impacts were analyzed together:

- **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site during project operation.**
- **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site during project operation.**

The proposed project would change on-site drainage patterns by adding impervious surface areas, including buildings, and constructing drainage structures. The project would divert flows from the eastern off-site agricultural fields, the Church of Jesus Christ of Latter-Day Saints, and the Camarillo Public Library into a new reinforced concrete box storm drain along the southern perimeter of the school site. The new storm drain would replace approximately 1,100 linear feet of the existing irrigation ditch along the southern boundary of the project parcel. A new agricultural irrigation ditch would be constructed north of the school site in order to collect drainage from the remaining northern agricultural land. The existing eastern drainage ditch would connect to the new northern ditch at the northeast corner of the school site. These modifications would maintain perimeter drainage ditches for the agricultural land to the north and east.

Flow from the project site would continue to discharge to Sares-Regis Basin after being directed to the proposed BMPs. There are no on-site streams or rivers; therefore, the project would not alter the course of a stream or river.

The project would increase impervious area by 14.1 ac, which would increase the runoff volume and velocity from the site. However, the proposed on-site detention basin would be designed to contain any additional runoff volume generated during a 100-year storm and reduce off-site discharge to below existing conditions. The on-site detention basin would reduce total off-site discharge. Because development of the project with the on-site detention basin would reduce off-site discharge to below existing conditions, the proposed project would not contribute to downstream erosion, siltation, or flooding. Impacts would be less than significant.

Development of the project site would be designed to convey any additional runoff to the proposed BMPs, and the on-site detention basin would be designed with enough capacity to detain the increased runoff volume for up to a 100-year storm; additionally, an overland flow path would be provided to the athletic field in the event of a localized clogged storm drain. All building finish floors would be a least 1 ft above the spillover elevations of any ponding water on site. For these reasons, on-site flooding would not occur.

Impact: Create or Contribute Runoff Water Which Would Exceed the Capacity of Existing or Planned Storm Water Drainage Systems or Provide Substantial Additional Sources of Polluted Runoff During Project Operation. The proposed on-site detention basin would reduce the off-site discharge to below existing conditions. In addition, the project

includes vegetated swales and catch basin inserts to treat storm water runoff from the site during operation. Because the proposed project would decrease the flow to the downstream storm water drainage system, the project would not contribute additional runoff that would exceed the capacity of an existing or planned storm water drainage system. Impacts would be less than significant.

Impact: Place Within a 100-Year Flood Hazard Area Structures Which Would Impede or Redirect Flood Flows. There are two 100-year Special Flood Hazard Areas in the westerly limits of the playfield area. The remainder of the project site is located within the 500-year floodplain.

The proposed buildings would be constructed outside the 100-year floodplain, in the area designated as the 500-year floodplain. Because construction of the buildings would occur outside the 100-year floodplain, construction of the proposed project would not place structures within a 100-year flood hazard area, which would impede or redirect flood flows,

Impact: Expose People or Structures to a Significant Risk of Loss, Injury or Death Involving Flooding, Including Flooding as a Result of the Failure of a Levee or Dam. The project site is located within the Bard Reservoir (Wood Ranch Dam) inundation area. Wood Ranch Dam is maintained, inspected, and monitored to ensure its integrity and to ensure that risks are minimized. In addition, the dam is designed and constructed to withstand strong shaking from a major earthquake to ensure a high level of protection from seismic failure of the dam.

Although construction workers would be exposed to risk of inundation from dam failure, the project would not increase the chance of inundation from dam failure. In addition, the chances of the dam failing are remote because the dam is well maintained. Therefore, project impacts during construction from exposure of people or structures to loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam, would be less than significant.

During the operational phase, the proposed project would not increase the chance of inundation from failure of Wood Ranch Dam. Currently, students from Camarillo attend Adolfo Camarillo High School and Rio Mesa High School in Ventura. Adolfo Camarillo High School and Rio Mesa High School are both located in dam inundation areas. In addition, the entire City of Camarillo and surrounding area is located in a dam inundation zone. Given that the students who would attend Camarillo High School are already attending schools located in dam inundation zones, and the entire City of Camarillo and surrounding area are located in dam inundation zones, the proposed project would not place additional people in danger of flooding hazards.

Land Use and Planning

Impact: Conflict With any Applicable Land Use Plan, Policy, or Regulation of an Agency With Jurisdiction Over the Project (Including, but Not Limited to the General Plan, Specific Plan, Local Coastal Program, or Zoning Ordinance) Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect. The school site would be incorporated into the City, and the proposed predesignation (Public) and rezoning (Rural Exclusive [R-E]) would allow for the development of the school. Schools are allowed in the Public designation, and public schools are a permitted use in the R-E zoning. Therefore, with the approval of the proposed General Plan Amendment and rezoning, the project would be consistent with the City's General Plan and zoning. In addition, there are no established site development standards for schools, as those would be controlled by the school districts and not the City. The proposed project is also consistent with applicable goals and policies of the City's General Plan as well as pertinent sections of the City's Municipal Code.

Cumulative Land Use Impacts: The proposed project would not have any cumulative impacts to land use due to the fact that the project is proceeding with land use planning and permitting processes associated with the establishment of the school and performing art center. Thus, no land use and planning consistency issues would remain once the proposed project goes through the Ventura County Local Agency Formation Commission (LAFCO), City, and County processes to revise the plans and policies to accommodate the project.

Noise

Impact: Exposure of Persons to or Generation of Noise Levels in Excess of Standards Established in the Local General Plan or Noise Ordinance, or Applicable Standards of Other Agencies During Project Operation. Potential noise impacts would be created by recreational/sport activities at the multipurpose athletic field. Spectators, players, and coaches would generate relatively loud noises during a sports event. However, on a typical day, the proposed athletic field would be utilized by one team at a time, thus reducing the noise levels at the project site on a daily basis.

For the nearest existing noise-sensitive receivers to the southwest of the center of the athletic fields (Country Lane Townhomes), maximum noise levels attributable to the on-site ball field activities would be 57.8 A-weighted decibels (dBA) maximum instantaneous noise level (L_{max}). This maximum noise level would be below the City's exterior noise standards of 70 dBA L_{max} during the day (7:00 a.m.–9:00 p.m.) or the 65 dBA L_{max} noise standard during the night (9:00 p.m.–7:00 a.m.).

If the activity continues for more than 20 minutes, this noise level would potentially exceed the 55 dBA noise standard that is not to be exceeded for events lasting more than 20 minutes in any hour during the nighttime hours. However, observations at various sports events showed that not all the spectators would be shouting at the same time. Therefore, the 57.8 dBA from shouting/yelling, 44.8 dBA noise levels from loud voices, and 34.8 dBA from raised voices would not exceed the 60 dBA noise standard that is not to be exceeded for more than 20 minutes in any hour during daytime hours.

Other existing noise-sensitive receivers, including Camarillo Public Library, the three churches south of the project site, and St. John's Pleasant Valley Hospital, are located farther from the athletic field and would receive higher noise attenuation from distance divergence and shielding from residential structures between them and the athletic field. These off-site noise-sensitive land uses would not experience noise from the sports activity exceeding the respective City noise standards.

When activities occur at the baseball field or the softball field, there is a potential that up to 200 people would attend the events. This would potentially increase the noise level by 10 dBA (or 67.8 dBA from shouting/yelling, 54.8 dBA from loud voices, and 44.8 dBA from raised voices) when compared to the level generated by 20 people. Noise associated with shouting, loud voices, and raised voices would not result in any exceedance of the City's noise standards.

City-approved and/or sponsored activities conducted at public parks, facilities, and/or playgrounds, and on public or private school or college grounds including, but not limited to, athletic and school entertainment events between the hours of 7:00 a.m. and 9:00 p.m., are exempt from the provisions of the Municipal Code Noise Ordinance. Considering noise associated with sports events would be below the City's noise standards, existing conditions in the project vicinity, existing regulations, and the academic context of the campus, noise impacts from sports activities at the proposed athletic field would be less than significant.

Noise produced by nearby trains would not exceed the City's exterior noise standard for schools. Interior noise standards would not be exceeded with the proposed design that would reduce noise levels per the Collaborative for High Performance Schools (CHPS) standards, even with windows open.

Impact: Exposure of Persons to or Generation of Excessive Groundborne Vibration or Groundborne Noise Levels. Construction on the project site would result in the exposure of persons and structures to distinctly perceptible groundborne vibration or groundborne noise levels below 86 vibration velocity decibels (VdB). However, this range of vibration levels would be below the 102 VdB threshold considered by the Federal Transit Administration (FTA) to be safe for buildings constructed with current building standards.

Because groundborne vibration during construction activity would be temporary, impacts from project-related groundborne vibration during construction would be less than significant, and no mitigation is required. In addition, operation of the proposed project would not involve any vibration sources that would cause exposure of persons to or generate excessive groundborne vibration or groundborne noise levels.

Impact: Substantial Permanent Increase in Ambient Noise Levels in the Project Vicinity Above Levels Existing Without the Project. Implementation of the proposed project would increase the traffic noise levels along roadway segments in the vicinity of the proposed project by 0.3 dBA or less. This range of increase in traffic noise levels is not perceptible to the average human ear in an outdoor environment. Therefore, there would be no permanent noise impacts related to increases in traffic associated with the proposed project.

During the operational phase of the project, potential noise impacts would be created by on-site recreational/sport activities at the athletic field. Noise levels associated with sports activities would be below the City's maximum noise level standard of 70 dBA L_{max} . Furthermore, all noise levels associated with sports activities would occur between the hours of 7:00 a.m. and 9:00 p.m. and would cease following completion of the specific activity. Therefore, the proposed project would not result in a significant increase in the ambient noise levels in the project vicinity.

Cumulative Noise Impacts: The proposed project would not result in any long-term permanent noise-related impacts. Implementation of the proposed project would, however, result in construction-related noise impacts associated with earthmoving equipment. These impacts would cease at the completion of construction, and therefore, the proposed project's contribution to cumulative noise impacts would be considered less than significant.

The proposed project would not contribute to a cumulative impact related to conflicts with the local General Plan or Noise Ordinance, groundborne vibration, or increases in ambient noise levels.

Population and Housing

Impact: Induce Substantial Population Growth in an Area, Either Directly (For Example, by Proposing New Homes and Businesses) Or Indirectly (For Example, Through Extension of Roads or Other Infrastructure). The student population at the proposed high school would be part of the existing and forecasted population in the Camarillo and Oxnard areas. Therefore, the proposed project would not generate a significant increase in population.

The proposed project would result in the addition of 35–50 employees. The total additional employees associated with project implementation would represent less than 1 percent of the total population in both the City and County. Therefore, the proposed project would not result in a significant increase in population demand. In addition, a portion of the employees could come from within the local Camarillo or Oxnard area, thereby generating less than 50 new residents to the local area.

Because the student population of the proposed high school would be part of the existing and forecasted population in the Camarillo and Oxnard areas, it is unlikely that students from outside these areas would attend CAHS+PAC, and it would not generate a need for additional housing.

Additional employees generated as a result of the proposed project would commute to the proposed CAHS+PAC from their homes. If all additional employees associated with project implementation lived outside of the City and commuted to work, the proposed project would represent a less than 1 percent demand on housing units in the County. Conversely, if all additional employees relocated to the City, the proposed project would have a less than 1 percent impact on housing units in the City. Furthermore, housing vacancy rates indicate that there is sufficient housing currently available to accommodate the estimated potential increase in housing unit demand as a result of employment growth from the proposed project.

As the proposed project reaches its maximum capacity at 1,000 students, approximately 50 staff members would be needed to serve both the proposed high school and CAHS+PAC. The staff is expected to be drawn from the existing City/County labor force and potentially from well outside the County or even State. The addition of 50 new jobs to the area would equate to less than 1 percent of the total employment projected for the City and County in 2020.

Cumulative Population and Housing Impacts. The proposed project would not result in substantial employment growth beyond SCAG projections and would not induce significant population or housing growth, either directly or indirectly. The proposed project's contribution to cumulative population growth in the City and County would be less than significant. Additionally, the project would not result in potentially significant cumulative social or economic changes.

Public Services and Utilities

Impact: Result in Substantial Adverse Physical Impacts Associated With the Provision of New or Physically Altered Governmental Facilities, or Need for New or Physically Altered Governmental Facilities, the Construction of Which Could Cause Significant Environmental Impacts, in Order to Maintain Acceptable Service Ratios, Response Times, or Other Performance Objectives for Fire Protection. Construction of the proposed project would increase the potential for accidental on-site fires resulting from the use of construction equipment and flammable construction materials. The project would comply with the Occupational Safety and Health Administration (OSHA) and Fire and Building Codes that would reduce the demand on the VCFPD during construction activities. Construction of the proposed project would not result in a demand on fire services that would exceed the current capabilities of the VCFPD, and therefore, would result in a less than significant impact to fire protection and emergency medical services during construction.

During the operational phase, the proposed project would not substantially increase response times or create a substantial increase in demand for equipment or other emergency activities. The proposed project would be serviceable within the VCFPD's current resources, and the proposed project would not increase response times for fire and emergency vehicles to the proposed project site.

Impact: Result in Substantial Adverse Physical Impacts Associated With the Provision of New or Physically Altered Governmental Facilities, or Need for New or Physically Altered Governmental Facilities, the Construction of Which Could Cause Significant Environmental Impacts, in Order to Maintain Acceptable Service Ratios, Response Times, or Other Performance Objectives for Police Protection. During construction, the on-site storage of construction equipment and building materials could result in theft that could potentially necessitate police involvement. The proposed project would include security fencing, lighting, and other measures during construction of the proposed project that would reduce impacts related to police protection services during construction.

Although during the operational phase the proposed project may only have between 30 to 50 percent of the student population of Adolfo Camarillo High School initially, the

CAHS+PAC could generate approximately 300 to 500 calls per service per year at full enrollment of 1,000 students. Therefore, the proposed project would provide a School Resources Officer (SRO) to minimize the impacts on the Ventura County Sheriff's Department (VCSD) staffing and response times from the anticipated calls for service generated by the proposed project.

Impact: Result in Substantial Adverse Physical Impacts Associated With the Provision of New or Physically Altered Governmental Facilities, or Need for New or Physically Altered Governmental Facilities, the Construction of Which Could Cause Significant Environmental Impacts, in Order to Maintain Acceptable Service Ratios, Response Times, or Other Performance Objectives for Library Services. Construction of the proposed project is not anticipated to result in any street closures in the vicinity of the project site. Therefore, construction activities at the project site would not result in any disruption in access to the Camarillo Public Library.

The proposed project would also provide utility improvements in the project area that may result in temporary disruptions of service at the Camarillo Public Library; however, such disruptions would be temporary and would generally not exceed 3 hours. Construction of the proposed project would not affect the public's ability to access the Camarillo Public Library, nor would it result in substantial disruptions to utility service.

Due to its adjacency to the project site and the fact that its facilities are open to the public 7 days per week, during the operational phase of the proposed project, Camarillo Public Library is expected to serve as an additional library resource for the proposed project's students and faculty.

Most of the students that are anticipated to attend classes at the proposed project site currently reside in Camarillo and Somis and attend classes at Adolfo Camarillo High School in Camarillo or Rio Mesa High School in the City of Oxnard. Therefore, it is reasonable to conclude that the proposed high school's student body is already using the Camarillo Public Library as an additional community resource for specialized research projects. The Camarillo Public Library would be able to adequately serve the proposed project.

Impact: Result in Substantial Adverse Physical Impacts Associated With the Provision of New or Physically Altered Governmental Facilities, or Need For New or Physically Altered Governmental Facilities, the Construction of Which Could Cause Significant Environmental Impacts, in Order to Maintain Acceptable Service Ratios, Response Times, or Other Performance Objectives For Public Transportation. Construction of the proposed project is not anticipated to result in any street closures in the vicinity of the project site; therefore, construction activities at the proposed project site would not result in any disruption to Camarillo Area Transit (CAT's) fixed route bus service at Camarillo Public Library and St. Johns Pleasant Valley Hospital.

Although the proposed project would be located within walking distance of the CAT bus route at the Camarillo Public Library, during the operational phase of the proposed project, students are not anticipated to use the CAT bus service to arrive at school in the morning because the CAT bus begins operation after school hours commence in the morning hours.

Due to the fact that existing CAT routes in the vicinity of the proposed project are operating within capacity and additional ridership resulting from project implementation could be accommodated, no significant impacts to public transportation services are anticipated.

The following impacts were analyzed together:

- **Require or result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.**
- **Have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.**

During the construction phase of the proposed project, water service would be provided by the Water Division of the City's Public Works Department. Construction of the proposed project would require the extension of water mains that may result in temporary water service disruptions to nearby residents and businesses as well as to the Camarillo Public Library. In addition, construction of the proposed project would result in short-term demand for water during excavation, grading, and construction activities on site. Water demand for soil watering (fugitive dust control), cleanup, masonry, painting, and other activities would be temporary and would cease at project build out.

As a result of the operational phase, the proposed project would reduce the long-term water demand when compared to the existing condition. The proposed project would comply with provisions of Titles 20 and 24 of the California Government Code related to the use of water-efficient appliances and would also utilize additional water conservation measures.

The existing irrigation well on the proposed project site would be relocated to the northern boundary of the campus, and domestic water service for the proposed project site would be provided by the City's groundwater wells. The groundwater would be transferred to the City, and the proposed project would connect to the City's existing water mains.

The proposed project is estimated to demand a total of 31.312 to 41.195 af/yr of water. Since the proposed project would demand less water than the existing groundwater allocation for the proposed project site and would use less water than the existing agricultural uses, operation of the proposed project would not substantially deplete groundwater supplies.

The project would not necessitate new or expanded water allocations beyond the groundwater allocation transfer, and the City would be able to accommodate the demand for potable water through existing water acquisition programs and pumping from existing wells. The only new water infrastructure that would be required for the proposed project would be the installation of new water mains beneath the Mar Vista Drive and Camino Alvarez extensions and new water pipes and meters on site; no additional water infrastructure would be needed. Therefore, sufficient water supplies are available to serve the proposed project.

The following impacts were analyzed together:

- **Require or result in the construction of new wastewater treatment or collection facilities or expansion of existing facilities, the construction of which could cause significant environmental effects during project construction.**
- **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments during project construction.**

The construction phase of the proposed project would require the extension of water mains in Camino Alvarez and Mar Vista Drive to connect with existing water lines. Connecting the new water lines to the existing water mains may result in temporary water service disruptions to nearby residents as well as to the Camarillo Public Library. However, such disruptions would be temporary and would generally not exceed 3 hours. Affected residents, businesses, and the Camarillo Public Library would be notified consistent with the policies of the applicable utility provider.

Water demand for soil watering (fugitive dust control), cleanup, masonry, painting, and other activities would be temporary and would cease at project build out. Overall, construction activities require minimal water and are not expected to have any adverse impacts on the existing water system or available water supplies.

Wastewater collection and treatment for the proposed project site would be provided by the Camarillo Sanitary District (CSD). Construction of the proposed project would require the installation of a new sewer main in the proposed Camino Alvarez extension from the project site to Las Posas Road, which may result in temporary wastewater service disruptions to nearby residents and businesses as well as to the Camarillo Public Library.

In addition, portable sanitation facilities would be used during construction of the proposed project. Therefore, construction of the project would not generate wastewater flows that would affect the local wastewater treatment or collection system and thus, would not generate any additional demand for new or expanded wastewater treatment or collection facilities or an expansion of the capacity of the wastewater treatment provider.

Impact: Require or Result in the Construction of New Storm Water Drainage Facilities or Expansion of Existing Facilities, the Construction of Which Could Cause Significant Environmental Effects. During the construction phase of the proposed project, dewatering of perched groundwater and relocation of the groundwater well would result in the discharge of groundwater; however, the volume of groundwater discharged during construction would not be substantial and is not anticipated to exceed the capacity of downstream storm water drainage systems.

The proposed project would increase impervious area by 14.1 ac, which would increase the runoff volume and velocity from the site. However, the proposed detention basin would be designed to contain the runoff volume generated during a 100-year storm and reduce off-site discharge to below existing conditions. Because the project would reduce off-site discharge,

the proposed project would not require the construction or expansion of storm water drainage facilities to address downstream erosion, siltation, or flooding.

Impact: Be Served by a Landfill With Insufficient Permitted Capacity to Accommodate the Project's Solid Waste Disposal Needs. Construction of the proposed project would generate a limited amount of construction debris; however, such debris would be accommodated by the County's existing landfills.

Operation of the proposed project would result in ongoing generation of solid waste. The proposed project would be expected to generate 525.7 pounds (0.26 ton) of solid waste per day. Assuming that implementation of the mandatory recycling provisions of AB 341 and other Countywide waste reduction and diversion programs would divert 50 percent of the solid waste anticipated to be generated by the proposed project, the solid waste estimated to be generated by the proposed project would be reduced to 263 pounds (0.13 ton) of solid waste per day that would be disposed in local landfills.

The combined remaining daily intake of the Toland Road Landfill and Simi Valley Landfill and Recycling Center is 7,244 tons per day. As such, the landfills would have adequate capacity to accommodate the additional 0.13 ton per day of solid waste generated during operation of the proposed project. Therefore, implementation of the proposed project would not require increased permitted landfill capacity either in these landfills or in any other landfill. In addition, the Ventura County Integrated Waste Management Division (VCIWMD) has indicated that the proposed project would not necessitate the construction of a new, or expansion of a current, solid waste disposal facility.

Cumulative Public Services and Utilities Impacts.

Fire and Police Protection. New development in the City as a result of the proposed project and the reasonably foreseeable past, current, and future projects would increase demands on fire and police protection services and generate additional traffic congestion that could hinder emergency response. In addition, growth of the City over time will require that increased funding be allocated to the VCSD to maintain adequate levels of service, and, as development occurs, tax revenues from property and sales tax would be generated and deposited in the City's General Fund. A percentage of property taxes on new development is allocated to VCFPD to maintain adequate levels of service. Through the collection of impact mitigation fees and provided that additional funding is made available to the VCFPD and to the VCSD as necessary, no significant cumulative impacts would occur as a result of the proposed project.

Library Services. The proposed project is not expected to have a significant impact on the provision of library services in the City or the area surrounding the project site. Any increase that does result from implementation of the proposed project would be incidental and not cumulatively considerable because library services are not currently impacted and would not be adversely impacted by the proposed project.

Public Transportation. Transit services in the vicinity of the project site are not operating beyond capacity. Past, present, and reasonably foreseeable projects that would

utilize the same transit services as the proposed project (e.g., the CAT fixed route bus service) are not anticipated to cause those services to exceed capacity, and no cumulative impacts are anticipated. The proposed project is not expected to have a significant impact on the provision of transit services in the City or the area surrounding the project site. Any increase that does result from implementation of the proposed project would be incidental and not cumulatively considerable because transit services are not currently impacted and would not be adversely impacted by the proposed project.

Water. Existing water systems have sufficient capacity to meet the additional maximum day and peak-hour domestic water demand and fire flow demand from the proposed project and other proposed projects within the City's service territory through 2025. The total water supply available to the City during normal, single dry, and multiple years within a 20-year projection would meet the demand of existing and other planned future uses in the City through 2025. Therefore, the proposed project's contribution to demand for water would not be cumulatively considerable.

Wastewater. The City had previously planned for additional sewer capacity in undeveloped areas within the City limits and sphere of influence (SOI). In addition, all discharges to the sewer from cumulative development under the General Plan would be required to meet CSD's Wastewater Discharge Regulations. As such, the increase in wastewater generation would not exceed the capacity of the City's treatment plant. Development in areas outside the City limits or SOI may require replacement of existing sewer lines. In this case, appropriate mitigation would be the payment of fees in accordance with CSD's Operation Code or replacement of sewer lines with larger capacity lines. Project-specific review would ensure that all discharges to the sewer from the cumulative projects would meet CSD's Wastewater Discharge Regulations. As upgrades occur in association with development of future projects, overall sewer capacity could increase. For these reasons, the proposed project's contribution to demand for wastewater treatment and disposal would not be cumulatively considerable.

Storm Water Drainage Facilities. The proposed project would reduce off-site discharge to below existing conditions through implementation of a detention basin. Other present and reasonably foreseeable projects would be held to these standards such that storm water drainage facilities are not significantly impacted. Therefore, the proposed project's contribution to storm water drainage facility impacts would not be cumulatively considerable.

Solid Waste Facilities. The proposed project, in combination with other past, present, and reasonably foreseeable projects within the County, would create an increased demand on landfills and solid waste services for the County. However, the Toland Road Landfill and Simi Valley Landfill and Recycling Center are not exceeding their daily maximum permitted disposal capacities. Therefore, the proposed project would not have a significant project-specific or cumulative impact on waste disposal capacity at County landfills.

Recreation

Impact: Include Recreational Facilities or Require the Construction of or Expansion of Recreational Facilities Which Might Have an Adverse Physical Effect on the Environment. Development of the proposed project would not result in a physical impact on recreational resources in the project area. Although the proposed athletic field and hardcourts would remove active farmland, this removal is associated with implementation of the proposed project as a whole and is not related specifically to the proposed recreational facilities. Therefore, the location and design of the planned recreational facilities included as part of the proposed project would not result in any significant adverse physical impact on the environment.

The proposed multipurpose athletic field would be available to the public after school hours on nights and weekends. Therefore, the proposed project would supplement existing recreational facilities in the City and County and would contribute to the City's goal of added recreational opportunities for community members. Furthermore, because students associated with the proposed high school likely already live within the Camarillo area, the proposed project would not increase the City's population and would not increase the demand on existing recreational facilities.

Cumulative Recreation Impacts. The proposed project would not contribute to significant cumulative impacts on parks and recreational facilities in the surrounding area within the City or unincorporated County communities. The addition of the new multipurpose athletic field and hardcourts would supplement existing recreational facilities in the City and County, and as a separate component of the proposed project, they would not result in adverse physical effects on the environment. In addition, the proposed recreational facilities would not result in any interference or physical impact on recreational amenities near the project site.

Transportation and Traffic

The following impacts were analyzed together:

- **Conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit.**
- **Conflict with an applicable congestion management program including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.**

Operation of the proposed CAHS+PAC is anticipated to generate more peak-hour vehicle trips than during the construction period (for workers and truck traffic). Any construction-related vehicle activity that may occur during the a.m. or p.m. peak hour would be conducted

on site and would not impact surrounding intersections. Therefore, project-related traffic impacts during construction would be less than significant.

At full capacity (1,000 students) the proposed project would generate approximately 2,325 average daily trips (ADT), 420 a.m. peak-hour trips, and 202 p.m. peak-hour trips. A 700-student high school and 799-seat PAC (project opening) would generate approximately 1,812 ADT, 294 a.m. peak-hour trips, and 163 p.m. peak-hour trips.

Existing Plus Project. All study area intersections would continue to operate at an acceptable level of service (LOS) (C or better) as a result of project implementation, with the exception of Lewis Road/Temple Avenue (LOS E in the a.m. peak hour and LOS D in the p.m. peak hour). The proposed project would generate fewer than 10 peak-hour (a.m. or p.m.) trips per lane per critical movement at Lewis Road/Temple Avenue and would not generate vehicle trips that exceed the significance thresholds established by the City. As such, the project traffic would not create a significant intersection impact in the Existing Plus Project condition.

Project Opening Year (2015). All study area intersections would continue to operate at an acceptable LOS (C or better) with implementation of the proposed project, with the exception of Lewis Road/Temple Avenue (LOS E in the a.m. peak hour and LOS D in the p.m. peak hour). The proposed project would generate fewer than 10 peak-hour (a.m. or p.m.) trips per lane per critical movement at Lewis Road/Temple Avenue and would not generate vehicle trips that exceed the significance thresholds established by the City. As such, the project traffic would not create a new significant impact at this intersection.

General Plan Build Out (2030). All study area intersections are forecast to operate at an acceptable LOS (C or better), with the exception of Fieldgate Drive/Las Posas Road (LOS D in the p.m. peak hour) and Lewis Road/Temple Avenue (LOS E in the p.m. peak hour). The proposed project would generate fewer than 30 p.m. peak-hour trips per lane per critical movement (at LOS D) at Fieldgate Drive/Las Posas Road and fewer than 20 p.m. peak-hour trips per lane per critical movement (at LOS E) at Lewis Road/Temple Avenue. Therefore, the proposed project would not result in a significant intersection impacts based on the City's significance criteria.

Somis Road Access. An alternative access to the proposed CAHS+PAC was evaluated for the proposed project in the Traffic Study. This new three-legged intersection would be the only access to the project site under this scenario, and Camino Alvarez would not be extended north of Las Posas Road. However, this intersection would result in significant impacts in the General Plan Build Out (2030) Plus Project condition. Therefore, the Traffic Study recommended that access to the project site be provided via Mar Vista Drive.

Access and Circulation. Access to the CAHS+PAC would be provided via the extension of Mar Vista Drive and the new signalized intersection of Camino Alvarez/Las Posas Road. Based on the LOS analysis, Camino Alvarez/Las Posas Road would operate at an acceptable LOS with build out of the proposed project.

Three driveways along Mar Vista Drive would provide access to the two parking areas and the student pick-up/drop-off area. All project driveways are forecast to operate at an acceptable LOS (LOS A) with minimal delays (less than 10 seconds) during both peak hours with build out of the proposed project.

Parking. The proposed high school requires 175 parking spaces for a maximum enrollment of 1,000 students and approximately 50 employees. The 799-seat PAC requires 266 parking spaces. Therefore, a total of 441 parking spaces are required for the proposed project. Based on a proposed parking supply of 500 spaces, adequate parking would be provided for both the high school and the CAHS+PAC.

Traffic Conflicts Reduction. As with any school project, the proposed project would involve a concentration of motor vehicles, pedestrians, and bicyclists accessing the school during an approximate 20- to 30-minute period before school hours and after school hours. To reduce potential conflicts between motor vehicles, pedestrians, and bicycles, OUHSD will implement PDF 4.15.1 to reduce traffic conflicts

Project Design Feature 4.15.1

Traffic Conflicts Reduction. The OUHSD will provide school crossing guards at the intersections of Las Posas Road/Lewis Road and Las Posas Road/Camino Alvarez. In addition, traffic-calming measures such as signage, restriping, flashing traffic signals, and/or speed bumps will be coordinated with the City for potential installation at the school access points.

Impact: Result in Inadequate Emergency Access. Emergency vehicles would have two points of access to the project site: (1) near the main entrance at Mar Vista Drive; and (2) near the main entrance at Camino Alvarez. Both access points would be connected by a paved road along the perimeter of the project site, allowing emergency vehicles to have widespread access to the project site. The proposed project would not restrict or reduce emergency access to the project site. Additionally, all driveways would be designed according to City standards to facilitate emergency vehicle access. Because the proposed project would provide adequate emergency access consistent with City standards, impacts related to emergency access are less than significant.

Impact: Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Although bus service is not planned for students attending the new high school, students, faculty, and staff could utilize existing pedestrian sidewalks to access CAT bus stops located on the east side of Fieldgate Drive adjacent to the Camarillo Public Library and on the north side of Mar Vista Drive adjacent to St. John's Pleasant Valley Hospital. Due to the fact that existing CAT routes in the vicinity of the proposed project are operating within capacity and additional ridership resulting from project implementation could be accommodated, no significant impacts to public transportation services are anticipated.

There are existing Class II (striped) bike lanes along Las Posas Road, Ponderosa Drive, Temple Avenue, and Adolfo Road. Antonio Drive near the project site is a Class III (unstriped) bicycle route. Because the proposed project would not interfere with these bicycle facilities, students would be able to bike to and from school. In addition, bike lanes would be provided on the extensions of Mar Vista Drive and Camino Alvarez as part of the project. Furthermore, pedestrian sidewalks are located at each of the adjacent streets and would be included on the extensions of Mar Vista Drive and Camino Alvarez as part of the project. This would allow students to safely walk to/from school and the surrounding neighborhood.

Cumulative Traffic/Transportation Impacts. Based on CEQA-, County-, and City-established thresholds of significance, the addition of project-generated trips would not result in or contribute to a significant cumulative impact at study area intersections in the project opening year (2015) or under General Plan Build Out (2030) conditions. In addition, the proposed project would not contribute to a cumulative impact related to the efficiency of the circulation system, LOS standards, emergency vehicle access, or conflicts with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities under project opening year (2015) or General Plan Build Out (2030) conditions.

1.2.3 Environmental Effects Which Were Determined to be Less Than Significant With Mitigation

The Final EIR identified certain potentially significant effects that could result from the proposed project. However, the OUHSD makes the finding that for each of the potentially significant impacts identified in this section, based upon substantial evidence in the record: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR* [CEQA Guidelines Section 15091 (a)(1)]. As a result, adoption of the mitigation measures set forth below will reduce the identified significant effects to a less than significant level.

Agricultural Resources

Impact: Involve Other Changes in the Existing Environment Which, Due to Their Location or Nature, Could Result in Conversion of Farmland, to Non-Agricultural Use.

The proposed project would result in the conversion of 28 ac of active farmland to a school use. Farming activities such as pesticide use, dust propagation due to soil manipulation or harvesting, and noise are issues with the potential to be disruptive to future school uses. In addition, the farm area could be subject to vandalism and trespassing. Implementation of the required fencing, setback buffer, and vegetative screen of the County of Ventura Agricultural Commissioner Agricultural/Urban Buffer Policy would minimize these incompatibilities to an extent. However, cooperation between the remaining three groups must occur to ensure fair and informed operation of the future school.

Mitigation Measure 4.2.1 Cooperative Agreement between Agricultural and School Uses. Prior to construction, the Oxnard Union High School District (OUHSD) Project Manager shall secure a cooperative agreement with the operator of the adjacent farmlands and stipulate provisions for agricultural operation on its agricultural property to coordinate operations to reduce

operational conflicts between the school and farming operations. These methods could include, but not be limited to: appointment of contact officers, designated weekends for agricultural activities, notifications of special events, protocols for complaints or development of new or improved policies, public outreach and problem solving, ad hoc committee meetings, appointment of community representatives, development of a forum, etc. The OUHSD Project Manager shall ensure that the agreement is executed and copies are provided to the signatories and to the City of Camarillo (City) and Ventura County (County). Any and all amendments would also be recorded and provided to the same.

Biological Resources

Impact: Substantial Adverse Effect on Federally Protected Wetlands as Defined by Section 404 of the Clean Water Act (Including, But Not Limited to, Marsh, Vernal Pool, Coastal, etc.) through Direct Removal, Filling, Hydrological Interruption, or Other Means. No drainage features, ponded areas, or riparian habitat likely subject to jurisdiction by the CDFW, United States Army Corps of Engineers (Corps), and/or RWQCB were found to exist within the project site. Though drainage ditches do occur on the project site, they are pathways for the movement and catchment of water for agricultural production and not for natural drainage of the surrounding landscape.

The Corps will generally not assert jurisdiction over swales or erosional features, or ditches excavated wholly in and draining only uplands that do not carry a relatively permanent flow of water. Therefore, neither a Clean Water Act (CWA) Section 401 nor 404 Permit is anticipated to be required.

Because the Corps and CDFW will not make jurisdictional determinations without formal submittal of standard forms to each agency, OUHSD would submit required forms to the Corps and CDFW prior to disturbance of the southern agricultural ditch. If the agencies determine that permits are required pursuant to Section 401/404 of the CWA and/or Section 1602 of the Fish and Game Code for enclosing a portion of the agricultural drainage ditch on the project site in a concrete pipe, these permits would be obtained prior to construction in the southern agricultural ditch. The project would impact an estimated 0.10 ac of potential Corps jurisdiction and 0.20 ac of potential CDFW jurisdiction. Because the affected drainage ditch would be restored north of the project site in order to allow irrigation to drain from the remaining agricultural land, it is anticipated that no other compensation would be required.

Mitigation Measure 4.4.1 Section 404 and 401 Clean Water Act (CWA) Compliance. Prior to disturbance of the southern agricultural ditch, the Oxnard Union High School District (OUHSD) Project Manager shall submit an Approved Jurisdictional Delineation Form to the United States Army Corps of Engineers (Corps) so that the Corps will make a jurisdictional determination regarding the southern agricultural drainage ditch on the

project parcel. If the Corps determines that the ditch is jurisdictional, the OUHSD will obtain authorization under the Nationwide Permit Program to enclose the drainage ditch. In addition, the OUHSD will obtain authorization from the Regional Water Quality Control Board (RWQCB) pursuant to Section 401 of the CWA.

Mitigation Measure 4.4.2 Section 1602 Fish and Game Code Compliance. Prior to disturbance of the southern agricultural ditch the Oxnard Union High School District (OUHSD) Project Manager shall submit a Streambed Alteration Notification Form to the California Department of Fish and Wildlife (CDFW) so that the CDFW will make a jurisdictional determination regarding the southern agricultural drainage ditch on the project parcel. If the CDFW determines that the ditch is jurisdictional, then the OUHSD will obtain a Streambed Alteration Agreement, if required.

Impact: Interfere Substantially With the Movement of Any Native Resident or Migratory Fish or Wildlife Species or With Established Native Resident or Migratory Wildlife Corridors, or Impede the Use of Native Wildlife Nursery Sites. Due to the isolation of this site amidst urban use areas, the project site does not function as a wildlife movement corridor. Wildlife would likely utilize the Las Posas Hills (located north and east of the project site) and Calleguas Creek (located approximately 1 mi southeast of the project site) as movement corridors, rather than crossing through the project site. Furthermore, those species observed on site are either able to fly in or are able to navigate on the ground through long stretches of urban development. Therefore, as the project site does not function as a wildlife movement corridor or contain any native resident or migratory fish, wildlife species, or wildlife corridors, no impacts are anticipated.

Existing trees and shrubs within the project site may provide suitable habitat for nesting birds. While the likelihood of nesting birds occurring on site is very low considering the general lack of native habitat on site, the removal of trees or shrubs on site during construction activities could result in significant adverse impacts to nesting birds.

Mitigation Measure 4.4.3 Preconstruction Nesting Bird Surveys. Prior to commencement of grading activities, the Oxnard Union High School District (OUHSD) Project Manager shall verify that all project grading and construction plans include specific documentation regarding the requirements of the Migratory Bird Treaty Act that preconstruction surveys have been completed and the results reviewed by staff, and that the appropriate buffers (if needed) are noted on the plans and established in the field with orange snow fencing.

In the event that project construction or grading activities should occur within the active breeding season for birds (i.e.,

February 15–August 15), the OUHSD shall ensure that a nesting bird survey is conducted by a qualified biologist prior to commencement of construction activities. If active nesting of birds is observed within 100 feet of the designated construction area prior to construction, the construction crew shall establish an appropriate buffer around the active nest. The designated project biologist shall determine the buffer distance based on the specific nesting bird species and circumstances involved. Once the project biologist verifies that the birds have fledged from the nest, the buffer may be removed.

Cultural Resources

Impact: Cause a Substantial Adverse Change in the Significance of an Archaeological Resource Pursuant to Section 15064.5 of the CEQA Guidelines. The project site is located in an active depositional setting, and buried archaeological (prehistoric) materials may be present in previously undisturbed native soils. As a result, it is possible that buried cultural resources could be present in native soils on the project site and disturbed during project construction.

At the completion of project construction, the proposed project would not result in further disturbance of native soils on the project site and, therefore, operation of the project would not result in a substantial adverse change in the significance of an archeological resource as defined in Section 15064.5 of the CEQA Guidelines.

Mitigation Measure 4.5.1

Archaeological Monitor and Native American Monitor.

Because there is some potential for buried prehistoric cultural resources in native soils on the project site, the construction contractor, as directed by the OUHSD Project Manager, will be required to have an archeological monitor and a Native American monitor on-site to monitor all rough and finish grading, excavation, and other ground-disturbing activities in native soils.

If cultural resources are encountered during disturbances in native soils, the archaeological monitor will be empowered to redirect construction away from the area of the find in order to assess its significance under the California Environmental Quality Act (CEQA). This may require the initiation of an archaeological testing program that would include the recordation of artifacts and controlled removal of the materials, as well as sampling of the area surrounding the find to delineate its horizontal and vertical extent. If the find is determined to be significant or is a unique archaeological resource as defined in CEQA, a data recovery program will be conducted to recover an

adequate sample from the site to mitigate any impacts by the project. The procedures for addressing the discovery of cultural resources during construction will be detailed in a Monitoring and Discovery Plan that will be executed prior to any ground-disturbing activities.

At the completion of all disturbances in native soils during project construction, the archeological monitor will provide a report documenting the monitoring conducted on the site, including discussion of any prehistoric cultural resources encountered during construction, how those resources were addressed and documented, any data recovery program, and where any artifacts were curated.

Impact: Disturb Any Human Remains, Including Those Interred Outside of Formal Cemeteries. There are no known human remains or burials on the project site, and none were documented on the site in the archival research and the field survey. Nonetheless, it is possible that previously unknown human burials or remains could be disturbed on site during project construction.

At the completion of project construction, the proposed project would not result in further excavation on the project site and, therefore, operation of the project would not result the disturbance of any human remains or burials.

Mitigation Measure 4.5.2. Human Remains. In the event human remains are encountered during construction on the project site, the construction contractor will be required to comply with the requirements of State Health and Safety Code (HSC) Section 7050.5. The construction contractor will be required to terminate all construction activities in the vicinity of the human remains and to immediately contact the Oxnard Union High School District (OUHSD) Project Manager. The OUHSD Project Manager must then immediately contact the Ventura County (County) Coroner to come to the site to assess the remains.

The State HSC states that no further disturbance shall occur until the County Coroner has made a determination of the origin and disposition of the remains pursuant to Public Resource Code (PRC) Section 5097.98. If the remains are determined to be Native American, the County Coroner will notify the Native American Heritage Commission (NAHC) within 24 hours, which will determine and notify a most likely descendant (MLD). With the permission of the OUHSD Project Manager, or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the

NAHC. The MLD will have the opportunity to offer recommendations for the disposition of the remains.

Impact: Directly or Indirectly Destroy a Unique Paleontological Resource or Site of Unique Geologic Feature. Based on the sensitivity and types of formations/units occurring or potentially occurring at the project site, ground-disturbing activities during construction of the proposed project have the potential to result in the destruction and removal of significant paleontological resources.

At the completion of project construction, the proposed project would not result in further disturbance of native soils on the project site and, therefore, operation of the project would not result the disturbance of any unique paleontological resources on the site.

In addition, the project site does not contain any rock outcrops or other unique geologic features. Therefore, construction and operation of the proposed project would not result in the destruction of any unique geologic features.

Mitigation Measure 4.5.3 Paleontological Resource Impact Mitigation Program (PRIMP). Prior to any ground-disturbing activities, the Oxnard Union High School District (OUHSD) Project Manager will require the construction contractor to have a Paleontological Resource Impact Mitigation Program (PRIMP) prepared by a qualified paleontologist. The OUHSD Project Manager will require the construction contractor to initiate implementation of the PRIMP at the beginning of ground disturbing activities.

The PRIMP will address and define the following specific activities and responsibilities:

- Full-time monitoring by a qualified paleontologist during all grading and excavation extending more than 10 feet (ft) below ground surface (bgs).
- Spot-check monitoring by a qualified paleontologist for all grading and excavation between 5 and 10 ft bgs to determine whether older sediments with a potential to contain paleontological resources are present.
- Procedures for the paleontological monitor to temporarily redirect construction away from an area if paleontological resources are encountered during grading or excavation in order to assess the significance of the find under the California Environmental Quality Act (CEQA) Guidelines.
- Procedures in the event paleontological resources are encountered when a paleontological monitor is not on site, including halting work in the immediate area of the find, contacting the paleontological monitor to assess the find

for significance, and collecting the find from the construction area if it is determined to be significant.

- Procedures for the paleontologist to make and implement recommendations as to whether or not monitoring should be required on a full-time basis beginning at a shallower depth in the event a significant find is located in sediments less than 10 ft bgs or if it is determined that older sediments with a potential to contain paleontological resources are present during spot check monitoring.
- Procedures for the handling of collected resources, including preparation to the point of identification (to the lowest taxonomic level possible); cataloging the resources; and curation of the resources into the permanent collection of an accredited scientific institution.
- Content and preparation of a final report to document the results of the monitoring program.

Cumulative Cultural Resources Impacts

Cultural Resources. The proposed project would not result in impacts to previously documented archeological and historic resources or human burials but could result in impacts to prehistoric resources or human remains as a result of disturbance of native soils during project construction.

Paleontological Resources. The project site and the surrounding area are within three formations/units that may contain fossils; two of those units have been identified as having high sensitivity for paleontological resources. Any paleontological resources unearthed in those formations/units could potentially be identified as significant. Grading and excavation for the project would potentially result in the unearthing of significant paleontological resources from one or more of those formations/units.

In addition, the grading and excavation for other projects and development in areas where these three formations/units occur also have the potential to result in the unearthing, removal, and possible destruction of significant paleontological resources from one or more of those formations/units. However, these project would be required to prepare and implement a PRIMP. In addition, scientific knowledge gained based on the study and evaluation of fossils potentially removed from the cited formations/units during construction of the cumulative projects would be beneficial effects of those projects.

Mitigation Measures 4.5.1–4.5.3 – See above.

Geology and Soils

Impact: Expose People or Structures to Potential Adverse Effects, Including the Risk of Loss, Injury, or Death Involving Strong Seismic Ground Shaking. Due to the proximity of the project site to the Simi-Santa Rosa Fault, strong ground motion associated with a large earthquake along this fault may occur at the project site. To mitigate the impacts of strong ground shaking, the proposed project would need to include recommendations based on a site-specific geotechnical report and compliance with the CBC.

Mitigation Measure 4.6.1 Incorporation of and Compliance with the recommendations in the Geotechnical Investigation Report. The Oxnard Union High School District (OUHSD) Project Manager shall ensure that all grading operations and construction shall be conducted in conformance with all applicable recommendations included in the geotechnical report for the project site that has been prepared by Koury Geotechnical Services, Inc., titled Geotechnical and Geological Engineering Investigation Report for the Camarillo Academy High School and Performing Arts Center, Fieldgate Drive and Las Posas Road, Camarillo, California (March 2013). Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant, including but not limited to those related to seismic safety and the remediation of hazards related to expansive soils, as summarized in a final written report, subject to review by the Division of the State Architect prior to commencement of grading activities.

Impact: Result in Substantial Soil Erosion or Loss of Topsoil. In order to reduce the potential for soil uplift, ground upheaval, and settlement related to the presence of expansive soils on the proposed project site, the topsoil below the building footings, and slabs, and exterior walkways would be removed and replaced with nonexpansive granular soil. Additional soil is required for backfill as a result of soil compaction and shrinkage (up to 15,000 cubic yards [cy] on the school site and 5,000 cy for the new roadways on the library parcel). The existing topsoil at the school site will be compacted and retained on site; however, it will no longer be available for agricultural use.

On the northern portion of the project site, a minor amount of topsoil would be lost to reconstruct the access road along the new southern boundary of the agricultural land (northern boundary of the school site). In addition, some topsoil loss would occur for construction vehicle access and relocation of the irrigation well. However, this disturbance would be temporary and would remain in agricultural production after project completion. During construction activities, the project site would be graded and excavated, soil would be exposed, and there would be an increased potential for soil erosion compared to existing

conditions. During a storm event, there is a potential for soil erosion to occur at an accelerated rate.

Once the project is completed, no additional loss of topsoil or erosion would occur, as there would be no exposed soils on the project site.

Mitigation Measure 4.9.1 (Hydrology and Water Quality) – See below.

Impact: Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

Liquefaction. Seismic Hazard Maps published by California Department of Mines and Geology (CDMG) indicate that the proposed project site is not located in an area within a potential liquefaction zone. Due to the remote possibility of liquefaction, the presence of mainly clayey soils in the upper 20 ft of the ground surface and the blow count recorded during sampling (physical measure of soil density), the potential for lateral spreading is very low. The school site would be overexcavated, nonexpansive granular soil such as sand would be imported from an off-site sand and gravel facility, and soils would be compacted to CBC requirements. Therefore, the potential for seismically induced ground failure, liquefaction, or lateral spreading to occur on the project site is very low.

Landslide Potential. The project site is relatively flat with a natural gradient of less than 2 percent. No evidence of previous landslide activity was observed on or in the immediate vicinity of the proposed project site. Therefore, the potential for landslides on or in the vicinity of the proposed project site is considered low.

Subsidence. Based on project site subsurface soil conditions, subsidence is considered a potential constraint for the project. The proposed project would comply with the recommendations in the geotechnical report for the project as well as the requirements of the CBC to reduce potential subsidence impacts.

Settlement/Collapse. Based on the samples obtained during the on-site field exploration, the soils beneath the proposed project site have a low potential for collapse. The proposed project would comply with the recommendations in the geotechnical report for the project, as well as the requirements of the CBC. Therefore, no significant settlement/soil collapse impacts would occur.

Mitigation Measure 4.6.1 – See above.

Cumulative Geological Impacts: There are no rare or special geological features or soil types on the project site that would be affected by project activities and no other known activities or projects with activities that affect the geology and soils of the proposed project site.

In addition, no reasonably foreseeable projects are located within the cumulative study area for geology and soils. All new building projects within the City of Camarillo and the County

of Ventura would be required to comply with the applicable State and local requirements, including, but not limited to, the CBC, and would be required to implement recommendations of a site-specific geotechnical report. Seismic impacts are a regional issue and are also addressed through compliance with applicable codes and design standards.

Mitigation Measure 4.6.1 – See above.

Hazards and Hazardous Materials

The following impacts were analyzed together:

- **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials during project construction.**
- **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment during project construction**
- **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mi of an existing or proposed school during project construction**

The Phase I Environmental Site Assessment (ESA) identified a groundwater irrigation well located on the project site, along with an associated diesel engine and a 1,000-gallon aboveground storage tank (AST) used to store diesel fuel. Implementation of Mitigation Measure 4.8.1 would ensure that prior to construction of the proposed school, the AST and associated piping would be removed and the irrigation well would be moved to the northern part of the agricultural parcel. Once the irrigation well is properly abandoned and the AST and piping are removed, they would not present a hazard to the use of the project site as a school.

The Phase I ESA documented a former irrigation well near the southeastern border of the project site. The former irrigation well is not anticipated to have the potential to have impacted the project site.

Based on previous environmental assessments conducted at the project site, it is not anticipated that hazardous materials would be encountered during construction. However, it is possible that unknown and undocumented hazardous materials could be uncovered during excavation activities.

Mitigation Measure 4.8.1 Well Abandonment and Aboveground Storage Tank (AST) Removal. Prior to site preparation and grading, the Oxnard Union High School District (OUHSD) Project Manager will confirm that the irrigation well on the project site has been properly abandoned and the AST and piping has been removed per applicable Ventura County Environmental Health Division (VCEHD) standards.

Mitigation Measure 4.8.2 Unknown Hazardous Materials. During construction activities, the Oxnard Union High School District (OUHSD) Project Manager shall immediately notify the Ventura County Fire Protection District (VCFPD), Health Hazardous Materials Division, if any unknown substances or potentially hazardous materials are encountered. The Ventura County Health Hazardous Materials Division Chief shall determine the appropriate procedures for handling and disposal of the materials in accordance with local, State, and federal regulations.

Hydrology and Water Quality

The following impacts were analyzed together:

- **Violate any water quality standards or waste discharge requirements during project construction.**
- **Otherwise substantially degrade water quality during project construction.**

During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion compared to existing conditions. In addition, chemicals, liquid products, petroleum products (such as paints, solvents, and fuels), and concrete-related waste may be spilled or leaked and have the potential to be transported via storm runoff into downstream receiving waters (i.e., Somis Drain, Calleguas Creek, Mugu Lagoon, and ultimately the Pacific Ocean).

The proposed project would comply with the requirements of the Construction General Permit and would be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and implement construction BMPs detailed in the SWPPP during construction activities to minimize erosion and prevent spills.

Due to the depth to groundwater (greater than 51.5 ft below ground surface [bgs]), it is not anticipated that the groundwater table would be encountered during excavation. However, perched groundwater may be encountered in localized areas during excavation and may require dewatering. In addition, relocation of the groundwater well to the northern boundary of the project site could require extraction of groundwater that would require discharge to the storm water system.

Mitigation Measure 4.9.1 National Pollutant Discharge Elimination System (NPDES) Construction Permit. Prior to start of construction, the Construction Contractor shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, Permit

No. CAS000002) (Construction General Permit) for the project. The Construction Contractor shall provide the Waste Discharge Identification Number to the Oxnard Union High School District (OUHSD) Project Manager to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented for the project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.

Mitigation Measure 4.9.2

National Pollutant Discharge Elimination System (NPDES) Groundwater Discharge Permit. Any groundwater dewatering activities during construction and well construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, Permit No. CAG994004) or subsequent permit. The Construction Contractor shall submit a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board (RWQCB) at least 45 days prior to the start of dewatering. In addition, the Construction Contractor shall comply with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges. Groundwater discharge shall not commence until the Los Angeles RWQCB's Executive Officer's written determination of eligibility for coverage under the permit is received.

The following impacts were analyzed together:

- **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site during project construction**
- **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site during project construction**

During construction activities, the project site would be graded and excavated soil would be exposed; there would be an increased potential for soil erosion compared to existing conditions. During a storm event, soil erosion and sedimentation could occur at an

accelerated rate. In addition, grading and construction activities would compact soil, and construction of structures would increase the impervious area, which can increase runoff.

Mitigation Measure 4.9.1 – See above.

Impact: Create or Contribute Runoff Water Which Would Exceed the Capacity of Existing or Planned Storm Water Drainage Systems or Provide Substantial Additional Sources of Polluted Runoff During Project Construction. Construction of the proposed project has the potential to introduce pollutants into the storm water drainage system from erosion, siltation, and accidental spills. In addition, grading and construction activities would compact soil, and construction of structures would increase impervious area, which can increase runoff during construction.

Dewatering of perched groundwater and relocation of the groundwater well could introduce groundwater containing high levels of total dissolved solids and other constituents to surface waters. The volume of groundwater discharged during construction would not be substantial and is not anticipated to exceed the capacity of downstream storm water drainage systems.

Mitigation Measures 4.9.1 and 4.9.2 – See above.

Cumulative Hydrology and Water Quality Impacts During Project Construction. Each of the cumulative projects, individually and cumulatively, could potentially increase the volume of storm water runoff and contribute to pollutant loading in storm water runoff reaching both the City's storm drain system and Calleguas Creek, resulting in cumulative impacts to hydrology and surface water quality. However, as with the proposed project, each of the cumulative projects would also be subject to NPDES and Municipal Separate Storm Sewer System (MS4) Permit requirements (Mitigation Measure 4.9.2). Each project would be required to develop a SWPPP and Storm Water Pollution Control Plan and would be evaluated individually to determine appropriate BMPs to minimize impacts to surface water quality. In addition, the City Department of Public Works reviews all development projects on a case-by-case basis to ensure that sufficient local and regional drainage capacity is available. Thus, the project's contribution to cumulative impacts to hydrology and surface water quality would be less than significant.

Mitigation Measures 4.9.1 and 4.9.2 – See above.

Noise

Impact: Exposure of Persons to or Generation of Noise Levels in Excess of Standards Established in the Local General Plan or Noise Ordinance, or Applicable Standards Of Other Agencies During Project Construction. Construction crew commutes and the transport of construction equipment and materials to the project site would incrementally increase noise levels on access roads leading to the site. Although there would be a relatively high single-event noise exposure potential when construction traffic passes through receptors along the access roads and causes intermittent noise nuisance, the effect on longer-term (hourly or daily) ambient noise levels would be minor.

In addition, noise would be generated during grading and paving on the project site. In addition, excavation and grading of the site tends to generate the highest noise levels because the noisiest construction equipment is earthmoving equipment.

The closest off-site receptor locations within the City include three churches and the Camarillo Library to the south and residential uses to the west and south. These closest noise-sensitive uses would be potentially exposed to construction noise exceeding 85 dBA L_{max} when construction activities occur near the project boundary. Construction of the proposed project would comply with the City's allowable construction hours. Once construction of the proposed project is completed, construction noise would cease.

Mitigation Measure 4.11.1 Construction Hours (Noise). During construction of the proposed project, the project contractors shall ensure that all construction activities occur within the hours of 7:00 a.m. to 7:00 p.m. on weekdays (Monday-Friday) and Saturdays, excluding Sundays and national holidays.

Mitigation Measure 4.11.2 Construction Equipment Mufflers. During all excavation and grading of the project site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

Mitigation Measure 4.11.3 Placement of Stationary Construction Equipment (Noise). During construction of the proposed project, the project contractors shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors located in the project vicinity.

Mitigation Measure 4.11.4 Placement of Construction Staging Areas (Noise). During construction of the proposed project, the project contractor shall locate equipment staging in areas that will create the greatest distance reasonably obtainable between construction-related noise sources and noise-sensitive receptors nearest the project site.

Impact: Substantial Temporary Increase in Ambient Noise Levels in the Project Vicinity Above Levels Existing Without the Project During Project Construction.

Maximum noise levels from proposed project-related construction activities could range up to 91 dBA L_{max} at a distance of 50 ft from the active construction area. Short-term construction-related noise levels would be higher than existing ambient noise levels, and therefore, construction activities would result in temporary increases in ambient noise levels in the project vicinity. However, construction would be limited to the hours specified in the City's Municipal Code.

Mitigation Measures 4.11.1–4.11.4 – See above.

Public Service and Utilities

Impact: Would the Project Require or Result in the Construction of New Wastewater Treatment or Collection Facilities or Expansion of Existing Facilities, the Construction of Which Could Cause Significant Environmental Effects During Project Operation.

The proposed project is estimated to generate 4,357 to 12,000 gallons of wastewater per day. It is anticipated that wastewater from the proposed project site would be treated by the CSD at the Camarillo Water Reclamation Plan (WRP). The Camarillo WRP is currently operating at approximately 53 percent of its design capacity. Although the project includes low-flow plumbing fixtures, some sewer line segments in Lewis Road may need to be replaced with larger pipes to accommodate the wastewater flows from the proposed project, based on previous collection flow estimates. CSD collects sewer fees for new connections and capital improvements to require new projects to pay for their fair share of the sewer capacity. However, because the proposed project is outside of CSD boundaries, the contributing flows from the school have not been anticipated, and the sewer line replacement in Lewis Road is not included in the City's current Capital Improvements Program. The CSD may require the upsizing to be completed by the OUHSD or other project developers in the Lewis Road area, or the CSD itself may construct the project. The CSD has not yet determined the most feasible method to achieve the upsizing of the sewer segments.

Mitigation Measure 4.13.1 Sewer Improvements. Prior to the start of construction, the Oxnard Union High School District (OUHSD) will complete a sewer study to determine which segments of the Camarillo Sanitary District's (CSD) collection system in Lewis Road need additional capacity to accommodate the proposed high school. The OUHSD will be required to pay for or otherwise participate in upsizing the sewer capacity of any segments identified that need additional capacity to accommodate the project. The CSD may require any upsizing necessary to be completed by the OUHSD or other project developers in the Lewis Road area, or the CSD itself may construct the project. The CSD has not yet determined the most feasible method to achieve the upsizing of the sewer segments.

1.2.4 Environmental Effects Significant Effects that Cannot be Mitigated to a Less Than Significant Level

The following summary describes the unavoidable adverse impacts of the proposed project where either mitigation measures were found to be infeasible, or mitigation would lessen impacts but not to a less than significant level. The OUHSD makes the finding that for each of the significant impacts identified in this section: *Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR [CEQA Guidelines Section 15091(a)(3)].* The adverse impacts presented below would remain significant and unavoidable.

Agricultural Resources

Impact: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), As Shown on the Maps Prepared Pursuant to the Farmland Mapping And Monitoring Program of the California Resources Agency, to Nonagricultural Use. The project would result in a temporary loss of farm uses directly adjacent to the project site during the 2 years of project construction. This impact is considered less than significant due to its temporal nature. However, the proposed project would result in a permanent loss of 19.36 ac of Prime Farmland and 8.3 ac of Farmland of Statewide importance. These impacts are considered significant and adverse due to the resource value placed on farmlands of these designations.

No Feasible Mitigation: Unlike a city or a county, the OUHSD, the CEQA Lead Agency, has no land use authority. As such, the OUHSD is subject to development rules and regulations like any private developer under the City (for the school construction) and the County (for the remainder of the parcel). Therefore, the OUHSD would be required to participate in any kind of agricultural preservation and mitigation programs or banks that are available both at the City or County level. Neither the City nor the County utilizes a banking or fee approach to mitigate impacts to agricultural soils or lands. Both use in-situ preservation policies (such as the Save Open Space and Agricultural Resources [SOAR] Ordinance) to ensure that the reduction of agricultural soils and lands is inhibited or discouraged. These types of mitigation are directed at reducing or slowing further loss to a resource acre for acre, but not really offsetting an actual loss of a resource. It should be noted that the loss of a nonrenewable resource such as Prime Farmland soil is not really mitigated by purchasing or preserving soil elsewhere, as there would still be a net loss of the resource. Even purchasing lands inside the City Urban Restriction Boundary (CURB)/SOAR area would not really mitigate because the lands are already protected by the CURB/SOAR policies. However, the possibility of purchasing an agricultural easement on land that is currently farmed but available for conversion could provide mitigation; again, it is only a preservation measure to avoid further loss of a resource, not offsetting the loss of the agricultural lands due to the project. In addition, the financial limitations of the OUHSD and its opportunities to purchase lands that would not be used for a school are quite limited, and Measure H is strictly designated for high school improvements and construction of two high schools. Thus, the opportunity from a financial perspective coupled with available lands to the OUHSD make the agricultural easement purchase option untenable.

The only way for the OUHSD to mitigate the impact is to choose a project site elsewhere that does not have farmland and agricultural operations. Off-site alternatives were considered and are discussed in Chapter 5.0. However, no alternative sites are feasible for the proposed project, as discussed in Chapter 5.0. Therefore, the proposed project would have a significant, unavoidable impact to loss of Prime Farmland and Farmland of Statewide Importance.

Cumulative Agricultural Impacts. While the loss of 28 ac of agricultural land is small by percentage of total agricultural land in the County (122,492 ac), the loss is permanent and contributes to an overall loss of agricultural resources in the County. Therefore, the proposed

project's contribution to cumulative loss of valued agricultural lands countywide is considered an unavoidable and significant impact on a cumulative basis as well as on a project-specific basis.

Air Quality

The following impacts were analyzed together:

- **Result in a significant adverse impact if it violates any air quality standard or contributes substantially to an existing or project air quality violation during project construction.**
- **Would the project result in a significant adverse impact if it results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State AAQS including releasing emissions which exceed quantitative thresholds for O₃ precursors during project construction.**
- **Would the project result in a significant adverse impact if it exposes sensitive receptors to substantial pollutant concentrations during project construction.**

Fugitive dust emissions would occur during construction of the proposed project as a result of land clearing and grading and the exposure of soils to the air and wind. The VCAPCD recommends minimizing fugitive dust, especially during grading and excavation operations, rather than quantifying fugitive dust emissions. The amounts of dust that would be generated during construction of the proposed project would vary substantially, depending on the level of activity, the specific construction operations, and weather conditions on any given day during construction. To mitigate fugitive dust emissions, projects within Ventura County are required to comply with VCAPCD Rule 55 for the control of fugitive dust during construction. In addition, the project is subject to State requirements to mitigate fugitive dust emissions.

Project-related construction emissions would exceed the VCAPCD emission thresholds for NO_x during the site preparation phase and for ROG during the architectural coating phase. Project construction would result in 111 pounds (lbs)/day of NO_x, which substantially exceeds the VCAPCD threshold of 25 lbs/day. The NO_x threshold would be exceeded because the large number of pieces of construction equipment used in that phase would release large quantities of NO_x in the vehicle exhaust. Project construction would result in 130 lbs/day of ROG, which would also substantially exceed the VCAPCD threshold of 25 lbs/day. As a result, construction of the proposed project would result in significant adverse short-term air quality impacts due to exceedences of the NO_x and ROG thresholds. While the emissions of ROG and NO_x during construction would exceed the VCAPCD thresholds, these pollutants are gaseous and disperse immediately into the atmosphere and due to atmospheric chemistry are quickly transformed into ozone. The levels of ROG, NO_x, or ozone at sensitive receptors in the vicinity of the project would be equivalent to the ambient levels of the region.

The short-term NO_x emissions could be reduced by requiring the use of newer construction equipment with better emission controls or older equipment with emission controls retrofitted, or by reducing the amount of equipment used on any given construction day. In addition, adherence to VCAPCD recommendations specified in Mitigation Measure 4.3.3 would reduce NO_x emissions. However, it is not feasible to reduce the 111 lbs/day of NO_x to less than the 25 lbs/day threshold by any one or more of these options. Even if all the construction equipment conformed to the United States Environmental Protection Agency's (EPA's) Tier 3 specification, the peak grading day NO_x emissions would still be 50 lbs/day, or twice the threshold. If all equipment conformed to the EPA's Tier 4 final specification, the NO_x emissions would be less than the 25 lbs/day threshold; as this equipment is not yet available, this conformance is not feasible at this time.

The ROG threshold would be exceeded during the application of architectural coatings due to the large amount of ROG emissions that would occur as the coatings are sprayed on and cured. While high-volume low-pressure application techniques can reduce these emissions below the level of emissions used in traditional application techniques, it is not feasible to reduce the 130 lbs/day of ROG to less than 25 lbs/day.

Mitigation Measure 4.3.1 Ventura County Air Pollution Control District Rule 55.

During all site preparation, clearing, grading, earthmoving, excavation, and construction, the construction contractor will be required to comply with the provisions of Ventura County Air Pollution Control District (VCAPCD) Rule 55, Fugitive Dust (adopted June 6, 2008). VCAPCD Rule 55 requires compliance with following:

1. **Visible Dust Beyond the Property Line:** No person shall cause or allow the emissions of fugitive dust from any applicable source such that the dust remains visible beyond the midpoint (width) of a public street or road adjacent to the property line of the emission source or beyond 50 feet (ft) from the property line if there is not an adjacent public street or road.
2. **Opacity:** No person shall cause or allow the emissions of fugitive dust from any applicable source such that the dust causes 20 percent opacity or greater during each observation and the total duration of such observations (not necessarily consecutive) is a cumulative 3 minutes or more in any 1 hour. Only opacity readings from a single source shall be included in the cumulative total used to determine compliance.
3. **Track-Out**
 - a. No person shall allow track-out to extend 25 ft or more in length unless at least one of the following three control measures is utilized:
 - 1) **Track-Out Area Improvement:** Pave or apply chemical stabilization at sufficient concentration

and frequency to maintain a stabilized surface starting from the point of intersection with public paved surface, and extend for a centerline distance of at least 100 ft with an acceptable width to accommodate traffic ingress and egress from the site.

- 2) **Track-Out Prevention:** Check and clean the undercarriage and wheels on all vehicles before leaving unpaved surface or install a properly functioning and well-maintained track-out control device(s) that prevents track-out of soil onto paved public roads.
- 3) **Track-Out Removal:** Remove track-out from pavement as soon as possible but no later than 1 hour after it has been deposited on the paved road. If a street sweeper is used to remove any track-out, only particulate matter less than 10 microns in diameter (PM₁₀) efficient street sweepers certified to meet South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements shall be used. The make and model information and certification documentation of any sweeper used shall be made available upon request.
 - b. Notwithstanding the preceding, all track-out shall be removed at the conclusion of each workday or evening shift subject to the same condition regarding PM₁₀ efficient street sweepers as outlined in Subsection B.3.a.iii. The use of blowers for removal of track-out is expressly prohibited under any circumstances.
4. **Earth-moviug:** During earth-moving operations, no person shall engage in earth-moving activities in a manner that creates visible dust emissions over 100 ft in length.
5. **Truck Hauling:** No person (including facility or site operator) shall load or allow the loading of bulk materials or soil onto outbound trucks unless at least one of the following dust prevention techniques is utilized:
 - a. Use properly secured tarps or cargo coverings that cover the entire surface area of the load or use a container-type enclosure.
 - b. Maintain a minimum of 6 inches of freeboard below the rim of the truck bed where the load touches the sides of the cargo area and insure that the peak of the load does not extend above any part of the upper edge of the cargo area.
 - c. Water or otherwise treat the bulk material to minimize loss of material to wind or spillage.
 - d. Other effective dust prevention control measures.

Mitigation Measure 4.3.2

Fugitive Dust. During all site preparation, clearing, grading, earth moving, excavation, and construction, the construction contractor will be required to implement the following measures to reduce and minimize fugitive dust emissions:

1. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust.
2. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water (preferably reclaimed, if available) should penetrate sufficiently to minimize fugitive dust during grading activities.
3. Fugitive dust produced during grading, excavation, and construction activities shall be controlled by the following activities:
 - a. All trucks shall be required to cover their loads as required by California Vehicle Code Section 23114.
 - b. All graded and excavated material, exposed soil areas, and active parts of the construction site, including unpaved on-site roads, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be provided as often as necessary, and reclaimed water shall be used whenever possible.
4. Graded and/or excavated inactive areas of the construction site shall be monitored by the Project Construction Supervisor or a representative at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally safe dust control materials, shall be periodically applied to parts of the construction site that are inactive for over 4 days. If no further grading or excavation operations are planned for an area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally safe dust suppressants to prevent excessive fugitive dust.
5. Signs shall be posted on site limiting traffic to 15 miles per hour (mph) or less.
6. During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earthmoving, and excavation operations shall be curtailed to the degree necessary to prevent

fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off- or on-site. The site superintendent/supervisor shall use his/her discretion in conjunction with the Ventura County Air Pollution Control District (VCAPCD) in determining when winds are excessive.

7. Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.
8. Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.

Mitigation Measure 4.3.3

Ozone Precursors. During the operation of construction equipment for site preparation, clearing, grading, earth moving, excavation, and construction, the construction contractor will be required to implement the following measures to reduce and minimize ozone precursor emissions from construction motor vehicles, engines, and generators:

1. Minimize equipment idling time.
2. Maintain equipment engines in good condition and in proper tune as per manufacturers' specifications.
3. Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time.
4. Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electricity, if feasible.

Cumulative Air Quality Impacts During Project Construction. During construction, the project would temporarily contribute criteria pollutants to the area above VCAPCD's thresholds. Other projects in the area may be under construction at the same time as the proposed project. The concurrent construction of two or more projects would generate fugitive dust and equipment emissions that could result in substantial short-term increases in air pollutants in the local area. Each project would be required to comply with the VCAPCD's standard construction measures required in Rule 55 and would comply with State requirements and VCAPCD's recommended mitigation measures specified in Mitigation Measures 4.3.2 and 4.3.3. However, because the proposed project itself would result in a significant adverse air quality impact during construction related to ROG and NO_x that cannot be mitigated to below a level of significance, it would also potentially contribute to a significant short-term cumulative adverse air quality impact in the project area.

No Feasible Mitigation. Because there is no feasible mitigation available to reduce the construction-related ROG and NO_x impacts of the project to below a level of significance,

there is no mitigation that would reduce the project contribution to cumulative short-term adverse air quality impacts to below a level of significance.

1.3 ALTERNATIVES TO THE PROPOSED PROJECT

CEQA requires that an EIR describe a reasonable range of alternatives to the proposed project or to its location that could feasibly attain most of the basic project objectives, but would avoid or substantially lessen any of the significant effects, and that it evaluate the comparative merits of each of the alternatives. Section 15126.6(b) of the CEQA Guidelines states that the “. . . discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.” The following section discusses the project alternatives that were considered and analyzed in the EIR and summarizes the consistency of these alternatives with the objectives of the proposed project.

1.3.1 Alternative Sites Screening

At the request of LAFCO and the City, the OUHSD commenced a screening of potential alternative sites within the targeted enrollment area for the school (generally zip codes 93010, 93012, and 93066) in July 2012 with assistance from the County of Ventura Geographic Information System (GIS) Department, LAFCO and the City of Camarillo.

An evaluation of 94 potential sites throughout the City and its contiguous area in unincorporated Ventura County was completed based on 22 site criteria based on CDE and OUHSD requirements. The vast majority of the sites were rejected based on safety issues or development constraints such as access and developable land. Based on this analysis, the OUHSD Board of Trustees selected the proposed project site as the preferred location for the CAHS+PAC at its regular February 27, 2013. The City of Camarillo City Council selected the proposed project site as the preferred site for the CAHS+PAC on March 13, 2013.

In consultation with LAFCO and the City, the OUHSD agreed that this EIR would evaluate five of the alternative sites considered as part of the original 94 potential sites. The five alternative sites were rejected because they have substantial environmental constraints and did not meet the required CDE and OUHSD criteria for a high school and performing arts center.

1.3.2 On-Site Alternatives Initially Considered But Rejected From Further Consideration

In addition to the alternative sites screening, on-site alternatives were evaluated. An Existing General Plan or Existing Zoning alternative was not considered in this EIR because a high school and or performing arts center would not be consistent with the County's General Plan designation or zoning. A Reduced Project Alternative was not considered in this EIR because the proposed project has already been reduced to below the CDE-recommended criteria for acreage per student. CDE recommends 96.5 square feet (sf) per pupil at the high school level for a 1,000 student high

school. The area per pupil varies depending on the size of the school, with a minimum of 91 sf per pupil in grades 9–12. Based on CDE’s formula, the recommended minimum acreage for 1,000 students is 31 ac.¹

The alternatives considered but rejected from further consideration consist of: (1) a two-story school on the project site; and (2) a high school without the PAC.

1.3.3 Alternatives Under Consideration

Section 21100 of the Public Resources Code and Section 15126 of the CEQA Guidelines require an EIR to identify and discuss a No Project Alternative and a reasonable range of alternatives to the proposed project that would feasibly attain most of the basic objectives of the project and would avoid or substantially lessen any of the significant environmental impacts. Based on the criteria listed above, there are no alternatives considered that have the potential to feasibly attain most of the basic objectives of the project but that may avoid or substantially lessen any of the significant impacts of the project that have not been rejected based on CDE requirements or OUHSD and City concerns. Therefore, the only alternative considered is the No Project Alternative.

No Project/No Development Alternative

Description. Consistent with Section 15126.6 of the CEQA Guidelines, the No Project/No Development Alternative is the existing condition of the project site at the time the NOP was published. The setting of the site at the time the NOP was published is described throughout Chapter 4.0 of this EIR with respect to individual environmental issues and forms the baseline of the impact assessment of the proposed project. This alternative represents the environmental conditions that would exist if no new development of any kind were to occur on the project site. The No Project/No Development Alternative anticipates that the existing agricultural activities would continue to operate without the development of new buildings, multipurpose athletic field, and/or supportive infrastructure for high school and performing arts uses. In addition, no students would be redistributed to a new high school onsite.

It is assumed that new construction of a high school in the Camarillo area funded by Measure H would be delayed or would not occur. Therefore, continued pressure to accommodate enrollment increases at schools within the OUHSD (primarily Adolfo Camarillo High School and Rio Mesa High School) is anticipated to occur in the future. Nominal increases in enrollment could be accommodated through careful scheduling of classrooms and other facilities in order to maximize the use of the existing high school campuses within the OUHSD, although these efforts could add to the existing problem of classroom overcrowding. Portable classrooms at these facilities would be maintained and additional portable classrooms be needed, which would reduce parking or field areas. In addition, no academy-formatted curriculum school with a focus on arts, engineering and technology would be available.

¹ CDE’s *Guide to School Site Analysis and Development* (2000), <http://www.cde.ca.gov/ls/fa/sf/schoolsiteguide.asp>, accessed March 14, 2013.

The project site is currently designated Agriculture in the Ventura County General Plan and is zoned Agricultural Exclusive. The Agriculture designation is applied to irrigated lands used with the potential to be used for the cultivation of crops and/or the raising of livestock. The No Project/No Development Alternative would not further the intent of the site designation, as no new agricultural land would be established; however, this alternative would not conflict with, i.e., would be consistent with, the General Plan designation and would not require a General Plan Amendment nor zone change.

Environmental Analysis. The No Project/No Development Alternative assumes that the existing conditions on site would remain unchanged. The existing project site is comprised of approximately 77.3 ac of agricultural land, approximately 70 ac of which is under production, and includes small portions of the Camarillo Public Library, Mar Vista Drive and Las Posas Road. There would be no impacts to: aesthetics, agricultural resources, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology and water quality, land use and planning, noise, and population and housing.

- **Air Quality.** There would be no short-term construction air quality impacts. No new air quality emissions would be generated by long-term vehicular emissions accessing the project site, since the development of the high school and PAC is not proposed. However, the incremental increase in number of vehicle trips that would occur at the existing high school campuses would increase long-term vehicular emissions on a cumulative basis in the area.
- **Hazards and Hazardous Materials.** The agricultural use would continue to utilize the existing irrigation well which is powered by diesel fuel from an onsite aboveground storage tank and associated piping. Pesticides would continue to be used on the site. There would be the potential for hazardous materials releases from the agricultural operation.
- **Public Services and Utilities.** The No Project/No Development Alternative would not require new electrical, natural gas, fiber optic, drainage, water or wastewater connections and facilities. It would continue to utilize groundwater for crop irrigation.
- **Recreation.** The No Project/No Development Alternative would not impact recreational facilities, but would not provide new recreational facilities available for public use.
- **Transportation and Traffic.** Because increases in enrollment would occur at other high school campuses within the OUHSD, the associated incremental increase in number of vehicle trips would occur at these campuses as well. Therefore, this alternative would result in an increase in vehicular traffic trips compared with existing conditions. The increase in vehicular traffic trips may result in localized intersection impacts.

Overview of Potential Impacts/Comparison to Proposed Project. Traffic impacts and related operational air quality would be incrementally greater than existing conditions but less than those that would occur with implementation of the proposed project.

The No Project/No Development Alternative would avoid the project-related significant effects as a result of construction air quality emissions, since this alternative is not expected to involve any grading or use of construction equipment on site. The No Project/No Development Alternative would also avoid the significant effect with regard to the loss of farmland including Prime farmland and Farmland of Statewide Importance, since there would be no change in the existing lease agreement between the OUHSD and Peltzer Farms. This alternative does not, however, afford long-term protection to the agricultural use of the site. Other project impacts, while not significant, would be further reduced or eliminated under this alternative, including potential cultural resources, paleontological resources, and biological resources impacts; however, the No Project/No Development Alternative would use more water than the proposed project, even with additional students at the existing high schools in the future. Overall, the No Project/No Development Alternative would be environmentally superior to the proposed project.

Project Objectives. The No Project/No Development Alternative would not achieve Project Objectives 1 through 8.

Without the proposed project improvements, the OUHSD would not be able to offer new high school facilities to meet community needs for academic instruction, musical and theatrical expression, and physical education at the high school level. The No Project/No Development Alternative would not accommodate projected long-term growth in student enrollment, nor would it meet the facility needs identified in Measure H.

1.4 GENERAL FINDINGS

- The plans for the project have been prepared and analyzed so as to provide for public involvement in the planning and CEQA processes.
- To the degree that any impacts described in the Final EIR are perceived to have a less than significant effect on the environment or that such impacts appear ambiguous as to their effect on the environment as discussed in the Draft EIR, the OUHSD has responded to key environmental issues and has incorporated mitigation measures to reduce or minimize potential environmental effects of the proposed project to the maximum extent feasible.
- Comments regarding the Draft EIR received during the public review period have been adequately responded to in written Responses to Comments attached to the Final EIR. Any significant effects described in such comments were avoided or substantially lessened by the standard conditions and mitigation measures described in the Final EIR.
- The analysis contained in the Draft EIR and Final EIR of the environmental effects and mitigation measures represents the independent judgment and analysis of the OUHSD.

EXHIBIT __

**STATEMENT OF OVERRIDING CONSIDERATIONS
CAMARILLO ACADEMY HIGH SCHOOL + PERFORMING ARTS CENTER**

A. Introduction

The Oxnard Union High School District (District) is the Lead Agency under CEQA for preparation, review and certification of the Final EIR for the project. As the Lead Agency, the District is also responsible for determining the potential environmental impacts of the proposed action and which of those impacts are significant, and which can be mitigated through imposition of mitigation measures to avoid or minimize those impacts to a level of less than significant. CEQA then requires the Lead Agency to balance the benefits of a proposed action against its significant unavoidable adverse environmental impacts in determining whether or not to approve the proposed project. In making this determination the City is guided by CEQA Guidelines Section 15093 which provides as follows:

- *CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, of a proposal of a proposal (sic) project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."*
- *When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.*
- *If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.*

In addition, Public Resources Code Section 21081(b) requires that where a public agency finds that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in an EIR and thereby leave significant unavoidable effects, the public agency must also find that overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects of the project.

Pursuant to Public Resources Code Section 21081 (b) and the State CEQA Guidelines Section 15093, the District has balanced the benefits of the proposed project against the following unavoidable adverse impacts associated with the proposed project and has adopted all feasible mitigation measures with respect to these impacts. The District also has examined alternatives to the proposed project, none of which both meet the project objectives and is environmentally preferable to the proposed project for the reasons discussed in the Findings and Facts in Support of Findings.

The Oxnard Union High School District Board of Trustees, acting as Lead Agency, and having reviewed the Final EIR for the Camarillo Academy High School + Performing Arts Center project, and reviewed all written materials within the District's public record and heard all oral testimony presented at public hearings, adopts this Statement of Overriding Considerations, which has balanced the benefits of the

project against its significant unavoidable environmental impacts in reaching its decision to approve the project.

B. Significant Unavoidable Adverse Environmental Impacts

Although most potential significant project impacts have been substantially avoided or mitigated, as described in the Findings and Facts in Support of Findings, there remain some project impacts for which complete mitigation is not feasible. For some impacts, mitigation measures were identified and adopted by the Lead Agency, however, even with implementation of the measures, the District finds that the impact cannot be reduced to a level of less than significant. For other impacts, no feasible mitigation measures were identified and no feasible alternatives were identified that would avoid or minimize these impacts. The impacts are described below and were also addressed in the Findings.

The Final EIR identified the following unavoidable adverse impacts of the proposed Project:

1. Construction Air Quality

Construction emissions from the project would exceed the Ventura County Air Pollution Control District (VCAPCD) daily emissions thresholds for nitrous oxide (NO_x) and reactive organic compounds (ROC). Mitigation measures would be required to reduce NO_x, ROC emissions; however, even with implementation of all available mitigation measures, project impacts related to construction emissions would remain significant and unavoidable.

2. Farmlands

The proposed project would result in a permanent loss of 19.36 ac of Prime Farmland and 8.3 ac of Farmland of Statewide importance. These impacts are considered significant and adverse due to the resource value placed on farmlands of these designations. The only way for the District to mitigate the impact to farmlands is to choose a project site elsewhere that does not have farmland and agricultural operations. Off-site alternatives were considered; however, no alternative sites are feasible for the proposed project. Therefore, the proposed project would have a significant unavoidable adverse impact to loss of Prime Farmland and Farmland of Statewide Importance.

C. Public Benefits

The Oxnard Union High School District, in balancing the specific economic, legal, social, technological, and other benefits of the proposed Camarillo Academy High School + Performing Arts Center project, has determined that the unavoidable adverse environmental impacts identified above are considered acceptable due to the following specific considerations that outweigh the unavoidable, adverse environmental impacts of the proposed project.

1. The proposed project responds to the community's decision, as reflected in Measure H, that a new high school should be constructed in the Camarillo or Somis area.
2. The proposed project would provide a Performing Arts Center that can be used for community events
3. The proposed project will satisfy all of the following objectives:
 - Reduce overcrowding at existing OUHSD high schools.

- Provide high school facilities to serve the students in Camarillo and Somis within their own community.
 - Provide a high school that can accommodate up to 1,000 students.
 - Provide a Performing Arts Center for school programs and community enrichment.
 - Implement Measure H funded school improvements by constructing new facilities.
 - Provide a project-based curriculum in the context of three enrichment themes to meet both the California State University and the University of California entrance requirements. The three themed focus areas are Arts and Media, Design and Engineering, and Science and Biomedical.
 - Provide technical hands-on training and work-based learning that create real-world connections between high school, college, and careers.
 - Provide sustainable school facilities and extend the learning environments from ground-level classrooms outdoors into the landscape to encourage a commitment to environmental stewardship.
4. Significant and unavoidable air quality impacts resulting from construction of the proposed project would be limited to the temporary grading and construction phase of the proposed project.

On balance, the Oxnard Union High School District Board of Trustees finds that there are specific considerations associated with the proposed project that serve to override and outweigh the project's significant environmental impacts and the existence of an environmentally superior alternative (No Project Alternative) that does not meet any of the project objectives. The Oxnard Union High School District Board of Trustees further finds that all feasible mitigation measures identified in the Final EIR have been and will be implemented with the Project. Therefore, any significant unavoidable adverse effects remaining after implementation of mitigation measures is acceptable due to the above stated specific economic, social, and other considerations, based upon the facts set forth above, in the Final EIR, and in the public record of the consideration of this Project.

LAFCo 13-07S1

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF CAMARILLO SPHERE
OF INFLUENCE AMENDMENT – CAMARILLO ACADEMY
HIGH SCHOOL**

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

WHEREAS, a written request has been filed with the Executive Officer of LAFCo pursuant to Government Code Section 56428 for the amendment of the City of Camarillo (City) sphere of influence; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the sphere of influence amendment including, but not limited to, testimony at the public hearing on October 16, 2013 and the LAFCo Staff Report and recommendation; and

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.

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 October 16, 2013 are adopted.
- (2) The Commission has considered the criteria set forth in Government Code §56425(e) and determines as follows:

The present and planned land uses in the area, including agricultural and open space lands.

The present land use within the area subject to the sphere of influence amendments is agriculture. The planned use for the area is a 1,000-student high school and performing arts center.

The present and probable need for public facilities and services in the area.

The area is currently used for agriculture, thus there is no present need for urban services. However, because the reorganization associated with the sphere of influence amendment is to allow for the development of an approved high school, there is a probable need for public facilities and services in the area.

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

As discussed in the staff report, the City has demonstrated that it and the other affected agencies have or will have the facilities and the capacity to provide a full range of urban services to the proposed high school.

The existence of any social or economic communities of interest in the area that the Commission may determine are relevant to the agency.

No information has been received to indicate that the sphere of influence amendment would adversely affect any social or economic communities of interest.

- (3) The sphere of influence amendment for the City is hereby approved to include the area shown as generally depicted on Exhibit A attached hereto.
- (4) 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 City amended consistent with this action.
- (5) The Commission certifies that it has reviewed and considered the information contained in the environmental impact report entitled “Camarillo Academy High School + Performing Arts Center” prepared for the Oxnard Union High School District and dated May 2013.
- (6) The Commission hereby adopts the lead agency’s findings (Attachment 8 of the Staff Report), Statement of Overriding Considerations (Attachment 9 of the Staff Report), and Mitigation Monitoring and Reporting Program.
- (7) The Commission directs staff to file a Notice of Determination in accordance with CEQA Guidelines § 15094 and § 15096(i).
- (8) This sphere of influence amendment approval shall not become effective until a Certificate of Completion has been recorded for “LAFCo 13-07 City of Camarillo Reorganization – Camarillo Academy High School (Parcels A-C)”.

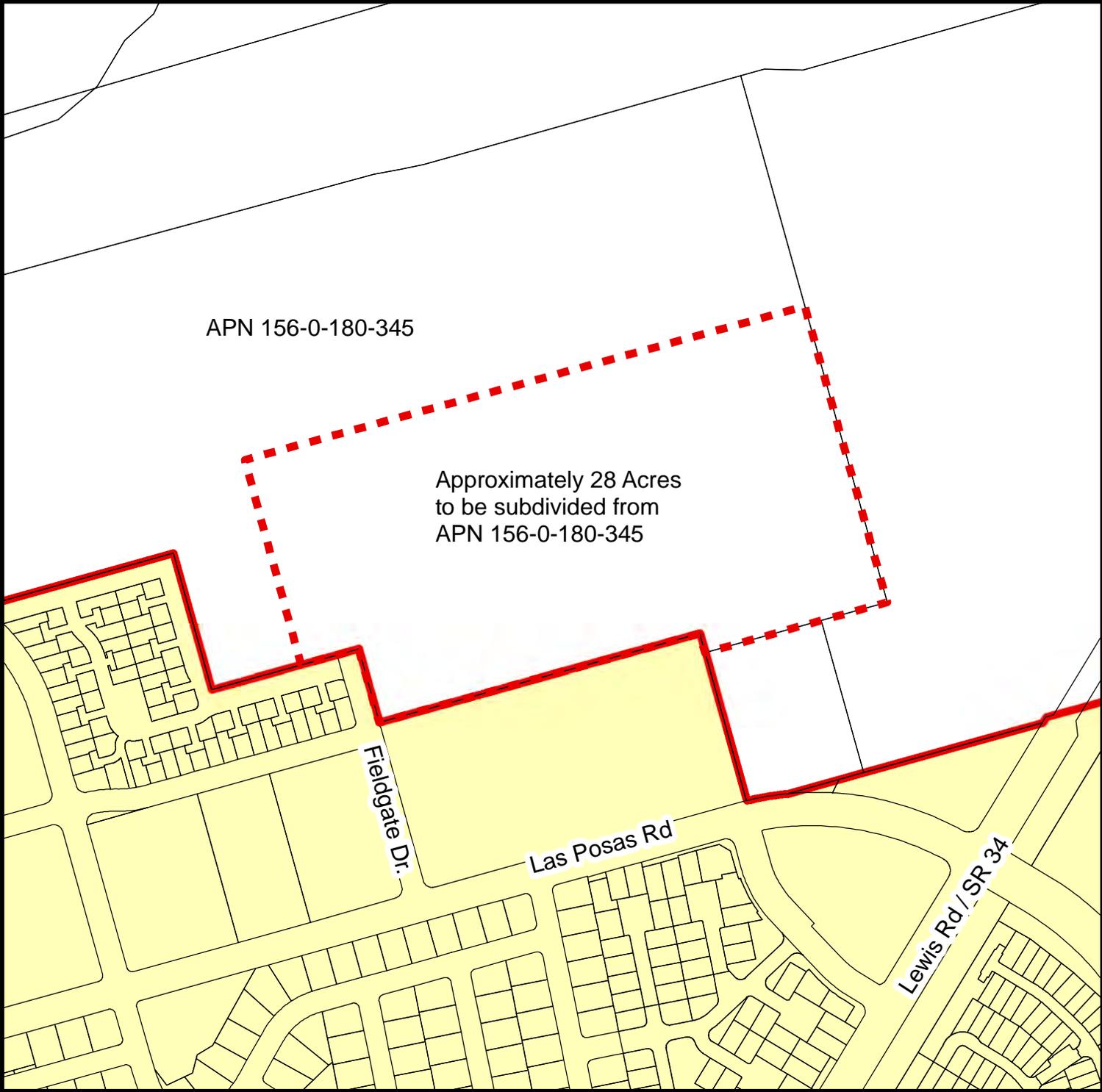
This resolution was adopted on October 16, 2013.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Dandy	<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 Ford-McCaffrey	<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"/>
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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 Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Freeman	<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"/>

Dated: _____
Chair, Ventura Local Agency Formation Commission

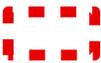
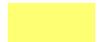
Attachments: Exhibit A

Copies: City of Camarillo
Ventura County Surveyor
Ventura County Planning



LAFCo 13-07S1 City of Camarillo
 Sphere of Influence Amendment -
 Camarillo Academy High School

Legend

-  13-07S1: Area Proposed to be Included in City of Camarillo Sphere of Influence
-  City of Camarillo Sphere of Influence - Existing
-  City of Camarillo Boundary - Existing



LAFCo 13-07S2

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CAMARILLO SANITARY
DISTRICT SPHERE OF INFLUENCE AMENDMENT –
CAMARILLO ACADEMY HIGH SCHOOL**

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

WHEREAS, a written request has been filed with the Executive Officer of LAFCo pursuant to Government Code Section 56428 for the amendment of the Camarillo Sanitary District (District) sphere of influence; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the sphere of influence amendment including, but not limited to, testimony at the public hearing on October 16, 2013 and the LAFCo Staff Report and recommendation; and

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.

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 October 16, 2013 are adopted.
- (2) The Commission has considered the criteria set forth in Government Code §56425(e) and determines as follows:

The present and planned land uses in the area, including agricultural and open space lands.

The present land use within the area subject to the sphere of influence amendments is agriculture. The planned use for the area is a 1,000-student high school and performing arts center.

The present and probable need for public facilities and services in the area.

The area is currently used for agriculture, thus there is no present need for urban services. However, because the reorganization associated with the sphere of influence amendments is to allow for the development of an approved high school, there is a probable need for public facilities and services in the area.

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

As discussed in the Staff Report, it has been demonstrated that the District has or will have the facilities and the capacity to provide wastewater services to the proposed high school.

The existence of any social or economic communities of interest in the area that the Commission may determine are relevant to the agency.

No information has been received to indicate that the sphere of influence amendment would adversely affect any social or economic communities of interest.

- (3) The sphere of influence amendment for the District is hereby approved to include the area shown as generally depicted on Exhibit A attached hereto.
- (4) 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 District amended consistent with this action.
- (5) The Commission certifies that it has reviewed and considered the information contained in the environmental impact report entitled “Camarillo Academy High School + Performing Arts Center” prepared for the Oxnard Union High School District and dated May 2013.
- (6) The Commission hereby adopts the lead agency’s findings (Attachment 8 of the Staff Report), Statement of Overriding Considerations (Attachment 9 of the Staff Report), and Mitigation Monitoring and Reporting Program.
- (7) The Commission directs staff to file a Notice of Determination in accordance with CEQA Guidelines § 15094 and § 15096(i).
- (8) This sphere of influence amendment approval shall not become effective until a Certificate of Completion has been recorded for “LAFCo 13-07 City of Camarillo Reorganization – Camarillo Academy High School (Parcels A-C)”.

This resolution was adopted on October 16, 2013.

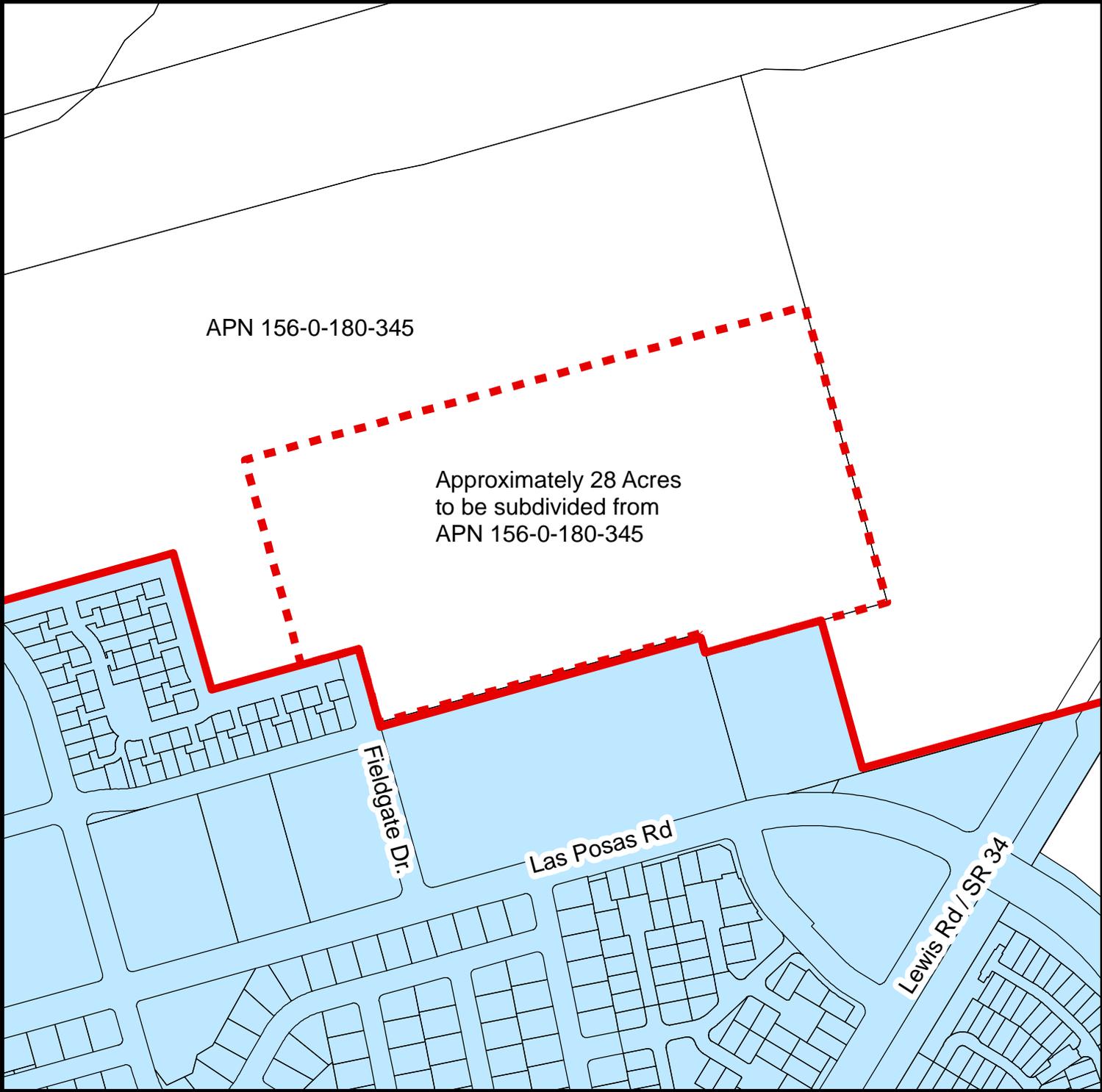
	AYE	NO	ABSTAIN	ABSENT
Commissioner Dandy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Long	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ford-McCaffrey	<input type="checkbox"/>	<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 Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Freeman	<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"/>

Dated: _____
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: City of Camarillo
Camarillo Sanitary District
Ventura County Surveyor
Ventura County Planning

LAFCo 13-07S2
Camarillo Sanitary District SOI Amendment – Camarillo Academy High School
Resolution of Approval
October 16, 2013
Page 3 of 3



LAFCo 13-07S2 Camarillo Sanitary District
Sphere of Influence Amendment -
Camarillo Academy High School



Legend

-  13-07S2: Area Proposed to be Included in Camarillo Sanitary District Sphere of Influence
-  Camarillo Sanitary District Sphere of Influence - Existing
-  Camarillo Sanitary District Boundary - Existing

LAFCo 13-07S3

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE PLEASANT VALLEY
RECREATION AND PARK DISTRICT SPHERE OF
INFLUENCE AMENDMENT – CAMARILLO ACADEMY
HIGH SCHOOL**

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

WHEREAS, a written request has been filed with the Executive Officer of LAFCo pursuant to Government Code Section 56428 for the amendment of the Pleasant Valley Recreation and Park District (District) sphere of influence; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the sphere of influence amendment including, but not limited to, testimony at the public hearing on October 16, 2013 and the LAFCo Staff Report and recommendation; and

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.

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 October 16, 2013 are adopted.
- (2) The Commission has considered the criteria set forth in Government Code §56425(e) and determines as follows:

The present and planned land uses in the area, including agricultural and open space lands.

The present land use within the area subject to the sphere of influence amendment is agriculture. The planned use for the area is a 1,000-student high school and performing arts center.

The present and probable need for public facilities and services in the area.

The area is currently used for agriculture, thus there is no present need for urban services. However, because the reorganization associated with the sphere of influence amendments is to allow for the development of an approved high school, there is a probable need for public facilities and services in the area.

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

As discussed in the staff report, it has been demonstrated that the District will have the facilities and the capacity to provide recreation and park services to the proposed high school.

The existence of any social or economic communities of interest in the area that the Commission may determine are relevant to the agency.

No information has been received to indicate that the sphere of influence amendment would adversely affect any social or economic communities of interest.

- (3) The sphere of influence amendment for the District is hereby approved to include the area shown as generally depicted on Exhibit A attached hereto.
- (4) 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 District amended consistent with this action.
- (5) The Commission certifies that it has reviewed and considered the information contained in the environmental impact report entitled "Camarillo Academy High School + Performing Arts Center" prepared for the Oxnard Union High School District and dated May 2013.
- (6) The Commission hereby adopts the lead agency's findings (Attachment 8 of the Staff Report), Statement of Overriding Considerations (Attachment 9 of the Staff Report), and Mitigation Monitoring and Reporting Program.
- (7) The Commission directs staff to file a Notice of Determination in accordance with CEQA Guidelines § 15094 and § 15096(i).
- (8) This sphere of influence amendment approval shall not become effective until a Certificate of Completion has been recorded for "LAFCo 13-07 City of Camarillo Reorganization – Camarillo Academy High School (Parcels A-C)".

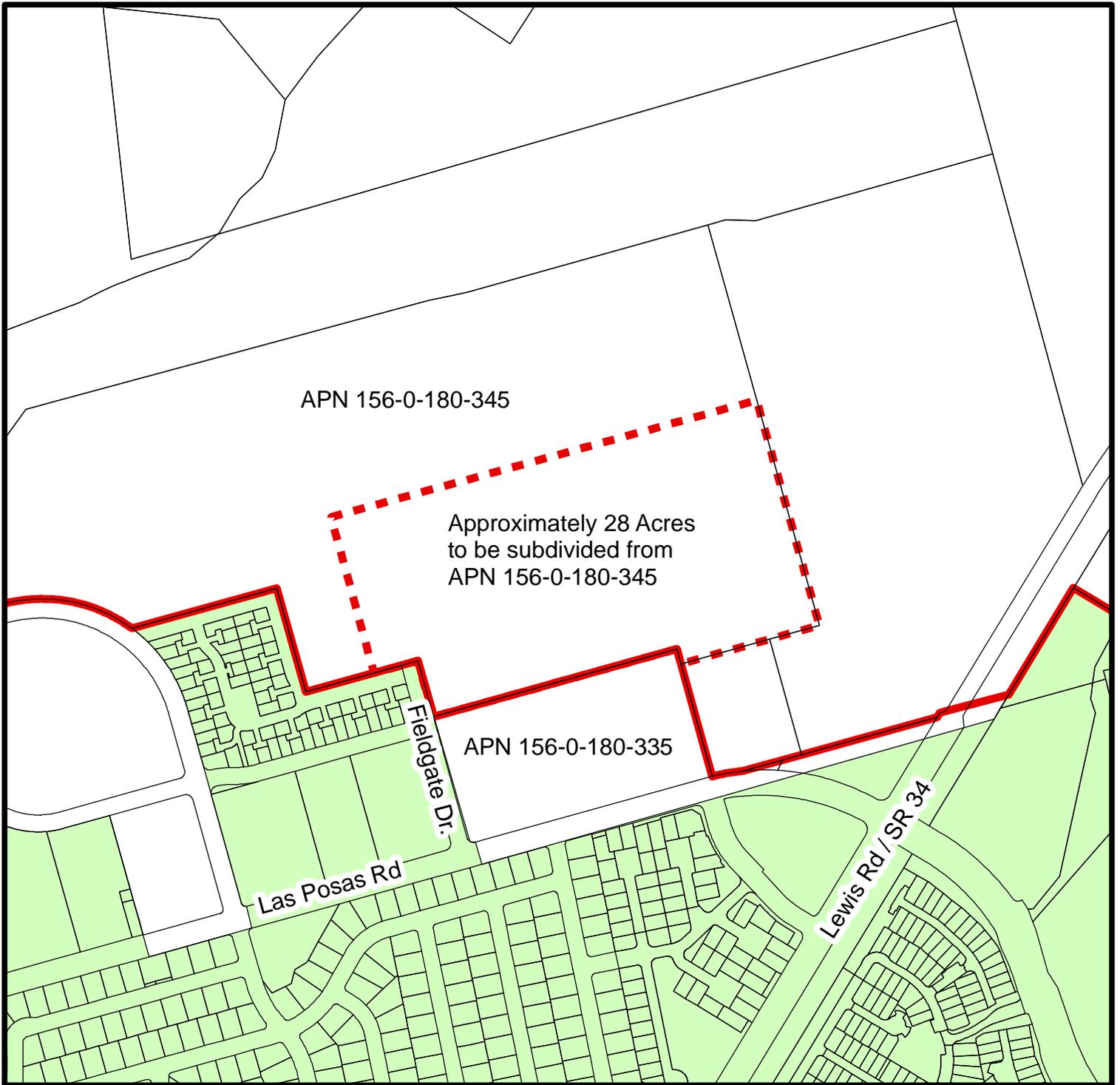
This resolution was adopted on October 16, 2013.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Dandy	<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 Ford-McCaffrey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Commissioner Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Alt. Commissioner Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dated: _____
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: City of Camarillo
Pleasant Valley Recreation and Park District
Ventura County Surveyor
Ventura County Planning



LAFCo 13-07S3 Pleasant Valley Recreation and Park District Sphere of Influence Amendment - Camarillo Academy High School

Legend

-  Pleasant Valley Rec. & Park District Boundary - Existing
-  Pleasant Valley Rec. & Park District Sphere of Influence - Existing
-  13-07S3: Area Proposed to be Included in Pleasant Valley Rec. & Park District Sphere of Influence



LAFCo 13-07S4

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE VENTURA COUNTY
WATERWORKS DISTRICT NO. 19 SPHERE OF
INFLUENCE AMENDMENT – CAMARILLO ACADEMY
HIGH SCHOOL**

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

WHEREAS, a written request has been filed with the Executive Officer of LAFCo pursuant to Government Code Section 56428 for the amendment of the Ventura County Waterworks District No. 19 (District) sphere of influence; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the sphere of influence amendment including, but not limited to, testimony at the public hearing on October 16, 2013 and the LAFCo Staff Report and recommendation; and

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.

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 October 16, 2013 are adopted.
- (2) The Commission has considered the criteria set forth in Government Code §56425(e) and determines as follows:

The present and planned land uses in the area, including agricultural and open space lands.

The present land use within the area subject to the sphere of influence amendment is agriculture. The planned use for the area is a 1,000-student high school and performing arts center.

The present and probable need for public facilities and services in the area.

The area is currently used for agriculture, thus there is no present need for urban services. However, because the reorganization associated with the sphere of influence amendment is to allow for the development of an approved high school, there is a probable need for public facilities and services in the area.

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

As discussed in the Staff Report, it has been demonstrated that all affected agencies have or will have the facilities and the capacity to provide a full range of urban services to the proposed high school.

The existence of any social or economic communities of interest in the area that the Commission may determine are relevant to the agency.

No information has been received to indicate that the sphere of influence amendment would adversely affect any social or economic communities of interest.

- (3) The sphere of influence amendment for the District is hereby approved to include the area shown as generally depicted on Exhibit A attached hereto.
- (4) 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 District amended consistent with this action.
- (5) The Commission certifies that it has reviewed and considered the information contained in the environmental impact report entitled “Camarillo Academy High School + Performing Arts Center” prepared for the Oxnard Union High School District and dated May 2013.
- (6) The Commission hereby adopts the lead agency’s findings (Attachment 8 of the Staff Report), Statement of Overriding Considerations (Attachment 9 of the Staff Report), and Mitigation Monitoring and Reporting Program.
- (7) The Commission directs staff to file a Notice of Determination in accordance with CEQA Guidelines § 15094 and § 15096(i).
- (8) This sphere of influence amendment approval shall not become effective until a Certificate of Completion has been recorded for “LAFCo 13-07 City of Camarillo Reorganization – Camarillo Academy High School (Parcels A-C)”.

This resolution was adopted on October 16, 2013.

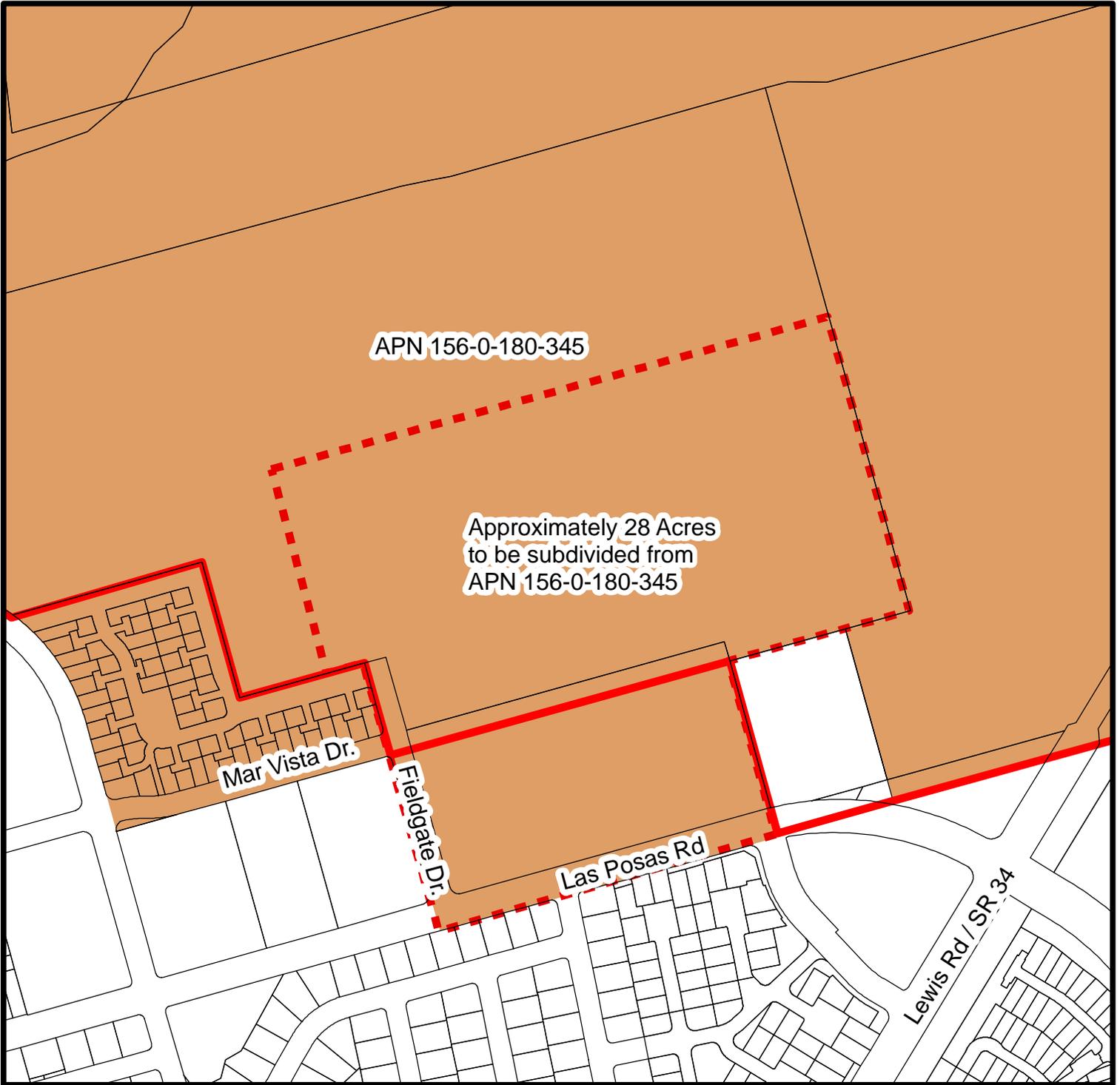
	AYE	NO	ABSTAIN	ABSENT
Commissioner Dandy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Long	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ford-McCaffrey	<input type="checkbox"/>	<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 Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Freeman	<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"/>

Dated: _____
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: City of Camarillo
Ventura County Waterworks District No. 19
Ventura County Surveyor
Ventura County Planning

LAFCo 13-07S4
County Waterworks District No. 19 SOI Amendment – Camarillo Academy High School
Resolution of Approval
October 16, 2013
Page 3 of 3



LAFCo 13-07S4 Ventura County Waterworks District No. 19 Sphere of Influence Amendment - Camarillo Academy High School



Legend

-  County Waterworks District No. 19 Sphere of Influence - Existing
-  County Waterworks District No. 19 Boundary - Existing
-  13-07S4: Area Proposed to be Excluded from County Waterworks District No. 19 Sphere of Influence

LAFCO 13-07

RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE CITY OF CAMARILLO REORGANIZATION – CAMARILLO ACADEMY HIGH SCHOOL (PARCELS A-C); ANNEXATION TO THE CITY OF CAMARILLO, THE CAMARILLO SANITARY DISTRICT, AND THE PLEASANT VALLEY RECREATION AND PARK DISTRICT AND DETACHMENT FROM VENTURA COUNTY WATERWORKS DISTRICT NO. 19, VENTURA COUNTY RESOURCE CONSERVATION DISTRICT, AND COUNTY SERVICE AREA NOS. 32 AND 33 (PARCELS A-C)

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission (LAFCo or Commission) 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 hearing as required by law; and

WHEREAS, the proposal was duly considered on October 16, 2013; 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 document, sphere of influence and applicable local plans and policies; and

WHEREAS, all landowners within the affected territory have consented to the proposal; and

WHEREAS, the affected territory has no registered voters and is considered uninhabited; and

WHEREAS, information satisfactory to the Commission has been presented that no subject or affected agencies have submitted written opposition to the proposal; and

WHEREAS, the Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the City of Camarillo (City) 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 dated October 16, 2013 and recommendation for approval of the proposal are adopted.

- (2) The Commission finds that the proposal will lead to planned, orderly, and efficient development.
- (3) The reorganization is hereby approved, and the boundaries are established as generally set forth in the attached Exhibits A-C.
- (4) The affected territory is uninhabited as defined by Government Code §56046.
- (5) The subject proposal is assigned the following distinctive short form designation: **LAFCO 13-07 CITY OF CAMARILLO REORGANIZATION – CAMARILLO ACADEMY HIGH SCHOOL (PARCELS A-C).**
- (6) The Commission certifies that it has reviewed and considered the information contained in the environmental impact report entitled “Camarillo Academy High School + Performing Arts Center” prepared for the Oxnard Union High School District as lead agency as well as all comments received and determines that there are not any feasible mitigation measures or feasible alternatives, within the power and authority of LAFCo, which would substantially lessen or avoid any significant effect on the environment [CEQA Guidelines §15096(g)].
- (7) The Commission hereby adopts the lead agency's findings (Attachment 8 of the Staff Report), Statement of Overriding Considerations (Attachment 9 of the Staff Report), and Mitigation Monitoring and Reporting Program.
- (8) The Commission directs staff to file a Notice of Determination in accordance with CEQA Guidelines § 15094 and § 15096(i).
- (9) The Commission determines that the project is in compliance with Government Code § 56741 as the affected territory is located within one county and is contiguous with the boundaries of the City.
- (10) The Commission waives conducting authority proceedings since 1) the territory is uninhabited, 2) all landowners within the proposal area have given written consent to the proposal, and 3) no subject agency has submitted written opposition to the waiver of conducting authority proceedings [Government Code §56662].
- (11) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.
- (12) **The final map creating the 28-acre school parcel shall be recorded simultaneously with the recordation of this reorganization.**

- (13) **This reorganization 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 LAFCo Executive Officer.**
- (14) **This reorganization shall not be recorded until a map and legal description consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCo Executive Officer.**

This resolution was adopted on October 16, 2013.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Dandy	<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 Ford-McCaffrey	<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 Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Freeman	<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"/>

Dated: _____
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibits A-C

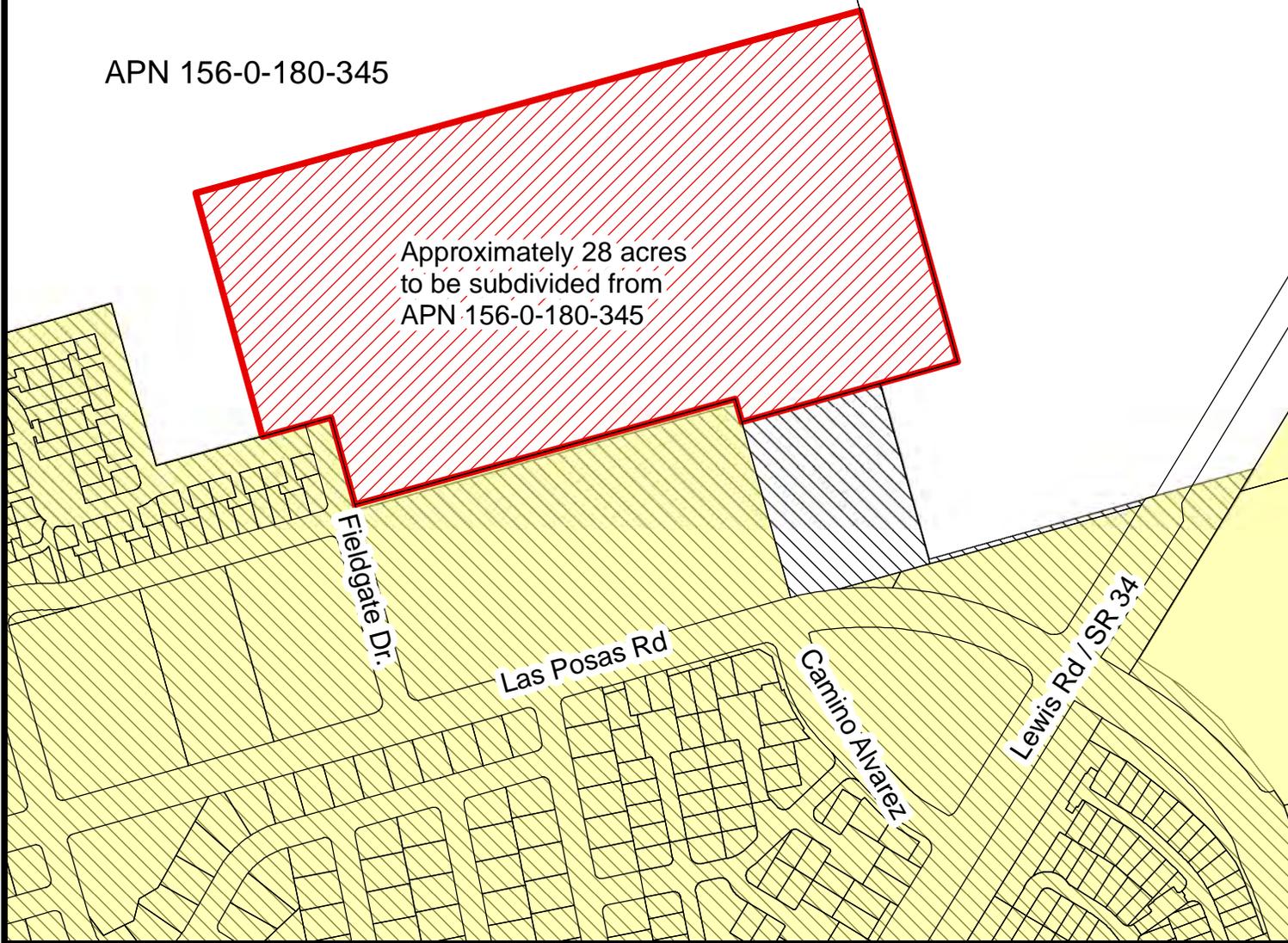
Copies: City of Camarillo
Southern California Edison
Southern California Gas Company
Ventura County Watershed Protection District
Ventura County Assessor
Ventura County Auditor/Controller
Ventura County Elections-Registrar of Voters
Ventura County Fire Protection District
Ventura County Planning
Ventura County Environmental Health
Ventura County Resource Conservation District
Ventura County Sheriff – EOC
Ventura County Surveyor

LAFCo 13-07 City of Camarillo Reorganization – Camarillo Academy High School
(Parcels A-C)
Resolution of Approval
October 16, 2013
Page 4 of 4

**Annexation to City of Camarillo and Camarillo Sanitary District /
Detachment from County Resource Conservation District,
CSA 32, and CSA 33**

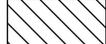
APN 156-0-180-345

Approximately 28 acres
to be subdivided from
APN 156-0-180-345



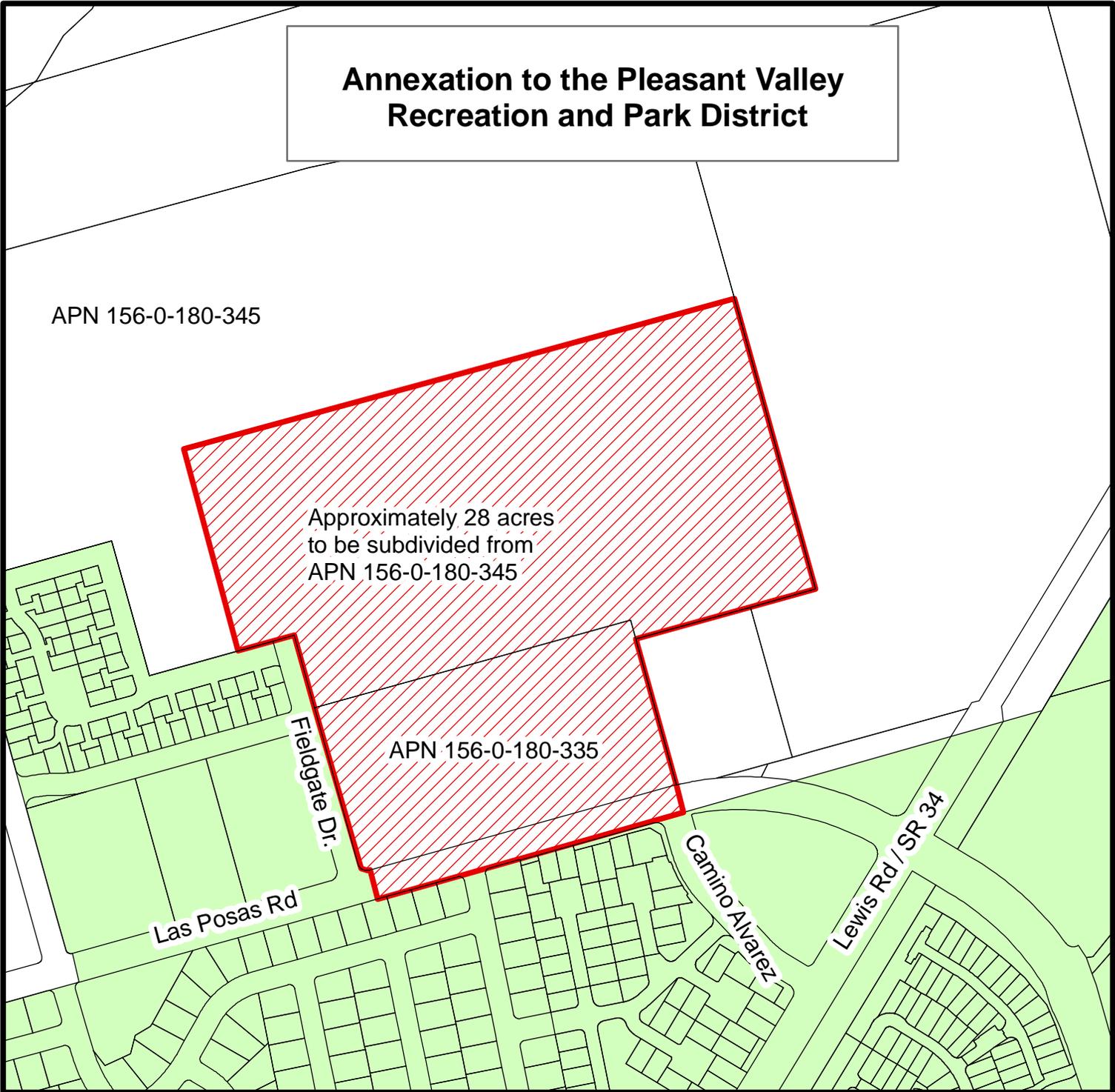
LAFCo 13-07 City of Camarillo Reorganization -
Camarillo Academy High School
Parcel A

Legend

-  13-07 Proposal Area (Parcel A)
-  City of Camarillo Boundary - Existing
-  Camarillo Sanitary District - Existing



**Annexation to the Pleasant Valley
Recreation and Park District**

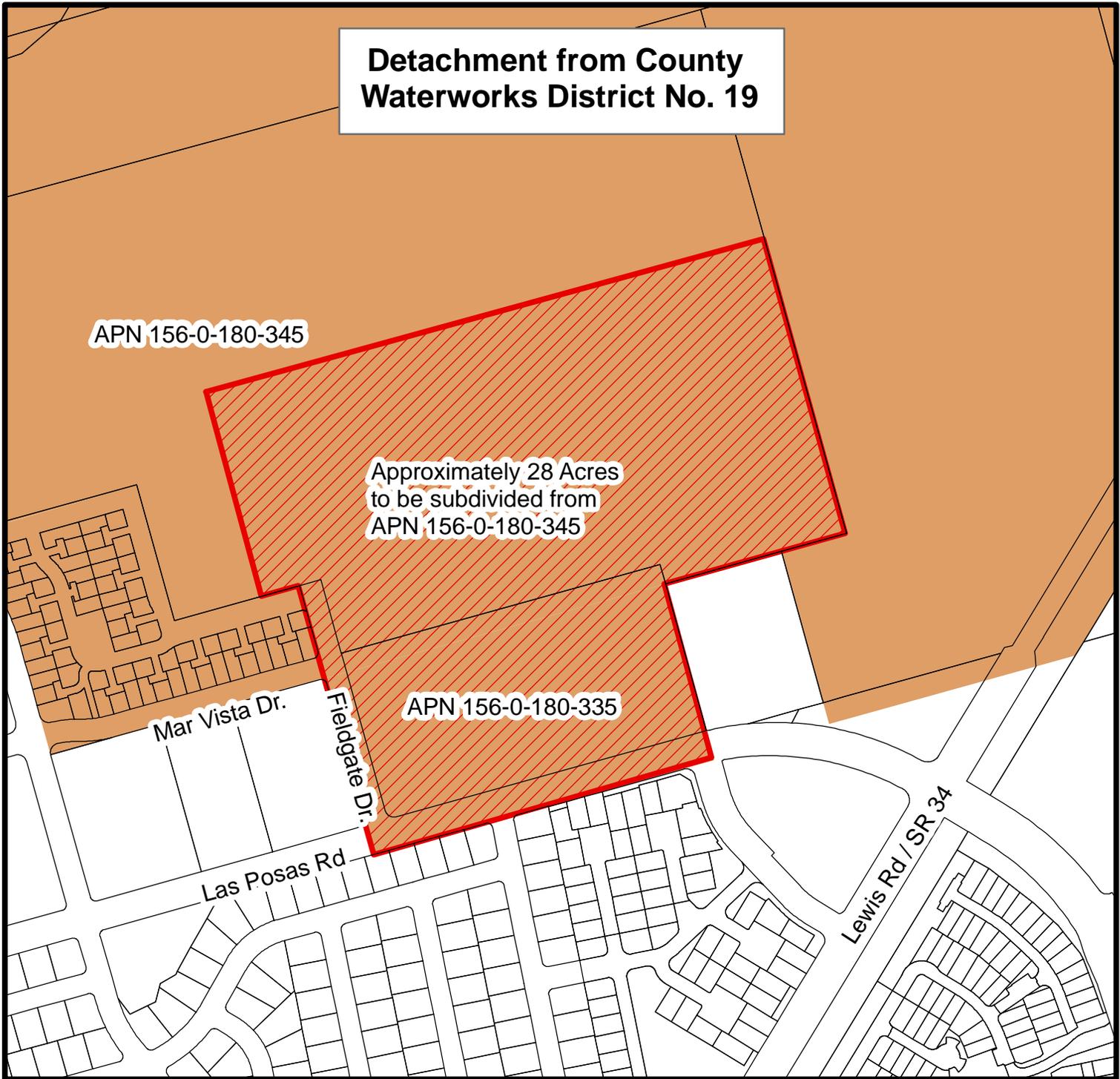


LAFCo 13-07 City of Camarillo Reorganization -
Camarillo Academy High School
Parcel B

Legend

-  Pleasant Valley Rec. & Park District Boundary - Existing
-  13-07 Proposal Area (Parcel B)





LAFCo 13-07 City of Camarillo Reorganization -
Camarillo Academy High School
Parcel C



Legend

-  County Waterworks District No. 19 Boundary - Existing
-  13-07 Proposal Area (Parcel C)



VENTURA LOCAL AGENCY FORMATION COMMISSION

STAFF REPORT

Meeting Date: October 16, 2013

Agenda Item 11

TO: LAFCo Commissioners

FROM: Kim Uhlich, Executive Officer *KU*

SUBJECT: LAFCo 13-13S City of Fillmore Sphere of Influence Review and Update

RECOMMENDATION:

Review the sphere of influence for the City of Fillmore and determine that no update is necessary.

BACKGROUND:

For each city and special district LAFCo must determine and adopt a sphere of influence. A sphere of influence is defined as a plan for the probable physical boundaries and service area of a local agency, as determined by the Commission (Government Code §56076). Effective January 1, 2001 each LAFCo is required to review and, as necessary, update the sphere of influence (“sphere” or “SOI”) of each city and special district on or before January 1, 2008, and every five years thereafter (Government Code §56425(g)). Prior to updating a SOI, LAFCo is required to conduct a municipal service review (“service review” or “MSR”) (Government Code §56430).

On March 21, 2007 the Commission accepted a MSR report and, on July 18, 2007, updated the City of Fillmore sphere of influence by removing substantial territory to achieve conformity between the sphere, assessor parcel boundaries, the existing City boundary and the Fillmore City Urban Restriction Boundary (CURB) (Attachment 1). Based on a work plan for the second round of sphere reviews adopted by the Commission in May 2008, a sphere of influence review for each of the nine cities was scheduled for completion in 2012. On November 14, 2012 LAFCo accepted the MSR report for nine cities in Ventura County, including the City of Fillmore.

On January 16, 2013 the Commission reviewed the sphere, determined that no update was necessary for a period of six months and directed staff to bring the matter back for further review at the July 17, 2013 LAFCo meeting to provide the City with additional time

COMMISSIONERS AND STAFF

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

to hire a new manager and identify new potential sources of revenue. Since that time, staff learned of the hiring of David Rowlands as the City Manager and his starting date of August 12th. As staff believed it was important to meet with Mr. Rowlands prior to reinitiating the sphere review, this matter was postponed until the October LAFCo meeting.

At the time of the last sphere review in January of this year, the City of Fillmore faced a potential deficit of at least \$1.3 million in the 2013-14 fiscal year. Over the previous two years City staffing had been reduced by over 50 percent and police staffing decreased from 1 officer per 1,009 residents to 1 officer per 1,392 residents, which is considered to be a significant adverse impact to police service by the City's own standard. The City was relying on donated goods and services to support certain operations and the City was deferring both maintenance and capacity upgrades for several sections of its wastewater trunk lines.

DISCUSSION:

Staff recently met with Fillmore City Manager David Rowlands and City Fire Chief and former Interim City Manager Rigo Landeros to discuss the City's current financial status. Of most significance is the fact that the City has settled four out of five sales tax disputes with various parties which means that the City can begin to receive sales tax revenue that was being withheld by the State Board of Equalization. Accordingly, the City's adopted budget for FY 2014 includes an increase in expenditures which, among other increases, includes the addition of two full-time and two part-time positions and a doubling of the appropriation for library services. As part of a further cost savings move, the City is planning to partner with the YMCA as early as next year for operation of the aquatic center.

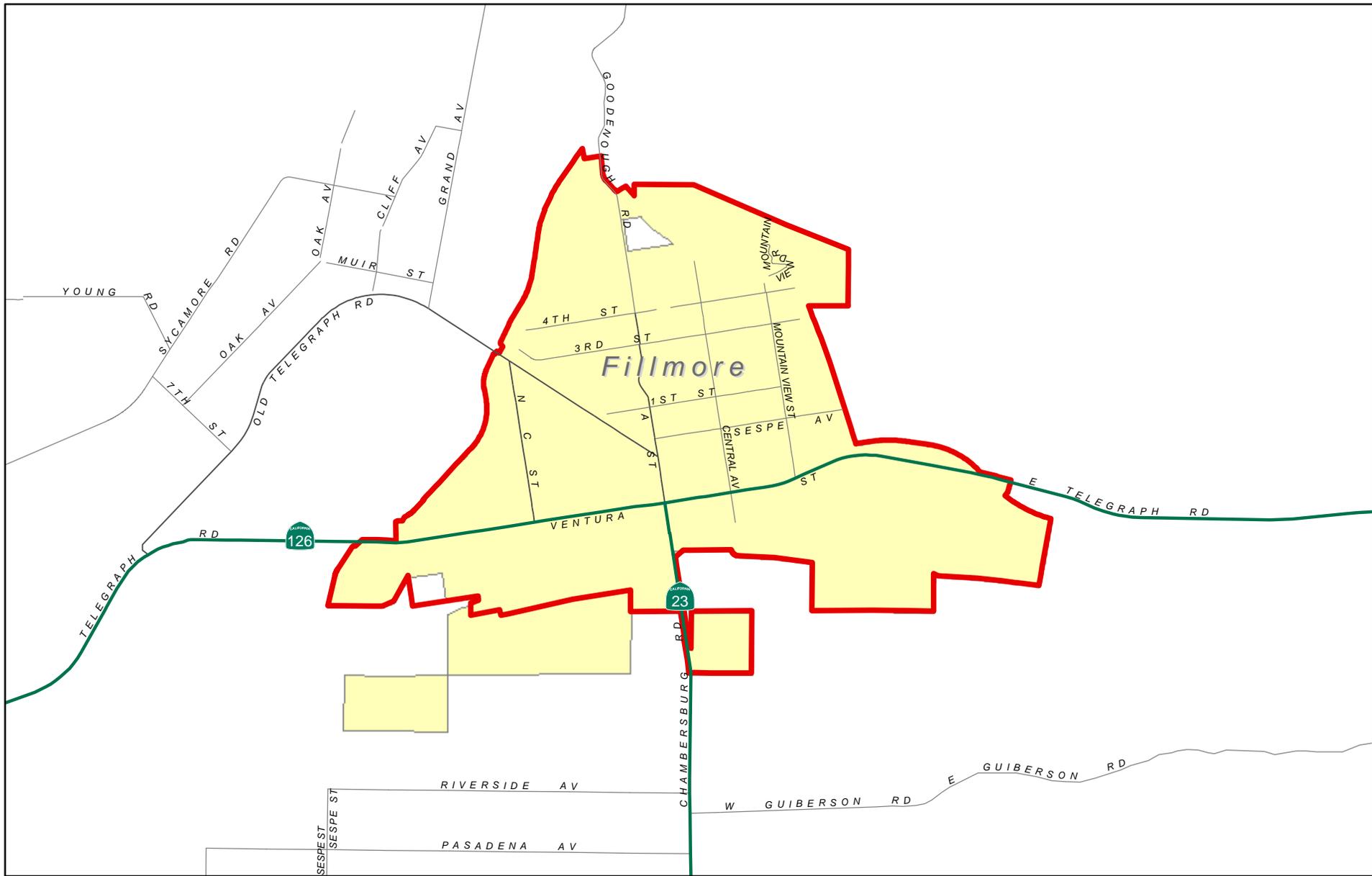
Although the City's financial picture is much improved, the City continues to operate under an austerity budget. For example, additional revenue will be needed to fully restore staffing levels for various services including police, fire and recreation and park services. Maintenance of, and upgrades to, the wastewater collection system continue to be deferred and the urban water management plan that was due in 2010 has yet to be completed. However, for the purposes of this sphere of influence review, the City's financial base appears to be sustainable to at least 2017 when the next review is scheduled to occur.

Due to the fact that: 1) the existing sphere of influence boundary reflects the City's current service area and the City's General Plan does not currently contemplate any urban development outside of the existing sphere; 2) the most recent MSR report identifies no significant deficiencies which would recommend a reduction of the territory within the existing sphere; and 3) the City's financial status has significantly improved, it is recommended that the Commission determine that no update to the sphere of

influence for the City of Fillmore is necessary. The effect of this recommendation is that the existing sphere of influence would remain the same.

For California Environmental Quality Act (CEQA) purposes, the sphere review action by the Commission for the City of Fillmore is exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines. This is the “general rule” exemption, meaning that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Attachment: City of Fillmore Sphere of Influence Map



Legend

-  Fillmore Sphere of Influence
1932.35 acres
-  Fillmore City Boundary
2111.06 acres

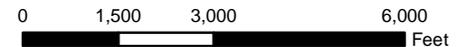
City of Fillmore
Sphere of Influence as Reviewed by
The Ventura LAFCo on January 16, 2013

Prepared by the County of Ventura - Information Technology Services Department
Geographic Information Services Division

State Plane Coordinate System California Zone V - NAD 27

This map was compiled from records and computations

Published: ~~134~~ February, 2013





VENTURA LOCAL AGENCY FORMATION COMMISSION
STAFF REPORT

Meeting Date: October 16, 2013

Agenda Item 12

TO: LAFCo Commissioners
FROM: Kim Uhlich, Executive Officer *KU*
SUBJECT: Follow Up on Fillmore-Piru Memorial District Sphere of Influence Review and Update

RECOMMENDATION:

Direct staff as appropriate.

BACKGROUND:

The Commission last reviewed the sphere of influence for the Fillmore-Piru Memorial District on November 14, 2012. Although the Commission determined that no change to the current sphere was necessary, staff was directed to schedule another review in six months to evaluate the status of certain points of concern raised by staff. One concern relates to the ability of the District to finance its operations over the long term due to limited options for generating additional sources of revenue. Staff also expressed concern that the current District governing board members had not completed any ethics training.

DISCUSSION:

In response to a recent request by LAFCo staff for a status update from the District, copies of certificates of participation in a public service ethics education course were provided for four of the five current District Board members (Attachments 1 through 4). The fifth District Board member is currently on a leave of absence for medical reasons.

Alternative Options

The fact that the majority of the District board members have now completed an ethics training course is a positive step. If the Commission determines that this satisfies the concern that prompted this follow up review of the District's sphere of influence, one

COMMISSIONERS AND STAFF

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

alternative would be to consider reaffirming the previous action to leave the sphere unchanged.

The District's primary sources of revenue are a share of the 1% property tax, rents and fees charged for the use of the District's Veteran's Memorial Building and a \$5.00 annual parcel tax. Although the District continues to capitalize on various opportunities for grant funding and shared services with the City of Fillmore, it was reported last year that the Veteran's Memorial Building was being operated at a loss and was in need of various repairs. Given the limited options for generating new sources of revenue in the face of mounting long term costs, a second alternative would be for the Commission to consider taking steps to initiate dissolution proceedings. Due to the District's relatively limited scope of duties, which consists primarily of the maintenance and operation of a single, albeit important, public building, it could be argued from at least a theoretical perspective that greater efficiencies would likely be achieved if the operation were to be assumed by another entity such as the City of Fillmore or the County. However, from a practical perspective, it is likely that a LAFCo-initiated dissolution would face opposition from the District Board of Directors and other community members. Moreover, neither the City nor the County would likely be willing to assume responsibility for operating the Veteran's Memorial Building due to cost considerations. This is particularly true because dissolution of the district would likely eliminate the parcel tax as a revenue source. In addition, a successor agency would not be entitled to receive the District's share of the property tax upon dissolution of the District unless the County were to approve a transfer of the tax to the successor agency. Should the Commission wish to pursue this option, staff would need to bring back the appropriate resolution at your November meeting.

A third alternative would be to consider the establishment of a provisional sphere of influence. As indicated in the November 14, 2012 staff report, a provisional sphere would not affect the District's boundary, service area or function in any way. Rather, the primary purpose in this circumstance would be to encourage the District to pursue restructuring or reorganization options. The benefit of this option is that it may spur the District, the City of Fillmore and the County to work proactively to formulate a plan for the potential dissolution and designation of a successor agency to take over operation and maintenance of the Veteran's Memorial Building at a future time when it may make sense for all parties. Should the Commission wish to pursue this option, staff would need to bring back the appropriate resolution at your November meeting.

Attachment: Public Service Ethics Education Certificate for William Morris
Public Service Ethics Education Certificate for Dwight Magness
Public Service Ethics Education Certificate for John Pressey
Public Service Ethics Education Certificate for James Mills

Public Service Ethics Education Online Proof of Participation Certificate

Date of Completion: Sep 23, 2013

Training Time*: 2 hr. 4 min.

This course is an overview course on all public service ethics issues necessary to satisfy the requirements of Article 2.4 of Chapter 2 of Part 1 of Division 2 of Title 5 of the Government Code, including the following:

- Laws relating to personal financial gain by public servants, including, but not limited to, laws prohibiting bribery and conflict-of-interest laws.
- Laws relating to claiming perquisites ("perks") of office, including, but not limited to, gift and travel restrictions, prohibitions against the use of public resources for personal or political purposes, prohibitions against gifts of public funds, mass mailing restrictions, and prohibitions against acceptance of free or discounted transportation by transportation companies.
- Government transparency laws, including, but not limited to, financial interest disclosure requirements and open government laws.
- Laws relating to fair processes, including, but not limited to, common law bias prohibitions, due process requirements, incompatible offices, competitive bidding requirements for public contracts, and disqualification from participating in decisions affecting family members; and
- General ethical principles relating to public service.

The Fair Political Practices Commission and Attorney General have reviewed this course for course sufficiency and accuracy.



By signing below, I certify that I fully reviewed the content of the entire online AB 1234 course approved by the Attorney General and Fair Political Practices Commission and am entitled to claim two hours of public service ethics law and principles credit.

Participant Signature

William Morris

Participant Name

Fillmore/Piru Veterans Memorial District

Agency Name

*NOTE TO PARTICIPANT: Please provide a copy of this proof of participation to the custodian for such records at your agency. In addition, we recommend you make a copy of this proof of participation for your own records to retain for at least five years. To preserve the integrity of the online certification process; **these certificates are only available upon completing the online session.** * To satisfy AB 1234 requirements, this certificate must reflect that the public official spent two hours or more reviewing the materials presented in the online course. If the certificate reflects less than two hours, the participant should have on file additional certificates demonstrating that the official has satisfied the entire two hour requirement.*

Public Service Ethics Education Online Proof of Participation Certificate

Date of Completion: Sep 26, 2013

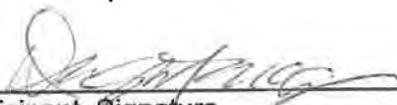
Training Time*: 2 hr. 58 min.

This course is an overview course on all public service ethics issues necessary to satisfy the requirements of Article 2.4 of Chapter 2 of Part 1 of Division 2 of Title 5 of the Government Code, including the following:

- Laws relating to personal financial gain by public servants, including, but not limited to, laws prohibiting bribery and conflict-of-interest laws.
- Laws relating to claiming perquisites ("perks") of office, including, but not limited to, gift and travel restrictions, prohibitions against the use of public resources for personal or political purposes, prohibitions against gifts of public funds, mass mailing restrictions, and prohibitions against acceptance of free or discounted transportation by transportation companies.
- Government transparency laws, including, but not limited to, financial interest disclosure requirements and open government laws.
- Laws relating to fair processes, including, but not limited to, common law bias prohibitions, due process requirements, incompatible offices, competitive bidding requirements for public contracts, and disqualification from participating in decisions affecting family members; and
- General ethical principles relating to public service.

The Fair Political Practices Commission and Attorney General have reviewed this course for course sufficiency and accuracy.

By signing below, I certify that I fully reviewed the content of the entire online AB 1234 course approved by the Attorney General and Fair Political Practices Commission and am entitled to claim two hours of public service ethics law and principles credit.



Participant Signature

dwight magness

Participant Name

fillmore-piru veteran memorial district

Agency Name

NOTE TO PARTICIPANT: Please provide a copy of this proof of participation to the custodian for such records at your agency. In addition, we recommend you make a copy of this proof of participation for your own records to retain for at least five years. To preserve the integrity of the online certification process; **these certificates are only available upon completing the online session.** * To satisfy AB 1234 requirements, this certificate must reflect that the public official spent two hours or more reviewing the materials presented in the online course. If the certificate reflects less than two hours, the participant should have on file additional certificates demonstrating that the official has satisfied the entire two hour requirement.

Public Service Ethics Education Online Proof of Participation Certificate

Date of Completion: Sep 23, 2013

Training Time*: 4 hr. 29 min.

This course is an overview course on all public service ethics issues necessary to satisfy the requirements of Article 2.4 of Chapter 2 of Part 1 of Division 2 of Title 5 of the Government Code, including the following:

- Laws relating to personal financial gain by public servants, including, but not limited to, laws prohibiting bribery and conflict-of-interest laws.
- Laws relating to claiming perquisites ("perks") of office, including, but not limited to, gift and travel restrictions, prohibitions against the use of public resources for personal or political purposes, prohibitions against gifts of public funds, mass mailing restrictions, and prohibitions against acceptance of free or discounted transportation by transportation companies.
- Government transparency laws, including, but not limited to, financial interest disclosure requirements and open government laws.
- Laws relating to fair processes, including, but not limited to, common law bias prohibitions, due process requirements, incompatible offices, competitive bidding requirements for public contracts, and disqualification from participating in decisions affecting family members; and
- General ethical principles relating to public service.

The Fair Political Practices Commission and Attorney General have reviewed this course for course sufficiency and accuracy.



By signing below, I certify that I fully reviewed the content of the entire online AB 1234 course approved by the Attorney General and Fair Political Practices Commission and am entitled to claim two hours of public service ethics law and principles credit.

John Pressey
Participant Signature

John Pressey
Participant Name

Fillmore-Piru Memorial Distract
Agency Name

NOTE TO PARTICIPANT: Please provide a copy of this proof of participation to the custodian for such records at your agency. In addition, we recommend you make a copy of this proof of participation for your own records to retain for at least five years. To preserve the integrity of the online certification process; **these certificates are only available upon completing the online session.** * To satisfy AB 1234 requirements, this certificate must reflect that the public official spent two hours or more reviewing the materials presented in the online course. If the certificate reflects less than two hours, the participant should have on file additional certificates demonstrating that the official has satisfied the entire two hour requirement.

Public Service Ethics Education Online Proof of Participation Certificate

Date of Completion: Sep 24, 2013

Training Time*: 2 hr. 23 min.

This course is an overview course on all public service ethics issues necessary to satisfy the requirements of Article 2.4 of Chapter 2 of Part 1 of Division 2 of Title 5 of the Government Code, including the following:

- Laws relating to personal financial gain by public servants, including, but not limited to, laws prohibiting bribery and conflict-of-interest laws.
- Laws relating to claiming perquisites ("perks") of office, including, but not limited to, gift and travel restrictions, prohibitions against the use of public resources for personal or political purposes, prohibitions against gifts of public funds, mass mailing restrictions, and prohibitions against acceptance of free or discounted transportation by transportation companies.
- Government transparency laws, including, but not limited to, financial interest disclosure requirements and open government laws.
- Laws relating to fair processes, including, but not limited to, common law bias prohibitions, due process requirements, incompatible offices, competitive bidding requirements for public contracts, and disqualification from participating in decisions affecting family members; and
- General ethical principles relating to public service.

The Fair Political Practices Commission and Attorney General have reviewed this course for course sufficiency and accuracy.



By signing below, I certify that I fully reviewed the content of the entire online AB 1234 course approved by the Attorney General and Fair Political Practices Commission and am entitled to claim two hours of public service ethics law and principles credit.

James B. Mills

James Mills

Participant Signature

Participant Name

Fillmore Memorial District Board

Agency Name

*NOTE TO PARTICIPANT: Please provide a copy of this proof of participation to the custodian for such records at your agency. In addition, we recommend you make a copy of this proof of participation for your own records to retain for at least five years. To preserve the integrity of the online certification process; **these certificates are only available upon completing the online session.** * To satisfy AB 1234 requirements, this certificate must reflect that the public official spent two hours or more reviewing the materials presented in the online course. If the certificate reflects less than two hours, the participant should have on file additional certificates demonstrating that the official has satisfied the entire two hour requirement.*