



STAFF REPORT

Agenda Item 8

Meeting Date: November 16, 2005
CONSENT

**LAFCO CASE
NAME & NO:**

LAFCO 05-24 Calleguas Municipal Water District Annexation –
Cypress No. 1 (Parcel A)

PROPOSAL:

To annex 13 lots, a portion of Cypress Drive, and a portion of a
County drainage channel into the Calleguas Municipal Water
District for the purpose of providing water service.

SIZE:

Approximately 14.76 acres

LOCATION:

The general location of the proposal area is between Pleasant
Valley Road and Arcturus Road on Cypress Drive in the City of
Oxnard and in the Sphere of Influence of the Calleguas Municipal
Water District. The proposal area is also within the boundaries of
the United Water Conservation District, the Oxnard Harbor District
and the Fox Canyon Groundwater Management Agency. The chart
below lists street addresses and Assessor Parcel Numbers.

Assessor's Parcel	Property Address	Assessor's Parcel	Property Address
222-0-051-120	5375 Cypress Rd.	222-0-052-145	5388 Cypress Rd.
222-0-051-130	5421 Cypress Rd.	222-0-052-155	5388 Cypress Rd.
222-0-051-140	5441 Cypress Rd.	222-0-052-160	5404 Cypress Rd.
222-0-051-150	5465 Cypress Rd.	222-0-052-240	5394 Cypress Rd.
222-0-051-160	5461 Cypress Rd.	222-0-052-285	5390 Cypress Rd.
222-0-051-170	5471 Cypress Rd.	222-0-070-015	5511 Cypress Rd.
222-0-052-130	5358 Cypress Rd.	222-0-180-050 (portion)	Drainage Channel

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

PROPONENT: Calleguas Municipal Water District by resolution.

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

RECOMMENDATIONS

- A. Certify that the Commission has reviewed and considered the information contained in Mitigated Negative Declaration 04-02 for the Westwind Project Special Use Permit for a Planned Residential Group (PZ 03-500-16), Tentative Subdivision Map for Tract No. 541 9PZ 03-300-13), Zone Change (PZ 03-570-4), and General Plan Amendment (PZ 03-620-6) prepared by the City of Oxnard as lead agency, dated July 20, 2004, and adopt the lead agency’s Findings, and Mitigation Measures for the Change of Organization proposal.
- B. Adopt the attached resolution (LAFCO 05-24) making determinations and approving the Calleguas Municipal Water District Annexation – Cypress No. 1 (Parcel A).

GENERAL ANALYSIS

1. Land Use

Site Information

	Land Use	Zone District Classification	General Plan Designation
Existing	Vacant (Former structures have been demolished)	City: R2 (Multi Family Residential) & CR (Community Reserve) County: NA	City: RLM (Residential Low/Medium 8 - 12 du/ac & PK(Park)) County: NA
Proposed	Multi-family residential development and a park	City: No Change County: NA	City: No change County: NA

No changes are proposed to the land use, zoning or general plan designations for any of the Parcels.

Conformity with Plans

The proposal area is within the boundary of the City of Oxnard and within the Sphere of Influence of the Calleguas Municipal Water District. The approved multi-family residential and park use of the area is consistent with the City of Oxnard's General Plan designation and zoning designations.

The Parcel is located within the CURB boundaries for the City of Oxnard.

Surrounding Land Uses and Zoning and General Plan Designations

The proposal will have no effect on surrounding land uses, zoning or general plan designations.

Topography, Natural Features and Drainage

The proposal area is relatively flat with an overall slope of less than five percent and is currently cleared in preparation for pending development.

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

Agricultural Land and Agriculture

No part of the proposal area is considered prime agricultural land or farmland of statewide significance. There are no agricultural uses in the proposal area, or any surrounding agricultural uses.

None of the proposal areas are subject to a Land Conservation Act contract or a Farmland Security Zone agreement.

None of the proposal areas are within a greenbelt.

Open Space

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

3. Population

According to the County Registrar of Voters, there are less than 12 registered voters on the site. As such, the annexation 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 currently within the boundaries of the City of Oxnard. As such, the City will provide all services to the approved development proposal. Water will be supplied by the Calleguas Municipal Water District as a wholesaler to the City.

Calleguas Municipal Water District has represented that it has the ability and capacity to service the annexation area. Ongoing operations, maintenance and improvements will be financed by revenues received from water sales, a standby charge, annexation fees and capital fees.

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 total assessed land value of the lots in the proposal area per the 2004 - 2005 tax roll is \$5,094,191. According to the County Assessor, all the lots in the proposal area are currently in tax rate area 03161. This tax rate area has a rate of \$1.119937 per \$100 of assessed valuation. Upon the completion of proceedings, all of the lots will be assigned to Tax Rate Area 03162 with a tax rate of \$1.125137 per \$100 of assessed valuation. This increase in property tax rates reflects the amount authorized to be collected for territory served by the Metropolitan Water District (through Calleguas Municipal Water District as a retailer).

7. Environmental Impact of the Proposal

The City of Oxnard is the lead agency for this proposal under CEQA and prepared Mitigated Negative Declaration 04-02 for the Westwind Project Special Use Permit for a Planned Residential Group (PZ 03-500-16), Tentative Subdivision Map for Tract No. 541 9PZ 03-300-13), Zone Change (PZ 03-570-4),

the MND on November 9, 2004 and adopted the mitigation measures proposed in the MND to lessen the environmental impacts so that they could be considered less than significant. It is recommended that the Commission adopt the City's mitigation measures in their entirety.

8. Regional Housing Needs

According to the California Housing and Community Development Department the City of Oxnard adopted an updated General Plan Housing Element on December 19, 2000 and completed State review for compliance on May 10, 2001. The annexation proposal area is developed consistent with the City's General Plan. Therefore, the proposal will have no effect on the fair share of the regional housing needs for the City of Oxnard.

9. Landowner and Annexing Agency Consent

The Calleguas Municipal Water District has provided proof that all landowners have given their written consent to this proposal and has requested that the Commission waive all protest proceedings.

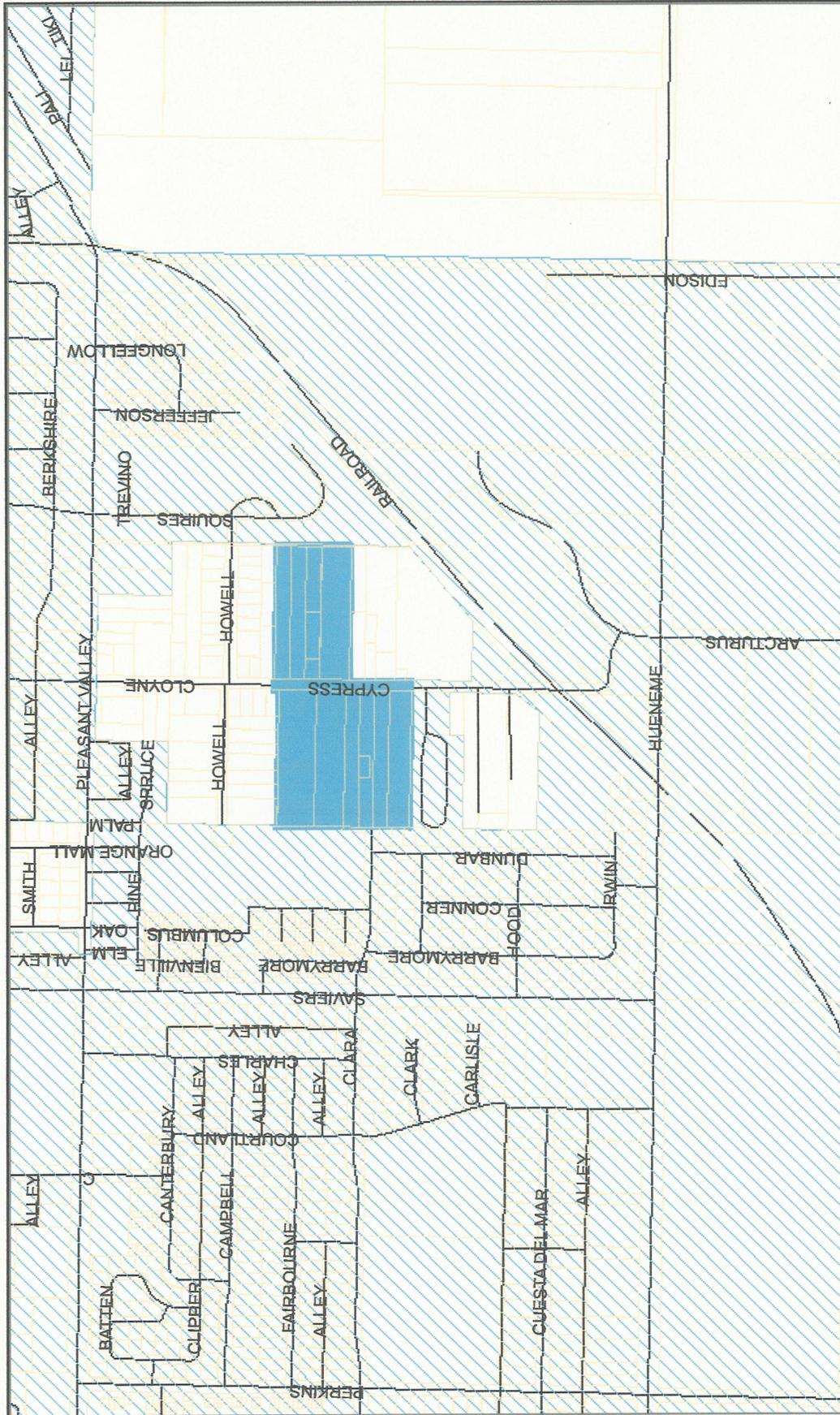
ALTERNATIVE ACTIONS AVAILABLE:

- 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 05-24 Resolution
 - (3) City of Oxnard Mitigated Negative Declaration 04-02

ATTACHMENT 1



Ventura LAFCO Vicinity Map

LAFCO 05-24 Calleguas Municipal Water District Annexation -
Cypress No. 1 (Parcel A)

Legend

-  Parcels
-  Calleguas Municipal Water District
-  Calleguas Cypress No. 1 Annexation



ATTACHMENT 2

LAFCO 05-24

RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION – CYPRESS NO. 1 (PARCEL A)

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 November 16, 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 Calleguas Municipal Water 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 November 16, 2005, is adopted.
- (2) The annexation to the Calleguas Municipal Water 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 05-24 CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION – CYPRESS NO. 1 (PARCEL A).**
- (5) The Commission has reviewed and considered the information contained in the Mitigated Negative Declaration prepared by the City of Oxnard as lead agency, and adopts the lead agency's Findings and Mitigation Measures [CEQA Guidelines §15074 and §15097].
- (6) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under CEQA Guidelines §15075 and §15096(i).
- (7) The Commission, consistent with California Government Code Section 56663(c), hereby waives protest proceedings entirely.
- (8) **This annexation shall not be recorded until and unless Calleguas Municipal Water District provides the Executive Officer with a certified copy of a resolution by Calleguas Municipal Water District accepting the terms and conditions of Metropolitan Water District of Southern California and directing the annexation of the proposal area depicted on Exhibit A.**
- (9) **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.**

This resolution was adopted on November 16, 2005.

AYES:

NOES:

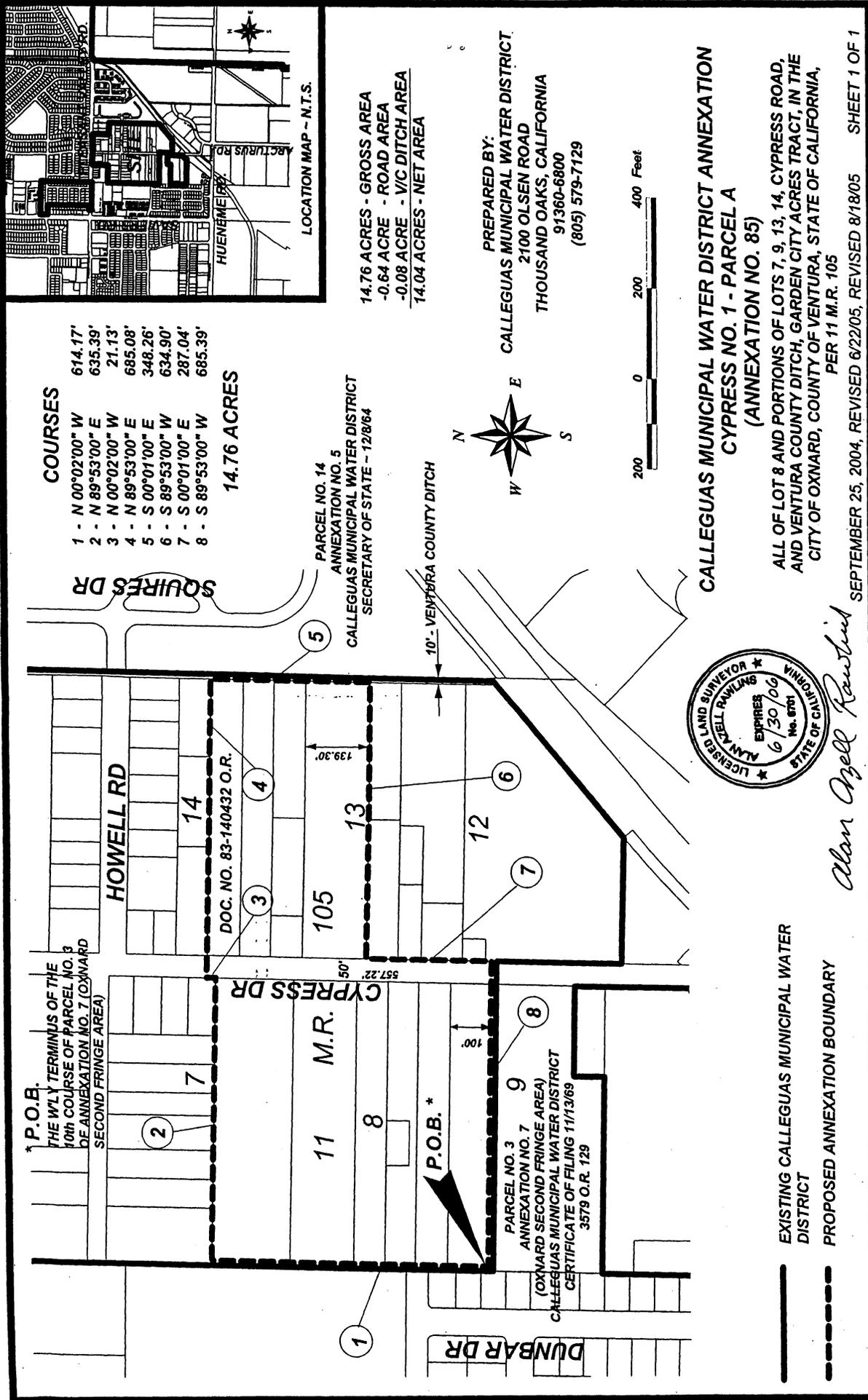
ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: Calleguas Municipal Water District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning
Ventura County Elections – Registrar of Voters

EXHIBIT A



COURSES

- 1 - N 00°02'00" W 614.17'
- 2 - N 89°53'00" E 635.39'
- 3 - N 00°02'00" W 21.13'
- 4 - N 89°53'00" E 685.08'
- 5 - S 00°01'00" E 348.26'
- 6 - S 89°53'00" W 634.90'
- 7 - S 00°01'00" E 287.04'
- 8 - S 89°53'00" W 685.39'

14.76 ACRES

PARCEL NO. 14
ANNEXATION NO. 5
CALLEGUAS MUNICIPAL WATER DISTRICT
SECRETARY OF STATE - 12/8/64

14.76 ACRES - GROSS AREA
-0.64 ACRE - ROAD AREA
-0.08 ACRE - V/C DITCH AREA
14.04 ACRES - NET AREA

PREPARED BY:
CALLEGUAS MUNICIPAL WATER DISTRICT
2100 OLSEN ROAD
THOUSAND OAKS, CALIFORNIA
91360-6800
(805) 579-7129



EXISTING CALLEGUAS MUNICIPAL WATER DISTRICT
PROPOSED ANNEXATION BOUNDARY

CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
CYPRESS NO. 1 - PARCEL A
(ANNEXATION NO. 85)
ALL OF LOT 8 AND PORTIONS OF LOTS 7, 9, 13, 14, CYPRESS ROAD,
AND VENTURA COUNTY DITCH, GARDEN CITY ACRES TRACT, IN THE
CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA,
PER 11 M.R. 105

Alan Orzell Rowland

SEPTEMBER 25, 2004, REVISED 6/22/05, REVISED 8/18/05 SHEET 1 OF 1

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

Certified by: *Alan Orzell Rowland*

Date: 11/7/05

05-24

05-24

**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
CYPRESS NO. 1 – PARCEL A
(ANNEXATION NO. 85)**

All of Lot 8 and portions of Lots 7, 9, 13, 14, Cypress Road, and Ventura County Ditch, in the City of Oxnard, County of Ventura, State of California, as shown on the map of the Garden City Acres Tract, recorded in the Office of the County Recorder of said County, in Book 11, Page 105 of Miscellaneous Records, described as follows:

Beginning at a point in the west line of said Lot 9, said point being the westerly terminus of the 10th course of Parcel No. 3 of Annexation No. 7 (Oxnard Second Fringe Area) to the Calleguas Municipal Water District, as described in the Certificate of Filing recorded on November 13, 1969 in the Office of said County Recorder in Book 3579, Page 129 of Official Records; thence, along the west line of said Lots 9, 8, and 7, said west line also being the existing Calleguas Municipal Water District boundary,

- 1st - North 00°02'00" West 614.17 feet to the north line of the south half of said Lot 7; thence, leaving said existing district boundary along said north line,
- 2nd - North 89°53'00" East 635.39 feet to the west line of said Cypress Road, 50.00 feet wide; thence, along said west line,
- 3rd - North 00°02'00" West 21.13 feet to the westerly prolongation of the north line of the parcel of land described in the Grant Deed recorded on December 13, 1983, in the Office of said County Recorder, as Document No. 83-140432 of Official Records; thence, along said prolongation, north line and the easterly prolongation thereof,
- 4th - North 89°53'00" East 685.08 feet to the east line of said Ventura County Ditch, 10.00 feet wide, said east line also being the existing boundary of said Calleguas Municipal Water District; thence, along said east line and said existing boundary,
- 5th - South 00°01'00" East 348.26 feet to the easterly prolongation of the south line of the north 139.30 feet of said Lot 13; thence, leaving said existing district boundary along said prolongation and south line,
- 6th - South 89°53'00" West 634.90 feet to the east line of said Cypress Road, 50.00 feet wide; thence, along said east line,
- 7th - South 00°01'00" East 287.04 feet to the easterly prolongation of the south line of the north 100.00 feet of said Lot 9, same also being the existing boundary of said Calleguas Municipal Water District; thence, along said east line and said existing boundary,

8th - South 89°53'00" West 685.39 feet to the point of beginning.

14.76 Acres – Gross Area
-0.64 Acre – Road Area
-0.08 Acre – V/C Ditch Area
14.04 Acres – Net Area



Alan Azell Rawlins

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

Certified by: *Alan Azell Rawlins*

Date: *11/7/05*