



STAFF REPORT

Meeting Date: July 20, 2005

**LAFCO CASE
NAME & NO:**

LAFCO 05-09 Camarillo Sanitary District Annexation – Olson

PROPOSAL:

To annex property into the Camarillo Sanitary District for the purpose of providing sanitary sewer service.

SIZE:

Approximately 6.9 acres

LOCATION:

1555 Flynn Road (APN 060-0-010-300), Camarillo. The proposal also includes a portion of Flynn Road contiguous to the southeasterly boundary of the parcel, and a portion of Union Pacific Railroad property contiguous to the northwesterly boundary of the parcel (APN 160-0-010-020). The proposal area is within the boundaries of the City of Camarillo, the Fox Canyon Groundwater Management Agency and the sphere of influence of the Calleguas Municipal Water District.

PROPONENT:

Camarillo Sanitary District by resolution.

NOTICE:

This matter has been noticed as a public hearing.

ASSESSOR PARCEL INFORMATION: 060-0-010-300 and 160-0-010-020

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

RECOMMENDATIONS

- A. Certify that the Commission has reviewed and considered the information contained in the CEQA Notice of Exemption prepared by the Camarillo Sanitary District as lead agency, dated May 11, 2005, and determine that the annexation is exempt under Section 15303 of the CEQA Guidelines.
- B. Adopt the attached resolution (LAFCO 05-09) making determinations and approving the Camarillo Sanitary District Annexation – Olson.

GENERAL ANALYSIS

1. Land Use

Site Information

	Land Use	Zone District Classification	General Plan Designation
Existing	Former industrial building demolished - site is currently vacant	City: RPD-25U (Residential Planned Development, 25 units per acre, min.) County: NA	City: High Density Residential County: NA
Proposed	120 unit apartment development	City: No change County: NA	City: No change County: NA

Conformity with Plans

The proposal area is in the City of Camarillo. The site is zoned RPD-25U (Residential Planned Development, minimum 25 units per acre) and the City General Plan land use designation for the parcel is High Density Residential. The City has issued entitlements necessary to construct a high-density residential development on the site consistent with these zoning and General Plan designations.

The site is located within the SOAR and CURB boundaries for the City of Camarillo.

Surrounding Land Uses and Zoning and General Plan Designations

The proposal area is designated as High Density Residential by the City of Camarillo General Plan and is zoned RPD-25U (Residential Planned Development, minimum 25 units per acre). The site is located on the edge of a light industrial park. To the southeast (across Flynn Road) and to the southwest are light industrial uses. To the northwest, beyond the railroad tracks and Lewis Road is a single-family residential development. Immediately northeast of the proposal area an apartment development is under construction.

The zoning, General Plan land use designation and pending residential use for the proposal area are consistent with the pending residential use to the northeast, and are considered to be consistent with the surrounding light industrial uses according to the Camarillo General Plan.

Topography, Natural Features and Drainage

The proposal area was formerly used for a light industrial use. All structures associated with that use have been demolished. The demolition and grading associated with clearing the site has resulted in some soil mounding, however, the underlying parcel is relatively flat with an overall slope of less than five percent. There are no significant natural features on the parcel.

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

Agricultural Land and Agriculture

The parcel is located in an urbanized area, zoned for residential development. There are no agricultural uses on the site, nor any surrounding agricultural uses.

The site is not subject to a Land Conservation Act contract or a Farmland Security Zone agreement, and is not located within a greenbelt.

Open Space

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

3. Population

The site is currently vacant and, as such, there are no voters residing in the proposal area. Therefore, 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

The proposal area is within the Sanitary District sphere of influence and constitutes an “island” surrounded by territory within Camarillo Sanitary District boundary. The proposal involves annexation to the Camarillo Sanitary District so the proposed use can connect to the District’s wastewater collection and treatment system. The District currently has sewer lines in the adjacent streets to serve the surrounding parcels. The District has represented that it has the ability and capacity to service the annexation proposal area.

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. There will be no change to any other existing services.

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

According to the County Assessor, the site is in Tax Rate areas 07001 and 07080 and will be assigned to two new tax rate areas upon the completion of proceedings. The assessed land value of the lot per the 2004 - 2005 tax roll is \$1,566,900.

7. Environmental Impact of the Proposal

The Camarillo Sanitary District is the lead agency for this proposal and found the proposal to be categorically exempt under Section 15303 (d) (extension of sewer lines to serve new construction) of the California Environmental Quality Act Guidelines. As the annexation is to provide sanitary sewer service to an existing

lot to be redeveloped for residential use, a 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 annexation proposal area will developed consistent with the City General Plan. Therefore, 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

Consent to annex has not been received by the Union Pacific Railroad Company. As there is not 100 percent consent of all the landowners involved, the proposal is subject to conducting authority proceedings. Thus, all property owners and all registered voters within the affected area and registered voters within 300 feet have received notice of the hearing. If the annexation proposal is approved as recommended, all property owners and registered voters in the affected area and within 300 feet will receive a second notice describing the proposal, the date, time, and place of the conducting authority's protest hearing, and how protests may be filed. Authority to conduct the protest proceeding has been delegated to the LAFCO Executive Officer. Depending on the number of registered voter protests and/or the value of landowner protests, the annexation will either be finalized or will be brought back to the Commission for ordering an election or termination.

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 05-09 Resolution

LAFCO 05-09

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CAMARILLO SANITARY
DISTRICT ANNEXATION – OLSON**

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 proposal as required by law; and

WHEREAS, the proposal was duly considered on July 20, 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 determination, and applicable local plans and policies; and

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

WHEREAS, proof has been given to the Commission that the affected territory has 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 Camarillo Sanitary District and within the affected territory, and the organization of local governmental agencies within Ventura County.

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

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated July 20, 2005, is adopted.
- (2) The annexation to the Camarillo Sanitary District, with boundaries as generally set forth in the attached Exhibit A, is hereby approved subject to conducting authority proceedings as prescribed in Government Code Sections 57000 to 57090.
- (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 05-09 CAMARILLO SANITARY DISTRICT ANNEXATION – OLSON.**
- (5) The Commission has reviewed and considered the lead agency's determination that the annexation is categorically exempt under Section 15303 (New Construction - Extension of Sewer Line) of the California Environmental Quality Act Guidelines, and finds the annexation to be categorically exempt under Section 15303 (New Construction - Extension of Sewer Line).
- (6) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency, under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) **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 Executive Officer.**
- (8) The Executive Officer is hereby directed to conduct protest proceedings in accordance with Government Code Section 57050.
- (9) The Commission hereby delegates to the Executive Officer the authority to determine the amount of the protest pursuant to Government Code Section 57075(b).

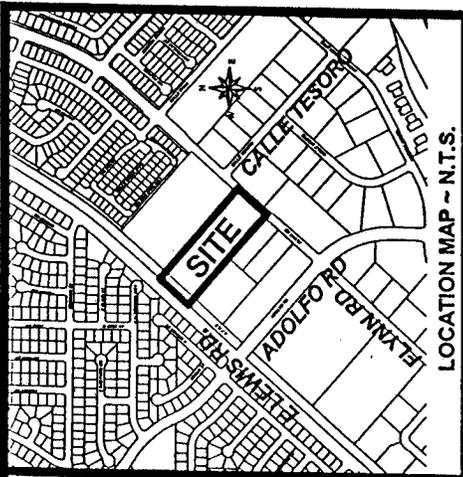
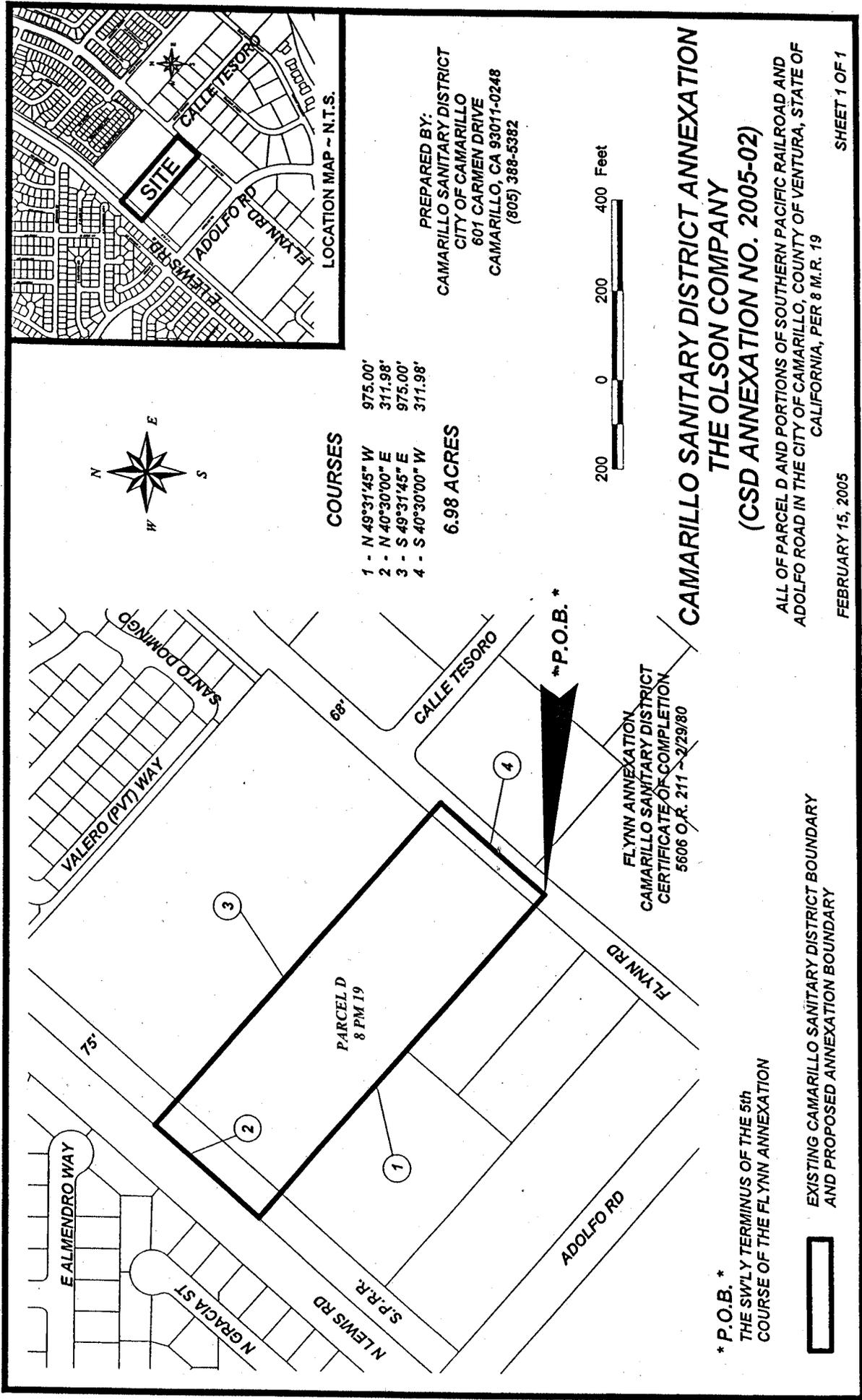
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Ramirez*

Date: *6/24/05*

05-09

EXHIBIT A



COURSES

- 1 - N 49°31'45" W 975.00'
- 2 - N 40°30'00" E 311.98'
- 3 - S 49°31'45" E 975.00'
- 4 - S 40°30'00" W 311.98'

6.98 ACRES

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



CAMARILLO SANITARY DISTRICT ANNEXATION
THE OLSON COMPANY
(CSD ANNEXATION NO. 2005-02)

ALL OF PARCEL D AND PORTIONS OF SOUTHERN PACIFIC RAILROAD AND ADOLFO ROAD IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 8 M.R. 19

FEBRUARY 15, 2005

SHEET 1 OF 1

* P.O.B. *
 THE SW'LY TERMINUS OF THE 5th
 COURSE OF THE FLYNN ANNEXATION

EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY
 AND PROPOSED ANNEXATION BOUNDARY



05-09

**CAMARILLO SANITARY DISTRICT ANNEXATION
THE OLSON COMPANY
(CSD ANNEXATION NO. 2005-02)**

EXHIBIT A

All of Parcel D and portions of Southern Pacific Railroad and Flynn Road, in the City of Camarillo, County of Ventura, State of California, as said Parcel D, Railroad and Road are shown on the map filed in the office of the County Recorder of said County in Book 8, Page 19 of Parcel Maps, described as follows:

Beginning at a point in the centerline of said Flynn Road, 68.00 feet wide, said point also being the southwesterly terminus of the 5th course of the Flynn Annexation to the Camarillo Sanitary District as shown and described in the Certificate of Completion recorded in the office of said County Recorder on February 29, 1980 in Book 5606, Page 211 of Official Records; thence, along the existing Camarillo Sanitary District boundary by the following four courses:

- 1st - North 49°31'45" West 975.00 feet to the northwesterly line of said Southern Pacific Railroad, 75.00 feet wide; thence, along said northwesterly line,
- 2nd - North 40°30'00" East 311.98 feet to the northwesterly prolongation of the northeasterly line of said Parcel D; thence, along said prolongation and northeasterly line,
- 3rd - South 49°31'45" East 975.00 feet to said centerline of said Flynn Road; thence, along said centerline,
- 4th - South 40°30'00" West 311.98 feet to the point of beginning and containing 6.98 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: *Zell Rawlin*
Date: *6/24/05*