



STAFF REPORT

Meeting Date: May 18, 2005
CONSENT

**LAFCO CASE
NAME & NO:**

LAFCO 05-05 City of Camarillo Reorganization – Rydberg (Parcels A & B)

PROPOSAL:

To annex to the City of Camarillo and the Camarillo Sanitary District a total of five legal lots (eight assessor parcels), and detach five legal lots (eight assessor parcels) from the Ventura County Resource Conservation District for the purpose of providing sanitary sewer service. Parcel A of the proposal consists of seven assessor parcels (four legal lots) with street addresses of 306, 312, 314 and 316 Camarillo Drive. Parcel B of the proposal consists of one lot with a street address of 411 Mission Drive.

SIZE:

Parcel A. Approximately 4.39 acres

Parcel B. Approximately 0.53 acre

LOCATION:

The proposal area is located north of Las Posas Road, west of Mission Drive in the Camarillo area. It is within the Sphere of Influence of both the City of Camarillo and the Camarillo Sanitary District.

PROPONENT:

City of Camarillo and Camarillo Sanitary District by resolution.

NOTICE:

This matter has been noticed as prescribed by law.

COMMISSIONERS AND STAFF

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

CITY:
Don Waunch
John Zaragoza
Alternate:
Janice Parvin

SPECIAL DISTRICT:
Dick Richardson, Chair
Ted Grandsen
Alternate:
George Lange

PUBLIC:
Kenneth M. Hess
Alternate:
Louis Cunningham

EXECUTIVE OFFICER:
Everett Millais

LAFCO ANALYST:
Kim Uhlich

OFFICE MANAGER/CLERK:
Debbie Schubert

LEGAL COUNSEL:
Leroy Smith

ASSESSOR'S PARCEL INFORMATION:

Parcel	Assessor's Parcel	Property Address	Property Owner(s)
A	150-0-011-015	316 Camarillo Drive	Arimura, S.-E. Tr.
	150-0-011-605	316 Camarillo Drive	Arimura, S.-E. Tr.
	150-0-011-625	316 Camarillo Drive	Arimura, S.-E. Tr.
	150-0-011-635	316 Camarillo Drive	Arimura, S.-E. Tr.
	150-0-011-685	314 Camarillo Drive	Rydberg, J.-R.
	150-0-011-695	306 Camarillo Drive	Orozco, R.-S.
	150-0-011-705	312 Camarillo Drive	Orozco, R.-S.
B	150-0-090-025	411 Mission Drive	Hoffman, S. & Perez, R.

RECOMMENDATIONS

A. Parcel A: Certify that the Commission has reviewed and considered the information contained in the Mitigated Negative Declaration (2003-39) for Annexation 101/CZ-288, Rydberg prepared by the City of Camarillo as lead agency, dated September 21, 2004, and adopt the lead agency's Findings, Mitigation Measures and Mitigation Monitoring Program for the Reorganization proposal.

Parcel B: Certify that the Commission has reviewed and considered the information contained in the CEQA Notice of Exemption prepared by the City of Camarillo as lead agency, dated December 9, 2004, and determine that the reorganization is exempt under Section 15319(a) of the CEQA Guidelines.

B. Adopt the attached resolution (LAFCO 05-05) making determinations and approving the City of Camarillo Reorganization – Rydberg (Parcels A & B) (Attachment 2).

GENERAL ANALYSIS

1. Land Use

Site Information (Parcels A & B)

	Land Use	Zone District Classification	General Plan Designation
Existing	A: 4 Single Family Dwellings	County: RE-1ac (Rural Exclusive, 1 ac. min.) City: NA	County: Existing Community Urban Reserve City: Low Density Residential
	B: 1 Single Family Dwelling	County: R1-10 (Single Family Residential, 10,000 sq. ft. min.) City: NA	County: Existing Community Urban Reserve City: Low Density Residential
Proposed	A: No Change	County: NA City: RE-1ac (Rural Exclusive, 1 ac. min.)	County: NA City: Low Density Residential
	B: No Change	County: NA City: R-1-10 (Single Family Residential, 10,000 sq.ft. min.)	County: NA City: Low Density Residential

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 proposal area, and reflect the same single-family residential characteristics. Therefore, the zoning, land use and general plan designations for the proposal area would be consistent with those of the surrounding land uses.

Topography, Natural Features and Drainage

The proposal area is located northerly of Las Posas Road where the terrain slopes upward to the Camarillo hills. The lots comprising the Parcel A area have slopes of approximately five to ten percent and drain to adjacent streets. The Parcel B area is relatively flat with an approximate slope of two to five percent, and drains to adjacent streets. There are no significant natural features on any of the lots.

Conformity with Plans

The proposal area is within the Sphere of Influence of the City of Camarillo and the Camarillo Sanitary District. The residential uses of all parcels are consistent with the City of Camarillo's Low Density Residential General Plan designation. The proposal area is located within the SOAR and CURB boundaries of the City of Camarillo.

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

Agricultural Land and Agriculture

The proposal area is located in a semi-rural area developed with existing single family residences and is zoned for residential development. There are no agricultural uses in the proposal area, nor any surrounding agricultural uses except for two parcels to the northwest of the lots owned by the Rydbergs and the Orozcós within the Parcel A area. The parcel immediately adjacent to the Parcel A area encompasses approximately 6.5 acres and the parcel to the north of it is approximately 57 acres. Neither parcel contains any significant area devoted to crops at this time. Neither of these parcels nor any parcel in the proposal area is subject to a Land Conservation Act contract, Farmland Security Zone agreement, or located within a greenbelt. The agricultural parcels are surrounded on all sides by residential development, and no change in land use is proposed from that of existing residential under the reorganization request. Therefore, the subject proposal is not expected to result in any adverse impacts to agricultural operations beyond what may already exist.

Open Space

The proposal area is not considered open space pursuant to Government Code Sections 56059 and 65560.

3. Population

Each lot in the proposal area contains one single-family residence. According to the County of Ventura Registrar of Voters, there are less than 12 registered voters in 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

Service provision will be:

City of Camarillo

Upon annexation the City has represented that the full range of City services, including drainage and street maintenance will be provided. There will be no change in providers of fire protection/paramedic or recreation services, currently undertaken by the Ventura County Fire Protection District and the Pleasant Valley Recreation and Park District, respectively. Under contract with the City, the Ventura County Sheriff's Department will provide police services upon annexation.

City utility services will be paid for through connection fees and user charges. Other City services may be funded through a combination of taxes, fees, grants and other revenues.

Camarillo Sanitary District

The residence associated with Parcel B is currently connected to the city sewer line in conformance with the City's policies pertaining to emergency circumstances. Upon the completion of proceedings, the Sanitary District has represented that each lot within the Parcel A area will be able to connect to the District's sanitary sewer system and that District services can be extended immediately upon request of the property owners. The property owners will be required to finance all necessary improvements and connections to the District's facilities. On-going maintenance and operational costs will be financed by residential user fees.

Other Services

There will be no change in water service, which is currently provided by the Pleasant Valley Mutual Water Company. The proposal area is in the Pleasant Valley School District (grades K - 8) and the Oxnard Union High School District (grades 9 – 12).

5. Boundaries and Lines of Assessment

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

The maps and legal descriptions for this proposal received from the proponent have been checked by the County Surveyor and have been certified as being accurate and sufficient for the preparation of a certificate of completion pursuant to Government Code Section 57201 and for filing with the State Board of Equalization.

6. Assessed Value, Tax Rates and Indebtedness

The parcels are presently within tax rate area 75005 (\$1.066000). Upon completion of this reorganization the parcels will be assigned to a new tax rate area.

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

Parcel A:

APN	Property Address	Property Owner(s)	Assessed Land Value
150-0-011-015	316 Camarillo Drive	Arimura, S.-E. Tr.	\$51,711
150-0-011-605	316 Camarillo Drive	Arimura, S.-E. Tr.	\$580
150-0-011-625	316 Camarillo Drive	Arimura, S.-E. Tr.	\$580
150-0-011-635	316 Camarillo Drive	Arimura, S.-E. Tr.	\$580
150-0-011-685	314 Camarillo Drive	Rydberg, J.-R.	\$166,246
150-0-011-695	306 Camarillo Drive	Orozco, R.-S.	\$124,685
150-0-011-705	312 Camarillo Drive	Orozco, R.-S.	\$124,685

Parcel B:

APN	Property Address	Property Owner(s)	Assessed Land Value
150-0-090-025	411 Mission Drive	Hoffman, S. & Perez, R.	\$189,178

TOTAL (Parcel A + Parcel B)	\$658,245
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7. Environmental Impact of the Proposal

The City of Camarillo is the lead agency for this project under CEQA and prepared a Mitigated Negative Declaration (MND 2003-39: Annexation 101/CZ 288, Rydberg) for Parcel A (Attachment 3). The City certified the MND on November 16, 2004 and adopted the mitigation measures proposed in the MND and a mitigation monitoring plan to lessen the environmental impacts so that they could be considered less than significant (Attachment 4). It is recommended that the Commission adopt the City's mitigation measures and the for aesthetic impacts and geology/soils impacts relating to geologic hazards.

As lead agency under CEQA, the City of Camarillo found Parcel B to be categorically exempt under Section 15319(a) of the CEQA Guidelines. Those sections include annexations to a city or district of areas containing existing small, private structures that are within the density allowed by pre-zoning and where utility connections serve only existing facilities. As the annexation will serve existing lots with single-family dwellings, the categorical exemption is appropriate for this proposal.

8. Regional Housing Needs

According to the California Housing and Community Development Department the City of Camarillo adopted an updated General Plan Housing Element on November 19, 2003 and completed State review for compliance on December 16, 2003. The proposal is for a reorganization of a fully developed area into the City of Camarillo and the Camarillo Sanitary District. As such, the 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 City of Camarillo has provided proof that all landowners have given their written consent to this proposal and has requested that the Commission waive all protest proceedings.

ALTERNATIVE ACTIONS AVAILABLE:

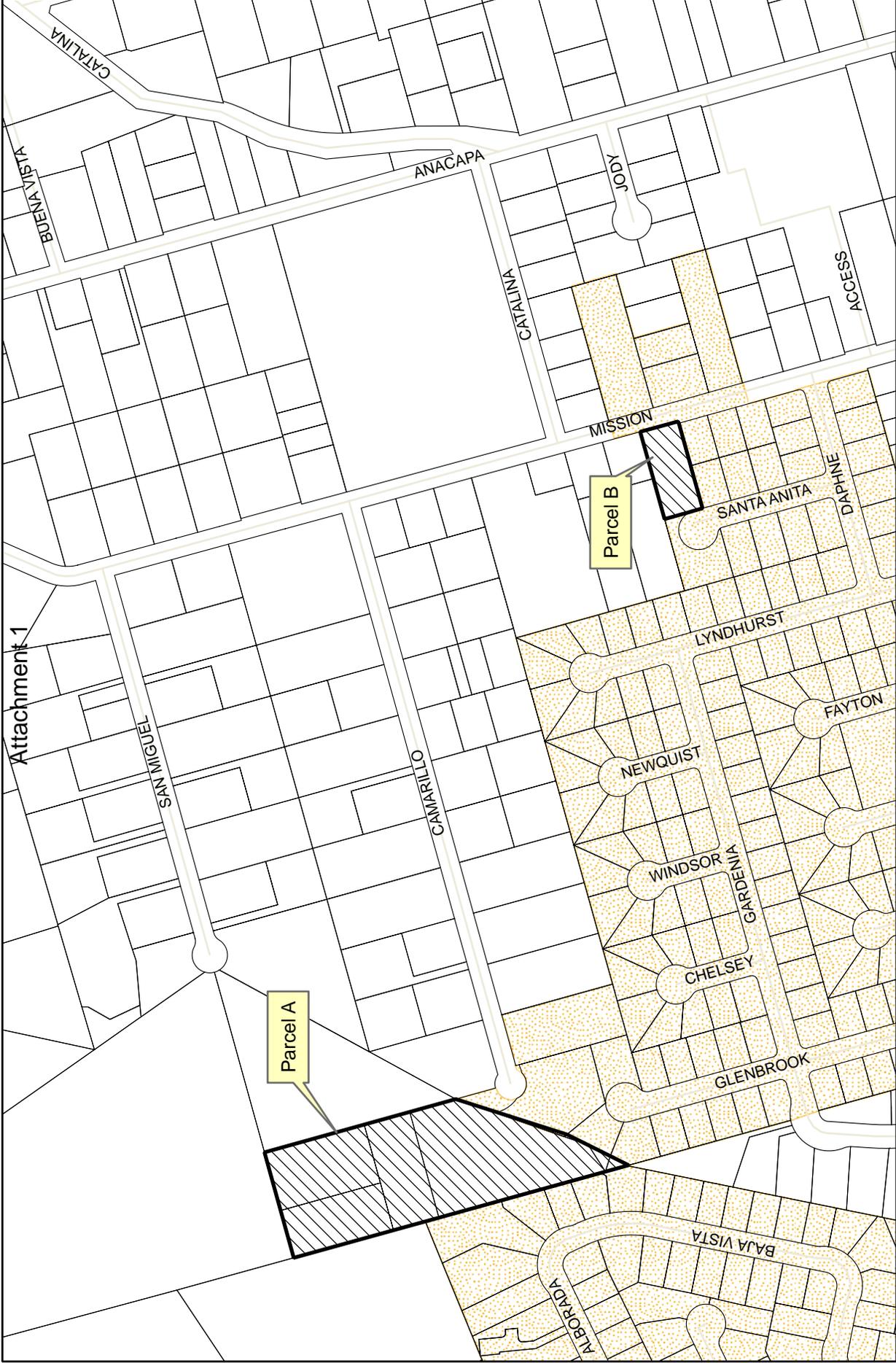
- A. If the Commission, following public testimony and review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.

- B. If the Commission, following public testimony and review of materials submitted, wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

BY: _____
Everett Millais, Executive Officer

- Attachments:
- (1) Vicinity Map
 - (2) LAFCO 05-05 Resolution
 - (3) City of Camarillo Mitigated Negative Declaration No. 2003-39 for Annexation 101/CZ-288, Rydberg
 - (4) Resolution No. 2004-157 Approving Mitigated Negative Declaration No. 2003-39

Attachments 3 and 4 are available at the LAFCO office (call 654-2576) or at the City of Camarillo



Attachment 1

Parcel A

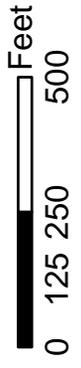
Parcel B

Legend

-  Annexation Boundary
-  Parcels
-  City of Camarillo & Sanitary District

Ventura LAFCO Vicinity Map

LAFCO 05-05 Camarillo Reorganization
Rydberg - Parcels A & B



LAFCO 05-05

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF CAMARILLO
REORGANIZATION – RYDBERG (PARCELS A & B)**

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

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

WHEREAS, the proposal was duly considered on May 18, 2005; 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 Executive Officer's Staff Report and recommendation, the environmental document or determination, Sphere of Influence and applicable General and Specific Plans; and

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

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

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

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

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated May 18, 2005, is adopted.
- (2) The Reorganization, consisting of an annexation to the City of Camarillo and a detachment from the Ventura County Resource Conservation District, and an annexation to the Camarillo Sanitary District, is hereby approved, and the boundaries are established generally as set forth in the attached Exhibit A.

- (3) The affected territory is uninhabited as defined by Government Code §56046.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 05-05 CITY OF CAMARILLO REORGANIZATION – RYDBERG (Parcels A & B).**
- (5) The Commission has reviewed and considered the information contained in the Mitigated Negative Declaration for the Parcel A component of the reorganization prepared by the City of Camarillo as lead agency, and adopts the lead agency's Findings, Mitigation Measures and Mitigation Monitoring Program [CEQA Guidelines §15074 and §15097].
- (6) The Commission directs staff to file a Notice of Determination for the Parcel A component of the reorganization in the same manner as a lead agency under CEQA Guidelines §15075 and §15096(i).
- (7) The Commission has reviewed and considered the lead agency's determination that the Parcel B component of the reorganization is categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines, and finds the change of organization to be categorically exempt under Section 15319(a).
- (8) The Commission directs staff to file a Notice of Exemption for the Parcel B component of the reorganization in the same manner as a lead agency, under Section 15062 of the California Environmental Quality Act Guidelines.
- (9) The Commission, consistent with California Government Code Section 56663(c), hereby waives protest proceedings entirely.
- (10) This change of 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 Executive Officer.**

This resolution was adopted on May 18, 2005.

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: City of Camarillo, Community Development Department
Camarillo Sanitary District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning

**CITY OF CAMARILLO REORGAIZATION
RYDBERG - PARCEL A
ANNEXATION NO. 101 TO THE CITY OF CAMARILLO AND
ANNEXATION TO THE CAMARILLO SANITARY DISTRICT AND
DETACHMENT FROM THE VENTURA COUNTY RESOURCE
CONSERVATION DISTRICT**

All of Lots 103, 104, 105 and 127, Camarillo Farms Tract, in the County of Ventura, State of California, as said lots are shown on the map recorded in the office of the County Recorder of said County in Book 14, Page 55 of Miscellaneous Records, described as follows:

Beginning at the most easterly corner of said Lot 103, said corner also being the northeasterly terminus of the 3rd course of the Waggoner Reorganization to the City of Camarillo as described and shown in the Certificate of Completion recorded on December 18, 1989 in the Office of said County Recorder as Document No. 89-200323 of Official Records; thence, along the existing boundary of the City of Camarillo and Camarillo Sanitary District by the following five courses:

- 1st - South 18°13'03" West 292.58 feet; thence,
- 2nd - South 42°22'42" East 10.00 feet; thence,
- 3rd - South 26°28'13" West 60.72 feet; thence,
- 4th - South 31°13'33" West 96.08 feet to the southerly prolongation of the westerly line of said Camarillo Farms Tract; thence, along said prolongation and westerly line,
- 5th - North 16°21'43" West 863.39 feet to the northwesterly corner of said Lot 127; thence, along the boundary of said Lot 127 by the following two courses:
 - 4th - North 73°29'51" East 273.50 feet; thence,
 - 5th - South 16°24'22" East 504.85 feet to the point of beginning and containing 4.39 acres.

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

Certified by:

Jill Rawlins

Date:

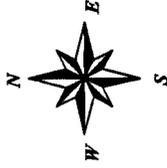
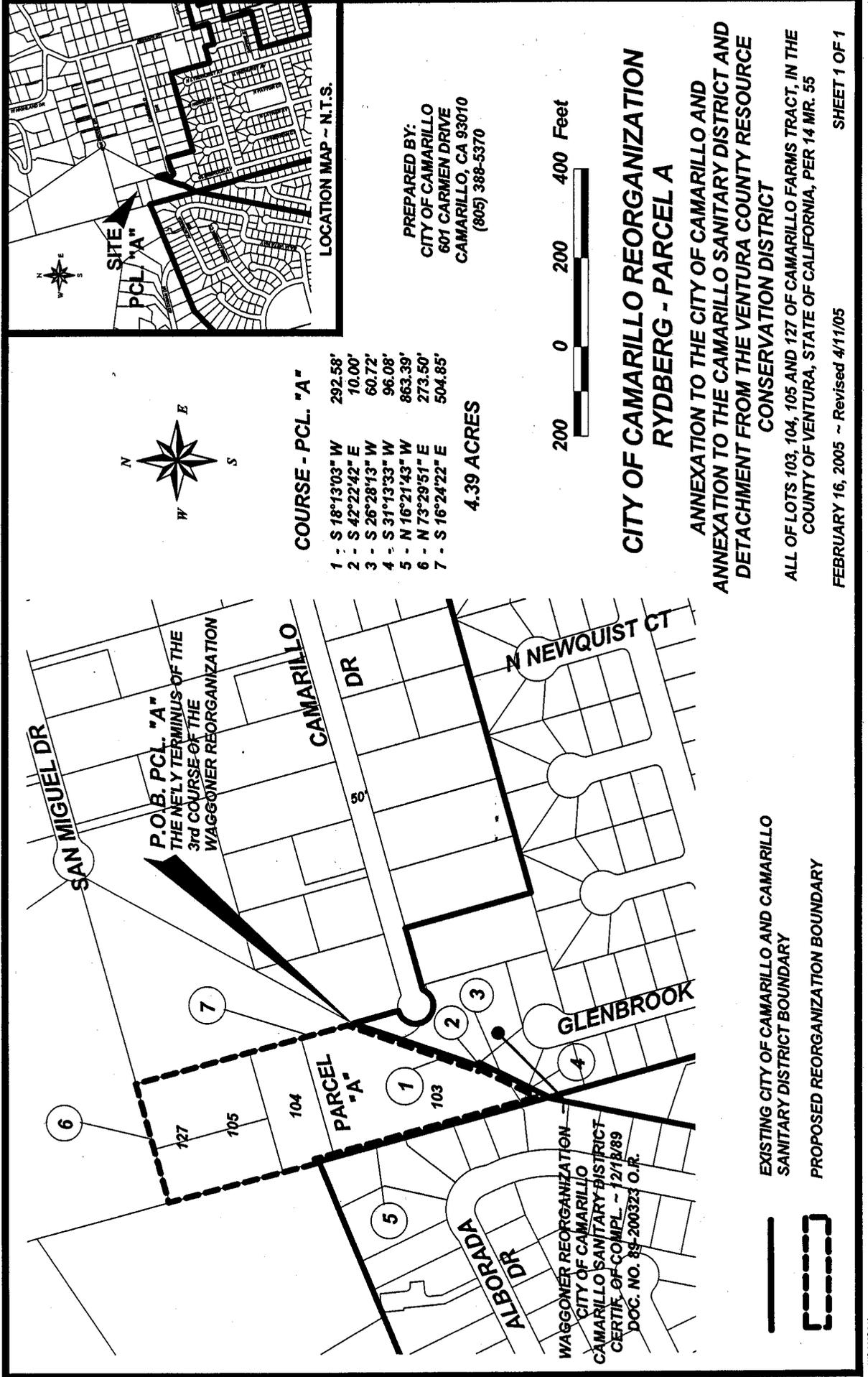
4-12-05

05-05

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

Certified by: *Jill Rawls*

Date: 4-12-05



COURSE - PCL. "A"

- 1 - S 18°13'03" W 292.58'
- 2 - S 42°22'42" E 10.00'
- 3 - S 26°28'13" W 60.72'
- 4 - S 31°13'33" W 96.08'
- 5 - N 16°21'43" W 863.39'
- 6 - N 73°29'51" E 273.50'
- 7 - S 16°24'22" E 504.85'

4.39 ACRES



PREPARED BY:
CITY OF CAMARILLO
601 CARMEN DRIVE
CAMARILLO, CA 93010
(805) 388-5370

**CITY OF CAMARILLO REORGANIZATION
RYDBERG - PARCEL A**

ANNEXATION TO THE CITY OF CAMARILLO AND
ANNEXATION TO THE CAMARILLO SANITARY DISTRICT AND
DETACHMENT FROM THE VENTURA COUNTY RESOURCE
CONSERVATION DISTRICT

ALL OF LOTS 103, 104, 105 AND 127 OF CAMARILLO FARMS TRACT, IN THE
COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 14 MR. 55

FEBRUARY 16, 2005 ~ Revised 4/11/05

SHEET 1 OF 1

EXISTING CITY OF CAMARILLO AND CAMARILLO
SANITARY DISTRICT BOUNDARY
PROPOSED REORGANIZATION BOUNDARY



WAGGONER REORGANIZATION -
CITY OF CAMARILLO
CAMARILLO SANITARY DISTRICT
CERTIF. OF COMPL. ~ 12/18/89
DOC. NO. 89-200323 O.R.

**CITY OF CAMARILLO REORGANIZATION
RYDBERG – PARCEL B
ANNEXATION TO THE CITY OF CAMARILLO AND
ANNEXATION TO THE CAMARILLO SANITARY DISTRICT AND
DETACHMENT FROM THE VENTURA COUNTY RESOURCE
CONSERVATION DISTRICT**

That portion of Lot 86, Camarillo Farms Tract, in the County of Ventura, State of California, as said Lot 86 is shown on the map recorded in the office of the County Recorder of said County in Book 14, Page 55 of Miscellaneous Records, described as follows:

Beginning at the most easterly corner of said Lot 86, said corner also being the easterly terminus of the 5th course of the Buczkowski Annexation to the Camarillo Sanitary District as shown and described in the Certificate of Completion recorded in the office of said County Recorder on May 26, 1981 as Document No. 048271 of Official Records; thence, along the existing boundary of said Camarillo Sanitary District and the existing City of Camarillo boundary by the following two courses:

- 1st - South 73°34'00" West 230.02 feet; thence,
- 2nd - North 16°25'00" West 100.00 feet to the northwesterly line of said Lot 86; thence, along said northwesterly line,
- 3rd - North 73°34'00" East 230.02 feet to the westerly line of Mission Drive, 50.00 feet wide, said westerly line also being in the existing boundary of said Camarillo Sanitary District and said City of Camarillo; thence, along said westerly line and said existing District and City boundary,
- 4th - South 16°25'00" East 100.00 feet to the point of beginning and containing 0.53 acre.

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

Certified by:



Date:

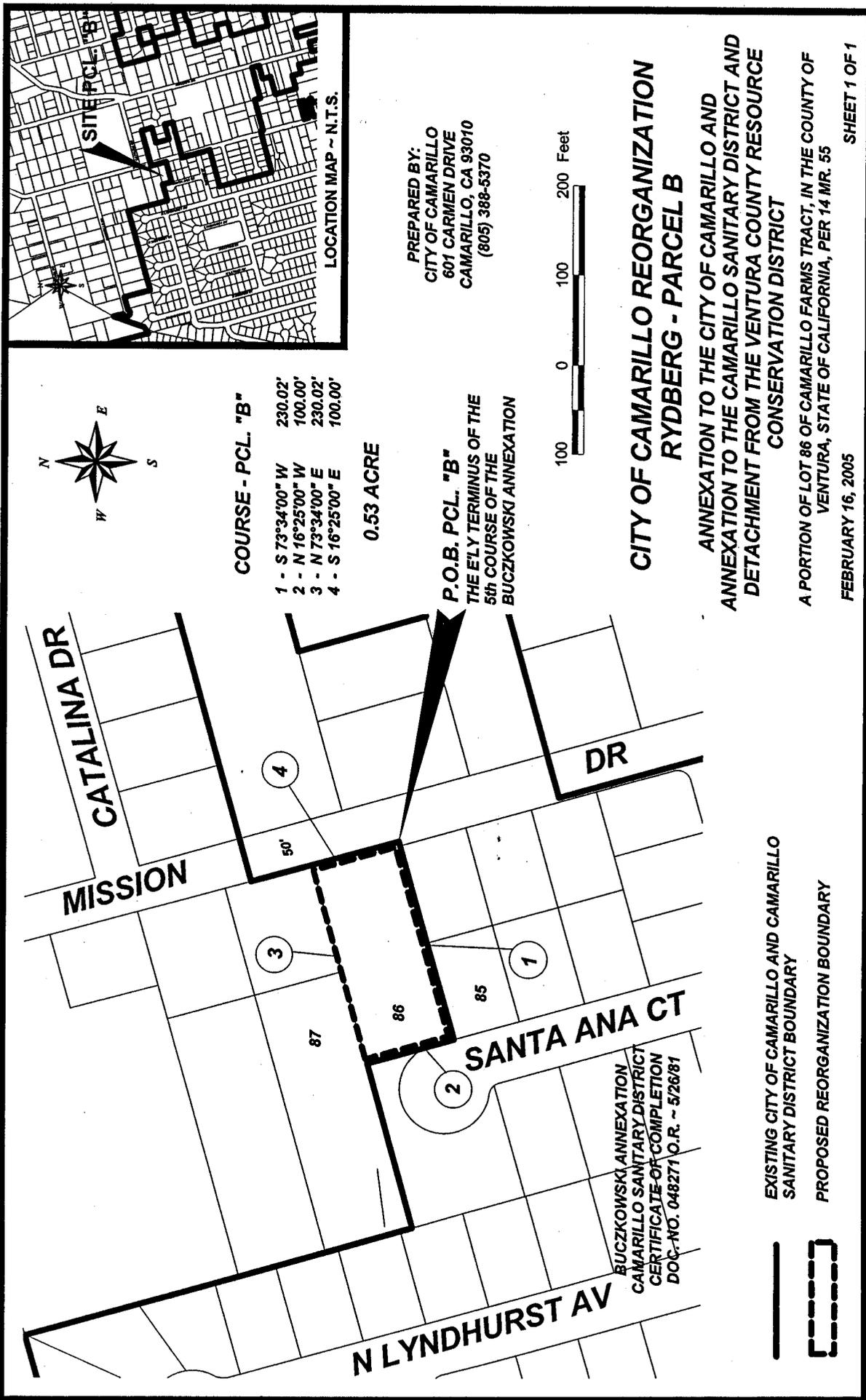
4-17-05

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: 4-11-05

05-05



A PORTION OF LOT 86 OF CAMARILLO FARMS TRACT, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 14 MR. 55

FEBRUARY 16, 2005

SHEET 1 OF 1