



**STAFF REPORT**

Meeting Date: April 21, 2004

**Agenda Item 11**

**LAFCO CASE  
NAME & NO.**

LAFCO 04-02 Camarillo Sanitary District Annexation – Dunkle -  
(Parcels A – E)

**PROPOSAL:**

The proposal includes the annexation of five lots and a portion of Los Posas Road and a portion of West Loop Drive into the Camarillo Sanitary District for sanitary sewer services.

**SIZE:**

- Parcel A: One lot and a portion of Los Posas Road approximately 0.66 acre
- Parcel B: One lot and a portion of West Loop Drive, approximately 0.56 acre
- Parcel C: One lot; approximately 0.29 acre
- Parcel D: One lot; approximately 1.00 acre
- Parcel E: One lot; approximately 0.67 acre

Total Area: Approximately 3.18 acres

**LOCATION:**

The proposal areas are all in the Camarillo Sanitary District's Sphere of Influence and in the City of Camarillo's Sphere of Influence. Parcels A and C are in the City of Camarillo. Parcel B is contiguous with the City of Camarillo boundary.

**ASSESSOR'S PARCEL INFORMATION:**

Parcel	Parcel No.	Property Address	Property Owner
A	151-0-050-355	2015 E. Las Posas Road	Leanne Ball/ Richard Warmell
B	151-0-040-085	225 West Loop Drive	Joel Stephenson
C	150-0-060-275	78 Mission Drive	Gary Curtis
D	109-0-322-295	532 Vista Montana	Laurie & Brian Ross
E	109-0-132-055	670 Camino Concordia	McCrossen Trust & Kamensky Trust

**COMMISSIONERS AND STAFF**

**COUNTY:**

Kathy Long  
Linda Parks  
*Alternate:*  
Steve Bennett

**CITY:**

Evaristo Barajas, Chair  
Don Waunch  
*Alternate:*  
John Zaragoza

**SPECIAL DISTRICT:**

Jack Curtis, Vice Chair  
Dick Richardson  
*Alternate:*  
Ted Grandsen

**PUBLIC:**

Louis Cunningham  
*Alternate:*  
Kenneth M. Hess

**EXECUTIVE OFFICER:**

Everett Millais

**LAFCO ANALYST:**

Hollee Brunsky

**OFFICE MANAGER/CLERK:**

Debbie Schubert

**LEGAL COUNSEL:**

Noel Klebaum

**PROPONENT:** Camarillo Sanitary District, by Resolution

**NOTICE:** This matter has been noticed as required by law.

**RECOMMENDATIONS:**

Continue action until June 9, 2004 so that the Commission can consider including additional properties with this proposal and to allow for full notice of all affected property owners and registered voters.

**GENERAL ANALYSIS:**

**1. Land Use:**

**A. Site Information**

	<b>Land Use</b>	<b>Zone District Classification</b>	<b>General Plan Designation</b>
<b>Existing</b>	The individual lots, Parcels A – E, are each developed with Single-Family residences.	<p><b>County:</b> R-1-10 (Residential, 10, 000 sq. ft. minimum); RE 1AC (rural exclusive 1 acre minimum lots); RE –20 (rural exclusive – 20,000 sq. ft. minimum lots)</p> <p><b>City:</b> R-1-10 (single family residential – 10,000 sq. ft. minimum lots)</p>	<p><b>County:</b> Existing Community/ Urban Reserve Overlay</p> <p><b>City:</b> Low Density Residential</p>
<b>Proposed</b>	No Change	No Change	No Change

**B. Surrounding Land Uses and Zoning and General Plan Designations**

The surrounding land uses, zoning and general plan designations for both the City and County are similar to the land uses, zoning and general plan designations for the five subject parcels, and reflect the same single family residential characteristics.

**C. Topography, Natural Features and Drainage**

Each of the five parcels are located northerly of Las Posas Road where the terrain slopes in the Camarillo hills. Each parcel individually is relatively flat with a slope of approximately two - five percent. There are no significant land features on any of the parcels.

## **D. Conformity with Plans**

Parcels A and C are in the City of Camarillo. All the parcels are within the Camarillo Sanitary District's Sphere of Influence and within the City of Camarillo's Sphere of Influence. Under LAFCO policies the City's General Plan takes precedence. The existing single family residential use of each parcel is consistent with the City of Camarillo's Low Density Residential General Plan designation

The five parcels are located within the SOAR and CURB boundaries for the City of Camarillo.

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

### **A. Agricultural Land and Agriculture**

All five parcels are located in an urbanized area, are zoned for residential development and have existing development. There are no agricultural uses on the lots, nor any surrounding agricultural uses.

### **B. Open Space**

The lots are not considered open space or located within a greenbelt.

## **3. Population:**

According to the County of Ventura Registrar of Voters, there are only 4 registered voters in the five-parcel proposal area. As there are less than 12 registered voters within the proposal area, the proposal (the five lot 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:**

Each of the five parcels is currently receiving service from the Camarillo Sanitary District. The proposal is based on agreements between the Camarillo Sanitary District and the property owners that provide for the annexation of the parcels to the District as a part of the District agreeing to provide service. No change to the service to any lot will result from annexation to the District. Upon annexation to the District, however, the sanitary sewer user rate changes will decrease.

No change to any other existing service, including water service and school services, will result from this proposal.

**5. Boundaries and Lines of Assessment:**

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have been received from the proponents.

**6. Assessed Value, Tax Rates and Indebtedness:**

Parcels A and C are in the City of Camarillo and are in tax rate area 07055. Parcel B is in tax rate area 75005, parcel D is in tax rate area 75035, and Parcel E is in tax rate area 75003. Each of these tax rate areas has a tax rate of 1.078097 per \$100 of assessed valuation.

Upon annexation to the Camarillo Sanitary District each parcel will be assigned to one of three new tax rate areas, but the tax rate will remain the same.

The assessed land value of each lot per the 2003-2004 tax roll is:

<b>Parcel</b>	<b>Parcel No.</b>	<b>Property Address</b>	<b>Assessed Land Value</b>
A	151-0-050-355	2015 E. Las Posas Road	\$101,207
B	151-0-040-085	225 West Loop Drive	\$88,412
C	150-0-060-275	78 Mission Drive	\$91,759
D	109-0-322-295	532 Vista Montana	\$459,000
E	109-0-132-055	670 Camino Concordia	\$27,251

The Camarillo Sanitary District has 1999 Revenue Refunding Bonds outstanding. A share of these bonds is paid through sanitary sewer user fees. As the five parcels are already connected to the Camarillo Sanitary District facilities, the property owners are already paying these user fees.

**7. Environmental Impact of the Proposal:**

The Camarillo Sanitary District is the lead agency for five parcels involved in the original proposal. The District found the proposal to be categorically exempt under Section 15301 (existing facilities) and Section 15319(a) (annexation of existing facilities) of the California Environmental Quality Act Guidelines. The categorical exemption is appropriate for the proposal as all lots involved have existing single-family residences.

## 8. Regional Housing Needs

The proposal is for an annexation of lots into the Camarillo Sanitary District. This proposal will have no effect on the fair share of the regional housing needs for the City of Camarillo.

## 9. Landowner and Annexing Agency Consent:

The landowners of the five parcels involved in the proposal submitted to LAFCO have given their written consent and have agreed to waive any protest via a recorded agreement with the Camarillo Sanitary District that constitutes a covenant running with the land for each parcel.

## **SPECIAL ANALYSIS:**

### *Additional lots to consider to be included*

The current proposal as submitted by the Camarillo Sanitary District includes five lots. These lots are already connected to the Camarillo Sanitary District's sewer system and the property owners or prior property owners have all signed agreements with the District consenting to the annexation.

Parcel C of the proposal (78 Mission Drive; APN 150-0-060-275) is part of an "island" area at the northeasterly corner of the intersection of Las Posas Road and Mission Drive (see attached map). During the review of the proposal and in discussion with the Camarillo Sanitary District staff, it was determined that of the ten lots in this area, nine (including Parcel C) are connected to the Camarillo Sanitary District's sewer system. Only the northernmost lot at 98 Mission Drive (APN 150-0-060-295) is not connected to the District's sewer system.

Given that the eight lots southerly of Parcel C are also already connected to the District's facilities, the District staff sent a letter (sample attached) to each of these property owners requesting that they consent to the annexation of their property to the District. As noted in the letter there would be no cost to the owners to annex at this time and, due to differential rates for sewer services for properties outside the District boundaries, the sewer rates would be less upon annexation.

As of the April 9 date for responding to the District's request for consent to annex only three responses were received. Surprisingly, two of the three who responded stated they did not want to be annexed to the District. Perhaps they didn't fully understand that not only would the annexation not cost them anything, but that they would save money on an on-going basis on their sewer bills. The table on the following page lists all the properties in this island area (including Parcel C - shaded), the property owners, their sewer connection status and the owners consent to annex responses.

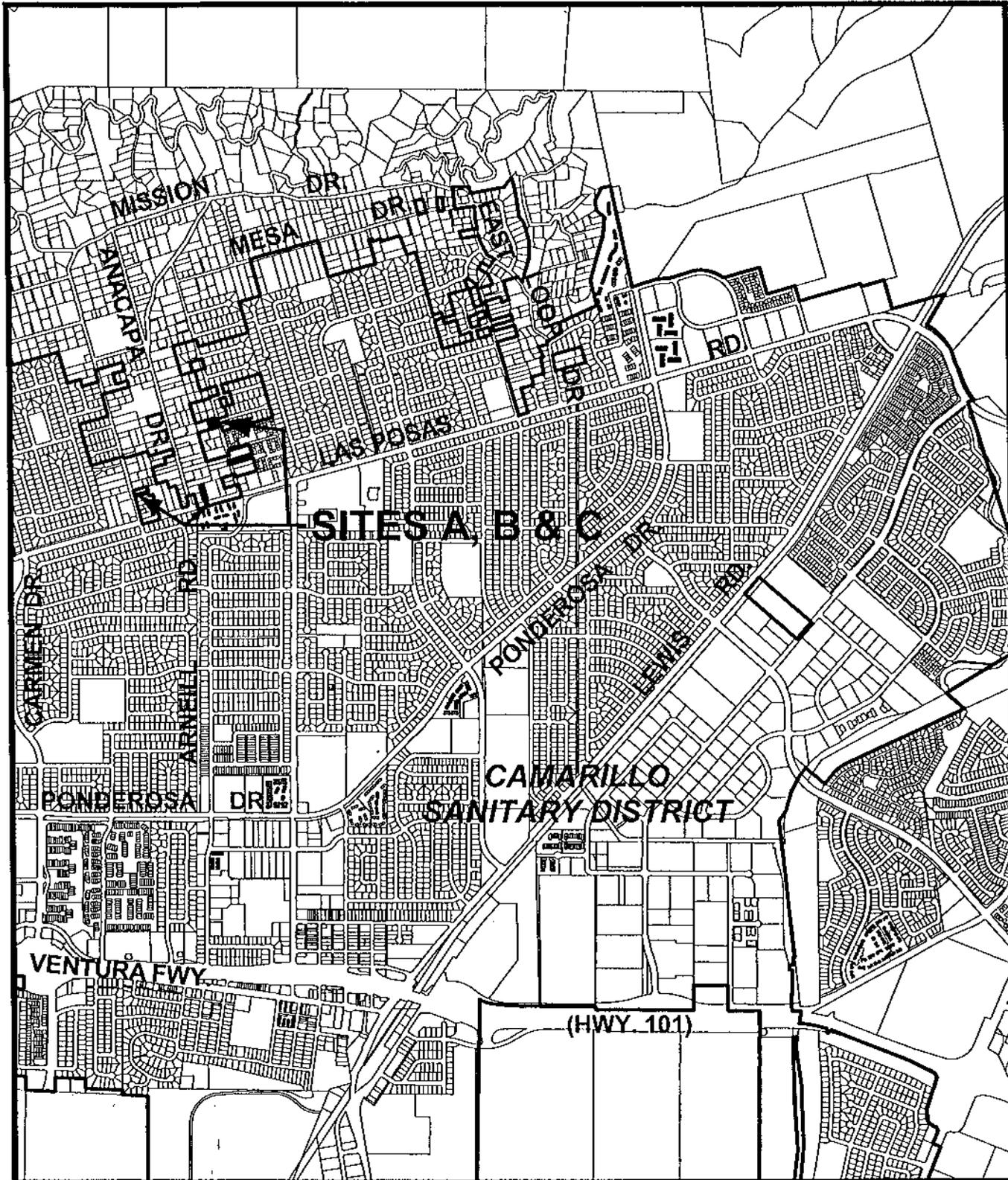
<b>Parcel No.</b>	<b>Property Address</b>	<b>Owners Name</b>	<b>Connected to District Sewer</b>	<b>Consents to Annexation</b>
150-0-060-295	98 Mission Drive	Betty L. Loppert Trust	No	Not asked; not connected to sewer
150-0-060-275	78 Mission Drive	Gary O. Curtis	Yes	Yes
150-0-060-265	60 Mission Drive	Aaron B. & Robbin R. Roberts	Yes	No response
150-0-060-255	56 Mission Drive	Marti L. Robinson	Yes	No response
150-0-060-235	40 Mission Drive	Frank R. Crawford Trust	Yes	No response
150-0-060-245	42 Mission Drive	Frank R. Crawford GS Trust	Yes	No response
150-0-060-215	30 Mission Drive	Katherine L. Figueroa	Yes	No
150-0-060-335	32 Mission Drive	Herb & Jonii Kingren	Yes	No response
150-0-060-425	1809 E. Las Posas Road	James T. Varble Residuary Trust James T. Varble Survivor Trust	Yes	Yes
150-0-060-435	1863 E. Las Posas Road	Pleasant Valley Mutual Water Company	Yes	No

This is a case where those property owners who are connected to the Camarillo Sanitary District's sewer facilities would positively benefit by being a part of this annexation. In terms of future annexation costs, the property owner at 98 Mission Drive would also benefit from being included even if they don't decide to connect to the sewer at this time. For this reason, it is recommended that LAFCO provide maximum opportunities for each owner to understand the facts and be able to respond about annexing to the District. In order for this to occur and for proper legal notice to be provided, a continuance to the meeting of June 9, 2004 is recommended. This will allow for further contact with the property owners and, as explained below, for required notice to be provided. Since all the owners who want sewer service are already connected, the delay will not cause hardship to any of the owners.

#### Protest Proceedings

Because all of the property owners involved in the original proposal previously consented in writing to the annexation to Camarillo Sanitary District and because there are less than 12 registered voters in the original proposal area, no special notice to the affected property owners or affected registered voters was required. Since the original proposal was filed, one additional owner has agreed to consent to annexation based on the District's follow-up letter survey. No other properties can be considered to be included at this time unless a LAFCO notice is provided to all property owners and all registered voters within the affected area and within 300 feet of each parcel.





**LEGEND**



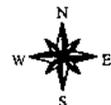
Existing Camarillo Sanitary District Boundary



Proposed Annexation Area

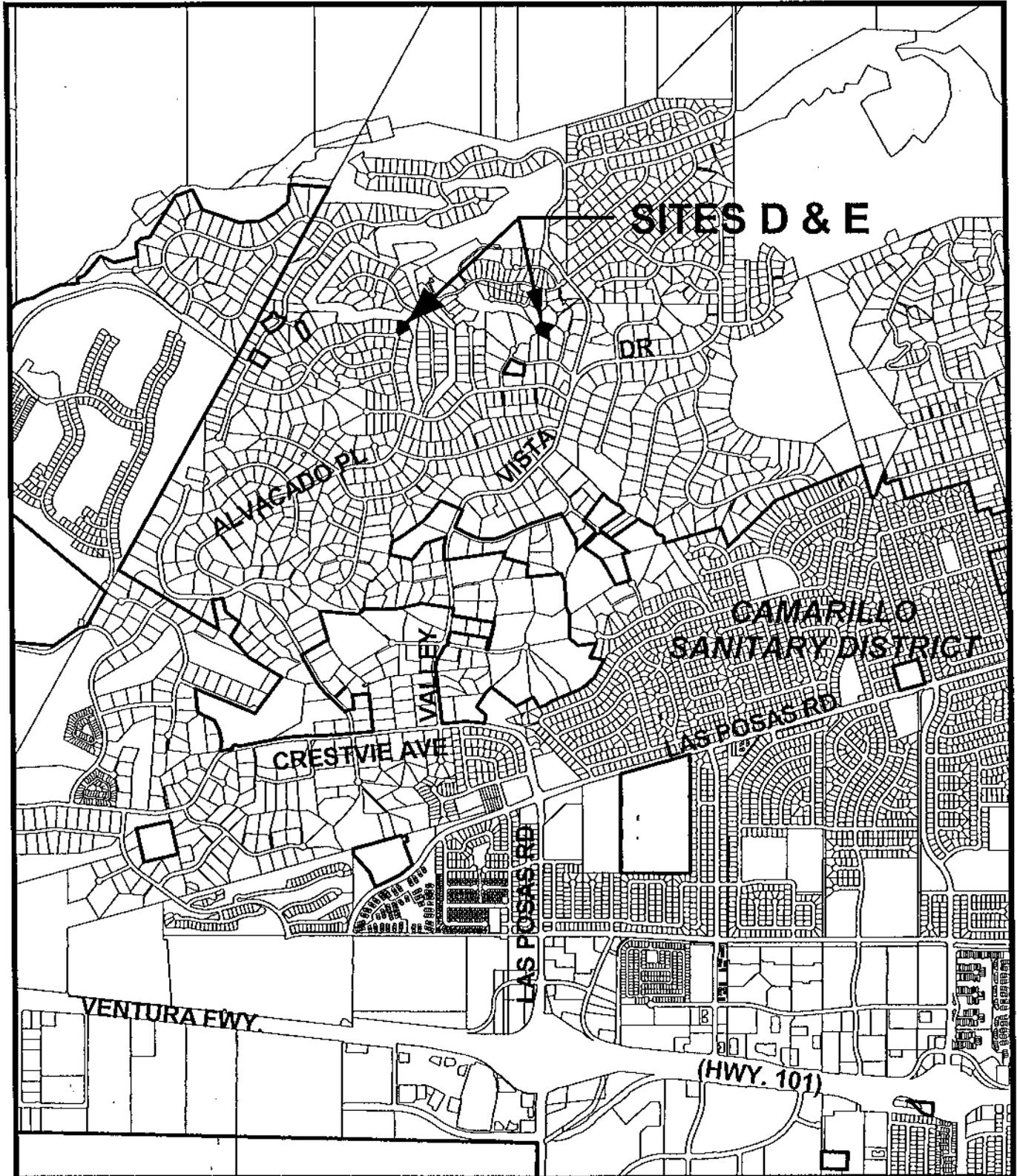
**LAFCO 04-02**

**VICINITY MAP**



**CAMARILLO SANITARY DISTRICT ANNEXATION  
DUNKLE ~ PCL'S A, B & C  
(CSD ANNEXATION NO. 2003-06)**

1" = 2000'



**LEGEND**

-  Existing Camarillo Sanitary District Boundary
-  Proposed Annexation Area

**LAFCO 04-02**

**VICINITY MAP**



**CAMARILLO SANITARY DISTRICT ANNEXATION  
DUNKLE ~ PCL'S D & E  
(CSD ANNEXATION NO. 2003-06)**

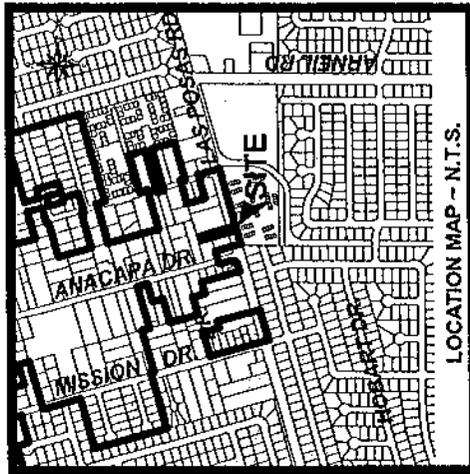
1"= 2000'

04-02

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *[Signature]*

Date: 3/30/04



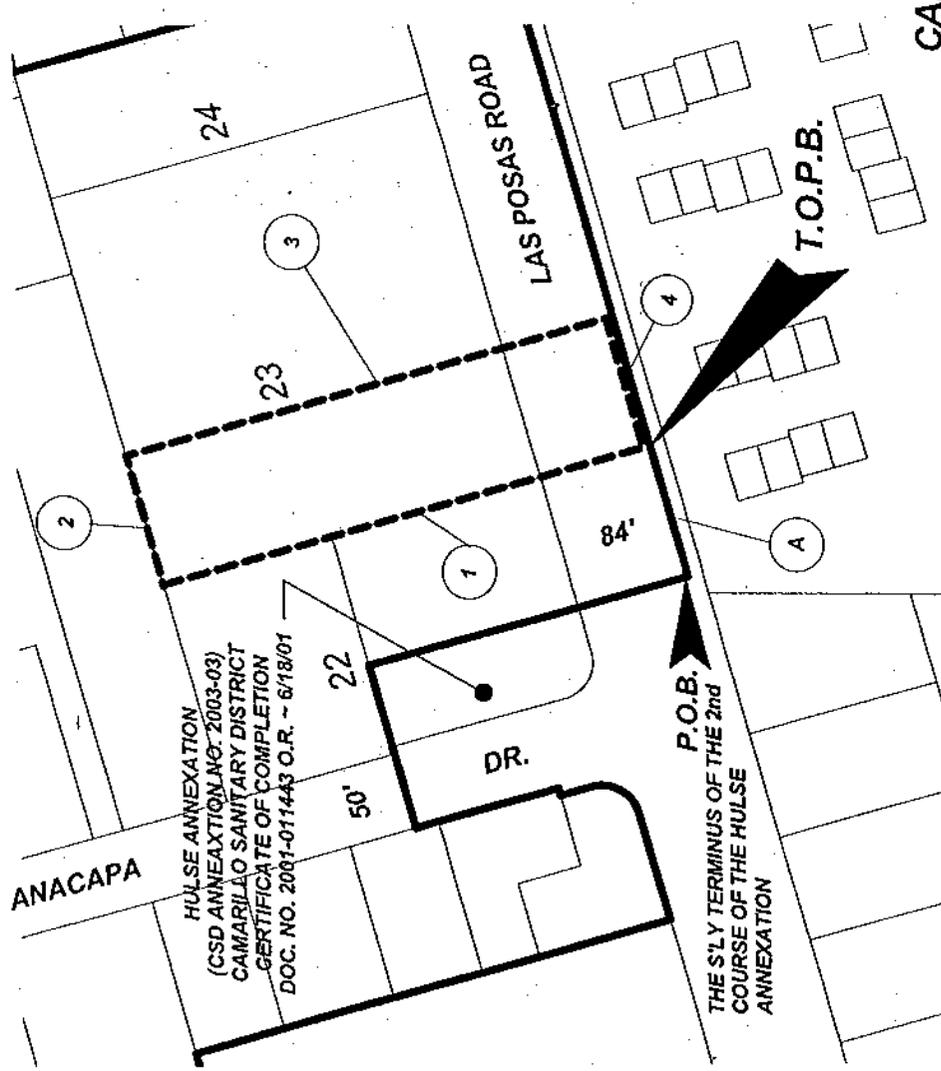
PREPARED BY:  
CAMARILLO SANITARY DISTRICT  
CITY OF CAMARILLO  
601 CARMEN DRIVE  
CAMARILLO, CA 93011-0248  
(805) 388-5382



**COURSES**

	P.O.B.		
A	N 73°34'00" E	87.81'	
1	N 16°25'00" W	329.95'	
2	N 73°34'00" E	86.83'	
3	S 16°25'00" E	329.95'	
4	S 73°34'00" W	86.83'	

0.66 ACRE



**CAMARILLO SANITARY DISTRICT ANNEXATION  
DUNKLE - PARCEL A  
(CSD ANNEXATION NO. 2003-06)**

EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

THOSE PORTIONS OF LOT 23 AND LAS POSAS ROAD, BERRY LAND TRACT, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 14 MR. 52

JANUARY 4, 2004

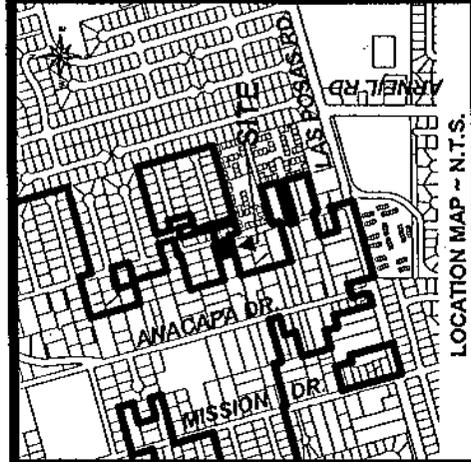
SHEET 1 OF 1

04-02

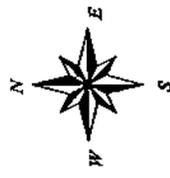
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Bill Faust*

Date: 3/30/04



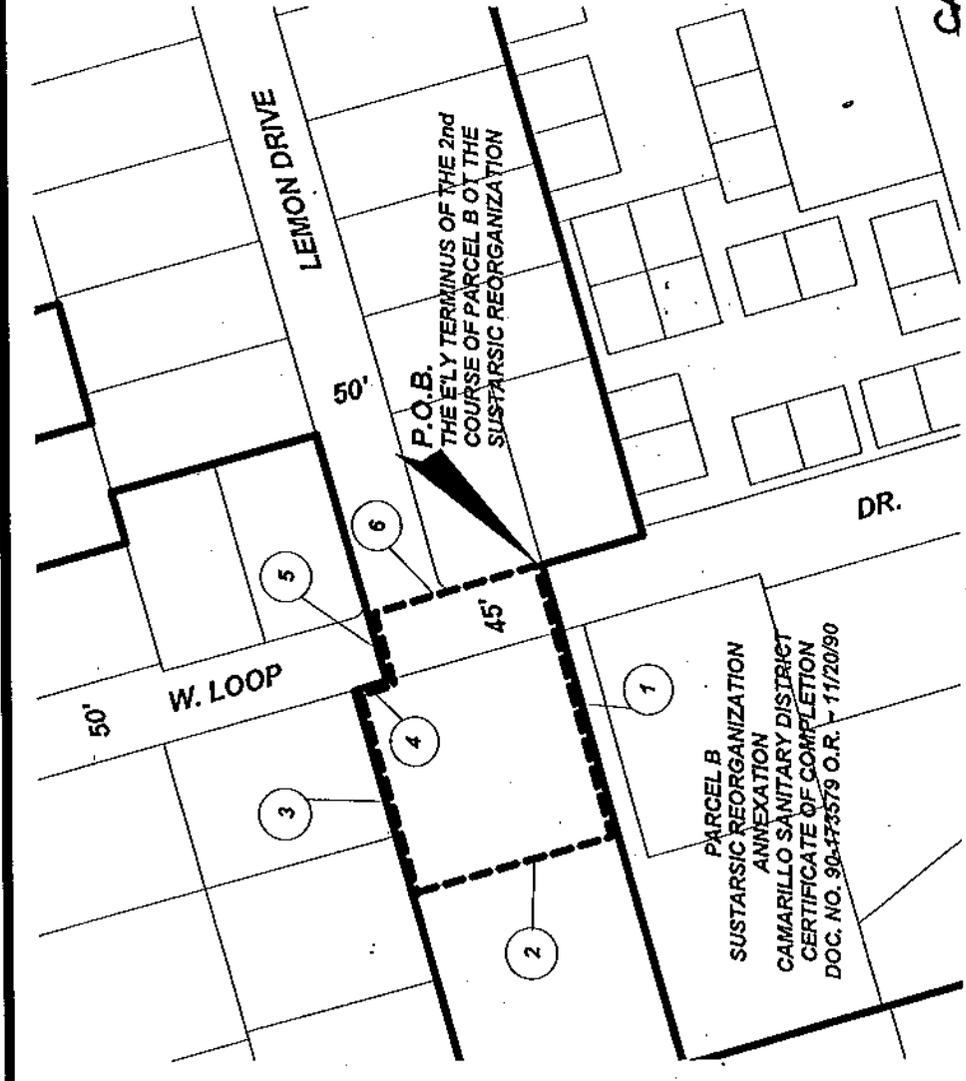
PREPARED BY:  
 CAMARILLO SANITARY DISTRICT  
 CITY OF CAMARILLO  
 601 CARMEN DRIVE  
 CAMARILLO, CA 93011-0248  
 (805) 388-5382



**COURSES**

- 1 - S 73°34'00" W 180.56'
- 2 - N 16°36'00" W 140.00'
- 3 - N 73°34'00" E 135.56'
- 4 - S 16°36'00" E 22.30'
- 5 - N 73°34'00" E 45.00'
- 6 - S 16°36'00" E 117.70'

0.56 ACRE

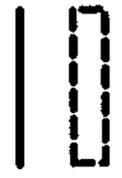


**CAMARILLO SANITARY DISTRICT ANNEXATION  
 DUNKLE - PARCEL B  
 (CSD ANNEXATION NO. 2003-06)**

THOSE PORTIONS OF LOT B OF BLOCK 4 AND WEST LOOP DRIVE, OF THE RE-SUBDIVISION OF A PORTION OF PLEASANT VALLEY, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 16 MR. 33

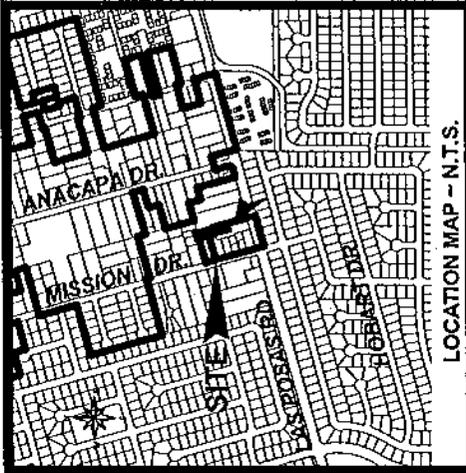
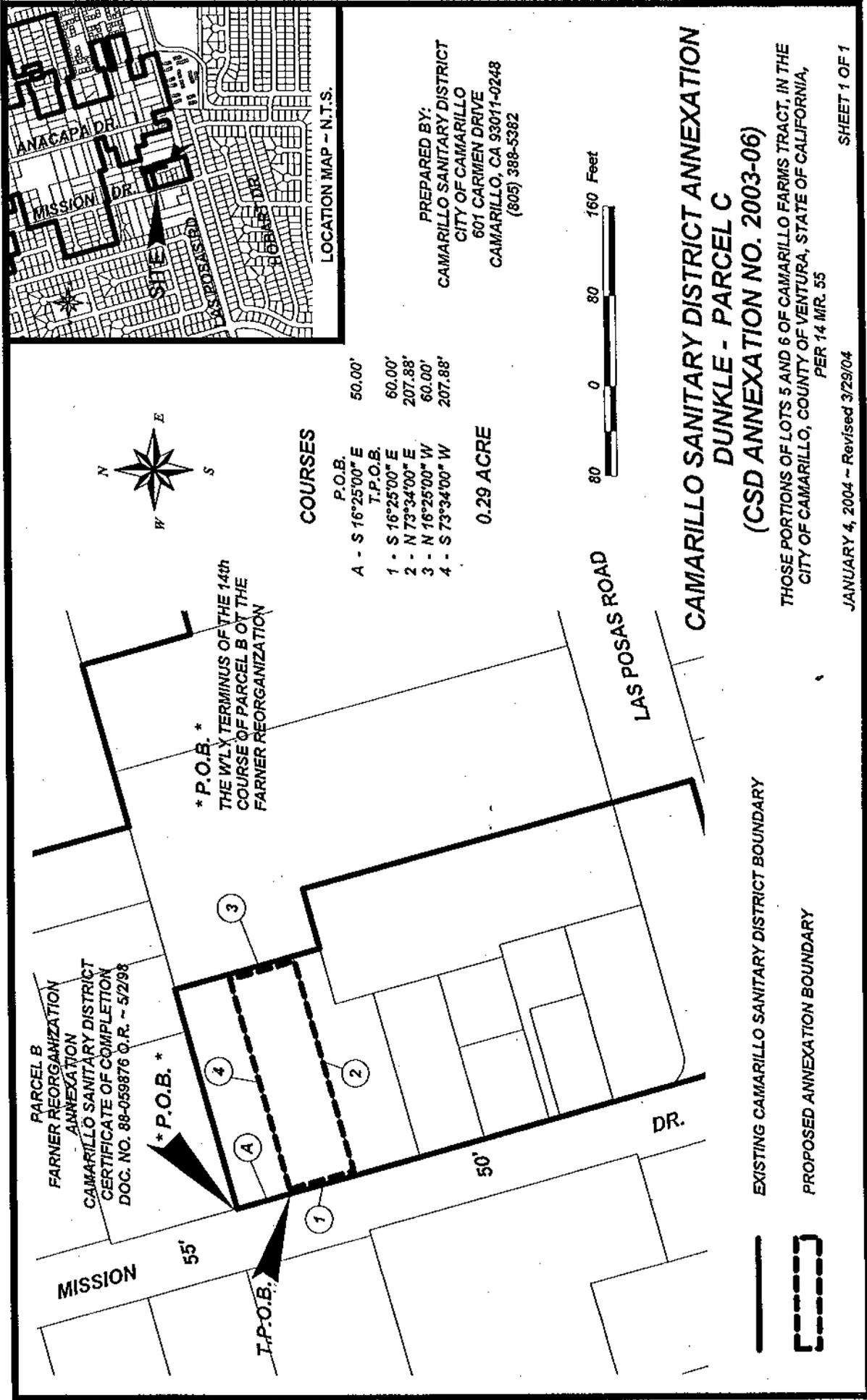
EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY



04-02

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.  
 Certified by: *Bill Fawcett*  
 Date: 3/30/04



PREPARED BY:  
 CAMARILLO SANITARY DISTRICT  
 CITY OF CAMARILLO  
 601 CARMEN DRIVE  
 CAMARILLO, CA 93011-0248  
 (805) 388-5382



**PARCEL B  
 FARNER REORGANIZATION  
 ANNEXATION  
 CAMARILLO SANITARY DISTRICT  
 CERTIFICATE OF COMPLETION  
 DOC. NO. 88-059876 Q.R. ~ 5/2/98**

\* P.O.B. \*  
 THE WLY TERMINUS OF THE 14th  
 COURSE OF PARCEL B OF THE  
 FARNER REORGANIZATION

MISSION 55'

I-P.O.B.

50'

LAS POSAS ROAD

04-02

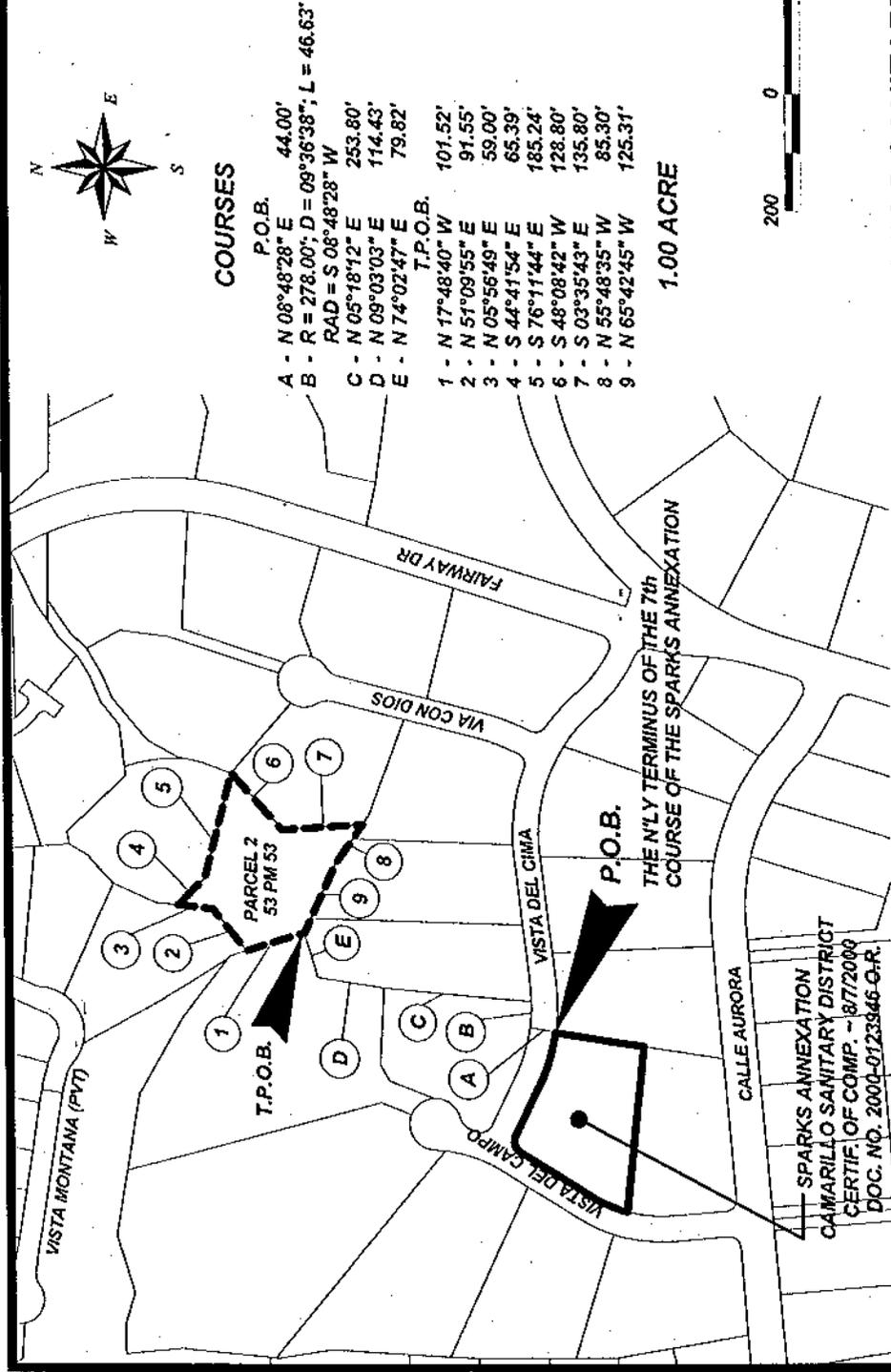
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Phill Foxehead*

Date: 3/30/04



PREPARED BY:  
 CAMARILLO SANITARY DISTRICT  
 CITY OF CAMARILLO  
 601 CARMEN DRIVE  
 CAMARILLO, CA 93011-0248  
 (805) 388-5382



**COURSES**

- |  |         |        |
|--|---------|--------|
| A - N 08°48'28" E                          | 44.00'  | P.O.B. |
| B - R = 278.00'; D = 09°36'38"; L = 46.63' |         |        |
| RAD = S 08°48'28" W                        |         |        |
| C - N 05°18'12" E                          | 253.80' |        |
| D - N 09°03'03" E                          | 114.43' |        |
| E - N 74°02'47" E                          | 79.82'  |        |
| T.P.O.B.                                   |         |        |
| 1 - N 17°48'40" W                          | 101.52' |        |
| 2 - N 51°09'55" E                          | 91.55'  |        |
| 3 - N 05°56'49" E                          | 59.00'  |        |
| 4 - S 44°41'54" E                          | 65.39'  |        |
| 5 - S 76°11'44" E                          | 185.24' |        |
| 6 - S 48°08'42" W                          | 128.80' |        |
| 7 - S 03°35'43" E                          | 135.80' |        |
| 8 - N 55°48'35" W                          | 85.30'  |        |
| 9 - N 65°42'45" W                          | 125.31' |        |

1.00 ACRE



**CAMARILLO SANITARY DISTRICT ANNEXATION  
 DUNKLE - PARCEL D  
 (CSD ANNEXATION NO. 2003-06)**



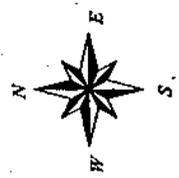
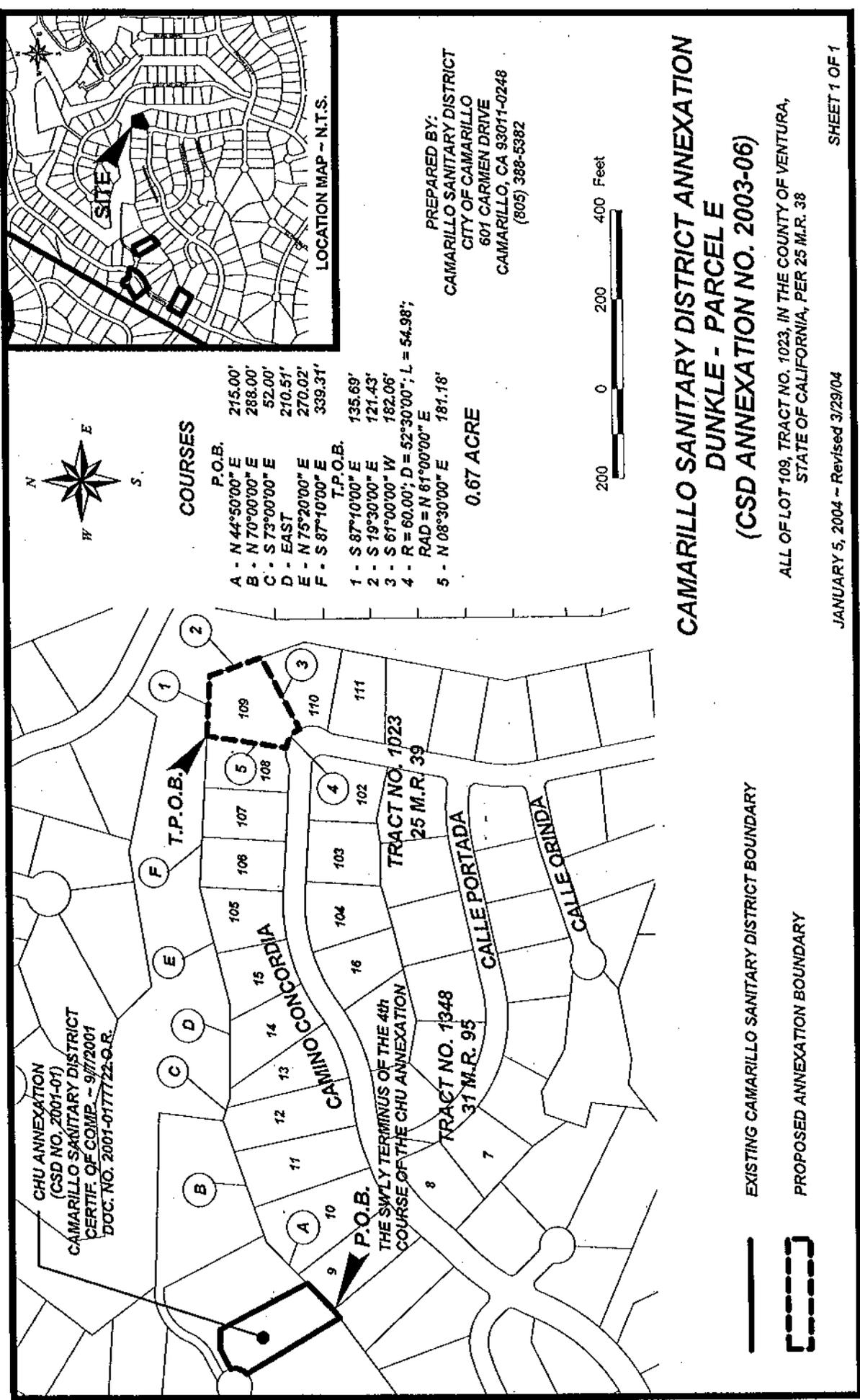
ALL OF PARCEL 2, PARCEL MAP NO. 4584, IN THE COUNTY OF VENTURA,  
 STATE OF CALIFORNIA, PER 53 P.M. 53

JANUARY 4, 2004

SHEET 1 OF 1

04-02

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.  
 Certified by: *Pell Rausland*  
 Date: *3/30/04*



**COURSES**

- |  |         |          |
|--|---------|----------|
| A - N 44°50'00" E                          | 215.00' | P.O.B.   |
| B - N 70°00'00" E                          | 288.00' |          |
| C - S 73°00'00" E                          | 52.00'  |          |
| D - EAST                                   | 210.51' |          |
| E - N 75°20'00" E                          | 270.02' |          |
| F - S 87°10'00" E                          | 339.31' |          |
|  |         |          |
| 1 - S 87°10'00" E                          | 135.69' | T.P.O.B. |
| 2 - S 19°30'00" E                          | 121.43' |          |
| 3 - S 67°00'00" W                          | 182.06' |          |
| 4 - R = 60.00'; D = 52°30'00"; L = 54.98'; |         |          |
| RAD = N 61°00'00" E                        |         |          |
| 5 - N 08°30'00" E                          | 181.16' |          |
- 0.67 ACRE

PREPARED BY:  
 CAMARILLO SANITARY DISTRICT  
 CITY OF CAMARILLO  
 601 CARMEN DRIVE  
 CAMARILLO, CA 93011-0248  
 (805) 388-5382



**CAMARILLO SANITARY DISTRICT ANNEXATION  
 DUNKLE - PARCEL E  
 (CSD ANNEXATION NO. 2003-06)**

ALL OF LOT 109, TRACT NO. 1023, IN THE COUNTY OF VENTURA,  
 STATE OF CALIFORNIA, PER 25 M.R. 38

EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY  
 PROPOSED ANNEXATION BOUNDARY



## *Camarillo Sanitary District*

601 Carmen Drive • Camarillo, CA 93010  
Office (805) 383-5633 Fax (805) 388-5318

March 30, 2004

04-02

James T. Varble Residuary Trust  
1809 E. Las Posas Road  
Camarillo, CA 93010

Dear Trust:

The Camarillo Sanitary District (District) has a request for annexation of a parcel located on Mission Drive and is conducting a survey to see if you are interested annexing your property into the District at no cost to you.

Our Utility Billing records indicate that your property is currently being provided sanitary sewer services at the current Out-of-District rate of \$26.35 per month. Annexing your property into the District would reduce your sanitary sewer rate from \$26.35 to the current In-District rate of \$21.08 per month.

To expedite the process we request that you notify the District of your interest by completing the enclosed survey form and return it to this department by Friday, April 9, 2004 in the enclosed stamped, self-addressed envelope.

If you have any questions or if clarification is needed, please feel free to contact Janet Starr at 805.383.5633. We will keep you advised of future hearing dates in accordance with District procedures.

Sincerely,

Janet Starr  
Administrative Assistant

Enclosure