

## AGENDA

### VENTURA LOCAL AGENCY FORMATION COMMISSION

Hall of Administration, Board of Supervisors' Hearing Room

800 S. Victoria Avenue, Ventura, CA 93009-1850

9:00 A.M. Wednesday, September 20, 2006

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**

#### ANNOUNCEMENTS

4. **Commission Presentations and Announcements**

#### COMMENTS FROM THE PUBLIC

5. **Public Comment**

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 with a five (5) minute time limit. Allowing an individual to speak more than five minutes is at the discretion of the Chair of the Commission. Speakers are encouraged to refrain from restating previous testimony).*

#### COMMISSIONERS AND STAFF

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

**CITY:**  
Don Waunch  
John Zaragoza  
*Alternate:*  
Janice Parvin

**SPECIAL DISTRICT:**  
Ted Grandsen  
Dick Richardson  
*Alternate:*  
George Lange

**PUBLIC:**  
Kenneth M. Hess, Vice Chair  
  
*Alternate:*  
Louis Cunningham

**EXECUTIVE OFFICER:**  
Everett Millais

**DEPUTY EXEC OFFICER**  
Kim Uhlich

**OFFICE MGR/CLERK:**  
Debbie Schubert

**LEGAL COUNSEL:**  
Leroy Smith

## CONSENT ITEMS

### 6. Minutes of the Ventura LAFCO July 19, 2006 regular meeting

RECOMMENDED ACTION: Approval

### 7. LAFCO 06-10 Ojai Valley Sanitary District Annexation – Culbertson

To annex a single parcel, APN# 019-0-082-140, of approximately 1.03 acres to the Ojai Valley Sanitary District for the purpose of providing sanitary sewer service. The proposal area is located at 1339 Cuyama Road, Ojai, in the Ojai Area of Interest and is within the Ojai Valley Sanitary District Sphere of Influence.

RECOMMENDED ACTION: Approval

### 8. LAFCO 06-11 Ojai Valley Sanitary District Annexation – Hatfield (Parcels A-D)

To annex four parcels, APN #s 031-0-200-145, 034-0-132-085, 034-0-040-075, 035-0-100-275, and portions of the Park Avenue and Creek Road rights of way to the Ojai Valley Sanitary District for the purpose of providing sanitary sewer service. The proposal areas are located at 457 Burnham Road, Oak View, 135 Park Ave., Oak View, 10872 N. Creek Road, Ojai, and 10348 N. Creek Road, Ojai and are within the Ojai Valley Sanitary District Sphere of Influence.

RECOMMENDED ACTION: Approval

### 9. LAFCO 06-12 Camarillo Valley Sanitary District Annexation – Salinas (Parcels A and B)

To annex two parcels, APN #s 153-0-150-345 and 150-0-050-225, and portions of the East Loop and Mission Drive rights of way to the Camarillo Sanitary District in order to provide sanitary sewer service. The proposal areas are located at 202/214 East Loop Drive and 244 Mission Drive and are within the Camarillo Sanitary District Sphere of Influence.

RECOMMENDED ACTION: Approval

### 10. LAFCO 06-13 Camarillo Valley Sanitary District Annexation – Schatz

To annex one parcel, APN# 153-0-032-055 and a portion of the East Loop right of way, approximately .56 acres to the Camarillo Sanitary District in order to provide sanitary sewer service. The proposal area is within the Camarillo Sanitary District Sphere of Influence and within the City of Camarillo Sphere of Influence.

RECOMMENDED ACTION: Approval

## PUBLIC HEARING ITEMS

### 11. Ojai Valley Sanitary District - Teen Challenge

- A. **LAFCO 06-09S Ojai Valley Sanitary District Sphere of Influence Amendment – Teen Challenge** - to reduce the sphere of influence of the Ojai Valley Sanitary District by removing the following Assessor's Parcel Numbers: 035-0-210-025 and 035-0-210-200

*This item was Noticed as a public hearing but is no longer applicable. No action will be taken on this item.*

- B. **LAFCO 06-09 Ojai Valley Sanitary District Annexation – Teen Challenge**- to annex all, or portions of, five parcels with a street address of 6790 N. Ventura Avenue, Ventura, and portions of the rights of way for the 33 Freeway, Ventura Avenue and the City of Ventura Bike Trail to the Ojai Valley Sanitary District in order to provide sanitary sewer services. Assessor Parcel Numbers: 035-0-210-025, 035-0-210-070, 035-0-210-080, 035-0-210-190, 035-0-210-200, 063-0-030-020, 063-0-030-110, 063-0-030-010, 063-0-030-100, 063-0-020-130, 063-0-020-150.

RECOMMENDED ACTION: Approval (B Only)

## ACTION ITEMS

12. **Cancel the October 18 and the November 15, 2006 Regular Meetings and Schedule a Special Meeting for Wednesday, December 6 at 9 A.M.**

RECOMMENDED ACTION: Cancel the Regular Meetings of October 18 and November 15 and schedule a Special Meeting for Wednesday, December 6 at 9 A.M.

## INFORMATIONAL ITEMS

13. **Agricultural Mitigation Policies Workshop: Status Report**  
Informational update regarding the Ventura LAFCO-sponsored workshop scheduled for November 9 at the Oxnard Performing Arts Center

## **EXECUTIVE OFFICER'S REPORT**

- A. CALAFCO Annual Conference
- B. Legislative Report
- C. Special District Selection Committee Election – LAFCO Alternate Member
- D. Executive Officer Annual Evaluation

## **COMMISSIONERS' COMMENTS**

## **ADJOURNMENT**

*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 agency 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.*

**MINUTES**

**Agenda Item 6**

**LAFCO REGULAR MEETING**

Wednesday July 19, 2006, 9:00 A.M.  
Board of Supervisors' Hearing Room, Hall of Administration  
800 S. Victoria Avenue, Ventura, Ca 93009-1850

**1. CALL TO ORDER**

Chair Parks called the July 19, 2006 meeting to order at 9:08 A.M.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Zaragoza led the Pledge of Allegiance.

**3. ROLL CALL**

The Clerk called the roll. The following commissioners and alternates were present:

- Commissioner Grandsen
- Commissioner Hess
- Commissioner Long
- Commissioner Parks
- Commissioner Zaragoza
- Alternate Commissioner Lange
- Alternate Commissioner Cunningham
- Alternate Commissioner Parvin

Alternate Commissioner Lange represented Special Districts in the absence of Commissioner Richardson and Alternate Commissioner Parvin represented Cities in the absence of Commissioner Waunch.

**ANNOUNCEMENTS**

**4. Commission Presentations and Announcements**

There were no presentation or announcements.

**COMMENTS FROM THE PUBLIC**

**5. Public Comment**

Chair Parks requested public comment on any item not on the agenda. Receiving no comments from the public, she closed the public comment period for items not on the agenda.

**COMMISSIONERS AND STAFF**

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<b>COUNTY:</b> Linda Parks, Chair Kathy Long <i>Alternate:</i> Steve Bennett	<b>CITY:</b> Don Waunch John Zaragoza <i>Alternate:</i> Janice Parvin	<b>SPECIAL DISTRICT:</b> Dick Richardson Ted Grandsen <i>Alternate:</i> George Lange	<b>PUBLIC:</b> Kenneth M. Hess, Vice Chair  <i>Alternate:</i> Louis Cunningham
<b>EXECUTIVE OFFICER:</b> Everett Millais	<b>LAFCO ANALYST:</b> Kim Uhlich	<b>OFFICE MANAGER/CLERK:</b> Debbie Schubert	<b>LEGAL COUNSEL:</b> Leroy Smith

## CONSENT ITEMS

### 6. Minutes of the Ventura LAFCO Special Meeting held June 21, 2006

MOTION: Approval as recommended: Long  
SECOND: Zaragoza  
FOR: Grandsen, Hess, Lange, Long, Parks, Parvin, Zaragoza  
AGAINST: None  
ABSTAIN: None  
MOTION PASSED 7/0/0

## ACTION ITEMS

### 7. LAFCO 06-06 City of Santa Paula Reorganization – Water Recycling Facility

Kim Uhlich presented the staff report and included comments regarding revisions to the Resolution as indicated on a handout provided to the Commission for this item. Receiving Speaker Cards from the public, Chair Parks heard public comments. The following persons offered public comment in opposition of the proposal:

- a. Woody Maxwell, resident and family member of the property owner of Malzacher Ranch
- b. Kate Neiswender, representing Malzacher Ranch.

After hearing public comments, Chair Parks opened the floor for Commission questions and comments.

MOTION: Approval of A & B as recommended with revisions to Page 4 of the Resolution, (adding Subparagraph 13) as recommended in the handout: Long  
SECOND: Lange  
FOR: Grandsen, Hess, Lange, Long, Parks, Parvin, Zaragoza  
AGAINST: None  
ABSTAIN: None  
MOTION PASSED 7/0/0

### 8. Municipal Service Review and Sphere of Influence Work Plan Update Everett Millais presented the staff report.

MOTION: Approval as recommended: Hess  
SECOND: Zaragoza  
FOR: Grandsen, Hess, Lange, Long, Parks, Parvin, Zaragoza  
AGAINST: None  
ABSTAIN: None  
MOTION PASSED 7/0/0

**9. Conflict of Interest Code Amendment**

Everett Millais presented the staff report. Chair Parks opened the public hearing. Receiving no comments from the public, she closed the public hearing.

MOTION: Approval as recommended: Grandsen  
SECOND: Long  
FOR: Grandsen, Hess, Lange, Long, Parks, Parvin, Zaragoza  
AGAINST: None  
ABSTAIN: None  
MOTION PASSED 7/0/0

**10. CALAFCO Achievement Awards Nominations**

Everett Millais presented the staff report, recommending that Commissioner Ted Grandsen be nominated for the CALAFCO Distinguished Service Award.

MOTION: Approval as recommended: Lange  
SECOND: Zaragoza  
FOR: Grandsen, Hess, Lange, Long, Parks, Parvin, Zaragoza  
AGAINST: None  
ABSTAIN: None  
MOTION PASSED 7/0/0

**INFORMATIONAL ITEMS**

**11. Agricultural Mitigation Policies Workshop**

Kim Uhlich presented the staff report noting that with results of the poll of availability dates for commissioner attendance, the Agricultural Mitigation Policies Workshop would take place November 9 at the Oxnard Performing Arts Center.

**EXECUTIVE OFFICER’S REPORT**

- A. Legislative Report – Kim Uhlich updated the Commission on current legislation noting that all Bills of interest to LAFCO are “alive” and an updated report will be presented to the Commission at the September 20 meeting.
- B. Next Regular LAFCO Meeting – Everett Millais reminded the Commission that the CALAFCO Conference is September 5-7 in San Diego, and the next LAFCO meeting was set for September 20, 2006

**ADJOURNMENT**

Chair Parks adjourned the meeting at 10:33 AM



**STAFF REPORT**

Meeting Date: September 20, 2006  
*CONSENT*

**Agenda Item 7**

**LAFCO CASE  
NAME & NO:**

LAFCO 06-10 Ojai Valley Sanitary District Annexation – Culbertson

**PROPOSAL:**

To annex a single parcel to the Ojai Valley Sanitary District for the purpose of providing sanitary sewer service.

**SIZE:**

Approximately 1.03 acres

**LOCATION:**

1339 Cuyama Road, Ojai, in the Ojai Area of Interest. The proposal area is within the Ojai Valley Sanitary District Sphere of Influence. The area is also within the boundaries of the Casitas Municipal Water District

**PROPONENT:**

Ojai Valley Sanitary District by resolution.

**NOTICE:**

This matter has been noticed as prescribed by law.

**PARCEL**

**INFORMATION:** 019-0-082-140

**RECOMMENDATION**

Adopt the attached resolution (LAFCO 06-10) making determinations and approving the Ojai Valley Sanitary District Annexation – Culbertson.

**COMMISSIONERS AND STAFF**

**COUNTY:**

Linda Parks, Chair  
Kathy Long  
*Alternate:*  
Steve Bennett

**CITY:**

Don Waunch  
John Zaragoza  
*Alternate:*  
Janice Parvin

**SPECIAL DISTRICT:**

Ted Grandsen  
Dick Richardson  
*Alternate:*  
George Lange

**PUBLIC:**

Kenneth M. Hess, Vice Chair  
*Alternate:*  
Louis Cunningham

**EXECUTIVE OFFICER:**

Everett Millais

**DEPUTY EXEC OFFICER**

Kim Uhlich

**OFFICE MGR/CLERK:**

Debbie Schubert

**LEGAL COUNSEL:**

Leroy Smith

## GENERAL ANALYSIS

### 1. Land Use

#### Site Information

	<b>Land Use</b>	<b>Zone District Classification</b>	<b>General Plan Designation</b>
<b>Existing</b>	Single Family Dwelling	<b>County:</b> RO – 2 ac (Rural Residential, 2 acre min.)	<b>County:</b> Gen. Plan: Rural Urban Reserve Ojai Area Plan: Rural Residential 2-5 ac. minimum
<b>Proposed</b>	No Change	No Change	No Change

No changes are proposed to the land use, zoning or County General Plan designations as part of the proposal.

#### Surrounding Land Uses and Zoning and General Plan Designations

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

#### Topography, Natural Features and Drainage

The proposal area consists of a developed residential lot with a slope of less than five percent that drains southerly toward the street. The lot is landscaped with non-native species and a small avocado orchard. There are no significant natural features on the site.

#### Conformity with Plans

The proposal area is within the Sphere of Influence of the Ojai Valley Sanitary District.

The existing land use (single-family residential) is consistent with the County's Ojai Valley Area Plan designation.

The proposal area is not affected by the County's SOAR ordinance.

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

### Agricultural Land and Agriculture

The lot within the proposal area is zoned for residential use. There is no agricultural use on the lot, and there are no adjoining agricultural uses.

The proposal area 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 lot within the proposal area is not considered open space pursuant to Government Code Sections 56059 and 65560, and the proposal will not impact open space lands.

## **3. Population**

According to the County Registrar of Voters, there are less than 12 registered voters in the proposal area. 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 District has represented that it has the ability and capacity to serve the parcel. The proposal area is located approximately 30 feet from the existing sewer main line in Cuyama Road. On-going maintenance and operational costs will be financed through 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 map and legal description for this proposal have been forwarded to the County Surveyor but have not yet 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. As such, the attached Resolution includes a condition that predicates recordation of the proposal upon the approval of a map and legal description by the County Surveyor.

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

According to the County Assessor, the parcel is in tax rate area 70056 and will be assigned to tax rate area 70107 upon completion of proceedings. However the current tax rate of \$1.059787 per \$100 of assessed valuation will remain the same upon annexation. The assessed land value of the lot per the 2005 - 2006 tax roll is \$81,232.

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

Staff have determined that the proposal is categorically exempt under Section 15319(a) [annexation to a special district of areas containing existing structures developed to the density allowed by the current zoning] of the California Environmental Quality Act Guidelines. As the annexation is to provide sanitary sewer service to an existing lot with existing development, a categorical exemption is appropriate for this proposal.

## **8. Regional Housing Needs**

According to the California Housing and Community Development Department the County of Ventura adopted an updated General Plan Housing Element on June 19, 2001 and completed State review for compliance on October 18, 2001. The annexation proposal area is fully developed consistent with the County's General Plan. Therefore, the proposal will have no effect on the fair share of the regional housing needs for the County of Ventura.

## **9. Landowner and Annexing Agency Consent**

The Ojai Valley Sanitary District has provided written consent to the subject proposal from the property owner. Any subject agency that wishes to reserve its right to protest a LAFCO decision (for those decisions subject to protest proceedings) must submit written opposition to the waiver (GC § 56663). The

only subject agency associated with the proposal is the applicant, the Ojai Valley Sanitary District, thus no opposition to waiver of protest proceedings is anticipated.

**ALTERNATIVE ACTIONS AVAILABLE:**

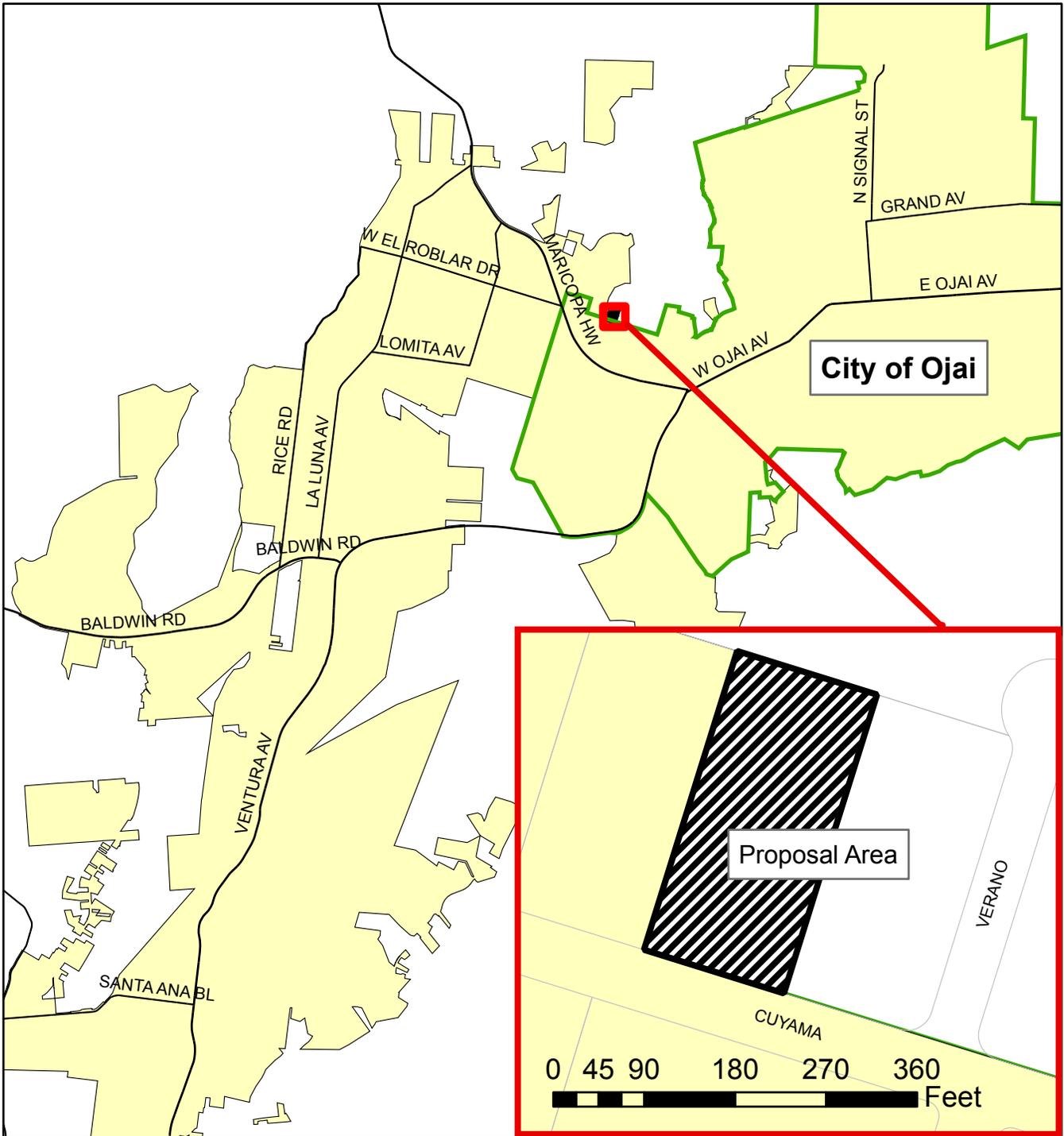
- A. If the Commission, following public testimony and review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
  
- B. If the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

Attachments: (1) Vicinity Map \*  
(2) LAFCO 06-10 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.

# ATTACHMENT 1



## Vicinity Map

LAFCO 06-10 Ojai Valley Sanitary District Annexation - Culbertson

### Legend

-  Culbertson Annexation Area
-  Ojai Valley Sanitary District
-  City of Ojai Boundary



**LAFCO 06-10**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE OJAI VALLEY SANITARY  
DISTRICT ANNEXATION – CULBERTSON**

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 September 20, 2006; 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 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 Ojai Valley 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 Staff Report and Recommendation for approval of the proposal dated September 20, 2006, is adopted.
- (2) The annexation to the Ojai Valley Sanitary District is hereby approved, and the boundaries are established 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 06-10 OJAI VALLEY SANITARY DISTRICT ANNEXATION – CULBERTSON.**
- (5) In accordance with the Executive Officer's determination that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15319(a) of the CEQA Guidelines, the Commission hereby finds the change of organization to be categorically exempt under Section 15319(a).
- (6) The Commission directs staff to file a Notice of Exemption under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) The Commission, consistent with California Government Code Section 56663(c), hereby waives protest proceedings entirely.
- (8) **This annexation shall not be recorded until maps and legal descriptions consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCO Executive Officer.**
- (9) **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 September 20, 2006.

AYES: Commissioners Grandsen, Hess, Long, Parks, Waunch, Zaragoza and  
Alternate Commissioner Lange

NOES: None

ABSTAINS: None

Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: Ojai Valley Sanitary District  
Ventura County Assessor  
Ventura County Auditor  
Ventura County Surveyor  
Ventura County Planning  
Ventura County Elections-Registrar of Voters



**STAFF REPORT**

Meeting Date: September 20, 2006  
*CONSENT*

**Agenda Item 8**

**LAFCO CASE  
NAME & NO:**

LAFCO 06-11 Ojai Valley Sanitary District Annexation – Hatfield  
(Parcels A – D)

**PROPOSAL:**

To annex four parcels and portions of the Park Avenue and Creek Road rights of way to the Ojai Valley Sanitary District for the purpose of providing sanitary sewer service

**SIZE:**

**Parcel A:** Approximately 0.48 acre

**Parcel B:** Approximately 0.62 acre

**Parcel C:** Approximately 0.49 acre

**Parcel D:** Approximately 1.67 acres

**LOCATION:**

The parcels that comprise the proposal area are distributed throughout the Ojai Area of Interest. The proposal area is within the Ojai Valley Sanitary District Sphere of Influence and is also within the boundaries of the Casitas Municipal Water District.

**Parcel A:** One lot with a street address of 457 Burnham Road, Oak View.

**Parcel B:** One lot with a street address of 135 Park Avenue, Oak View and a portion of the Park Avenue right of way.

**Parcel C:** One lot with a street address of 10872 N. Creek Road, Ojai and a portion of the Creek Road right of way.

**Parcel D:** One lot with a street address of 10348 N. Creek Road, Ojai and a portion of the Creek Road right of way.

**COMMISSIONERS AND STAFF**

**COUNTY:**

Linda Parks, Chair  
Kathy Long  
*Alternate:*  
Steve Bennett

**CITY:**

Don Waunch  
John Zaragoza  
*Alternate:*  
Janice Parvin

**SPECIAL DISTRICT:**

Ted Grandsen  
Dick Richardson  
*Alternate:*  
George Lange

**PUBLIC:**

Kenneth M. Hess, Vice Chair  
  
*Alternate:*  
Louis Cunningham

**EXECUTIVE OFFICER:**

Everett Millais

**DEPUTY EXEC OFFICER**

Kim Uhlich

**OFFICE MGR/CLERK:**

Debbie Schubert

**LEGAL COUNSEL:**

Leroy Smith

**PROPONENT:** Ojai Valley Sanitary District by resolution.

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

**PARCEL INFORMATION:**

<b>Parcel</b>	<b>Assessor's Parcel</b>	<b>Property Address</b>	<b>Property Owner(s)</b>
A	031-0-200-145	457 Burnham Road, Oak View	Hatfield, David G., Jill I.
B	034-0-132-085	135 Park Ave., Oak View	Greenrock, William P. Jr., Eyvonne
C	034-0-040-075	10872 N. Creek Road, Ojai	Young, Thomas J., Nicki E.
D	035-0-100-275	10348 N. Creek Road, Ojai	Stuart, Dan A. Tr.

**RECOMMENDATION**

Adopt the attached resolution (LAFCO 06-11) making determinations and approving the Ojai Valley Sanitary District Annexation – Hatfield (Parcels A – D).

## GENERAL ANALYSIS

### 1. Land Use

#### Site Information

Parcel	Land Use		Zone District Classification	General Plan Designation
	Existing	Proposed		
<b>A</b>	Existing Single Family Residence	No Change	<b>County:</b> RE-20,000 sq.ft. (Rural Exclusive, 10,000 sq. ft. min.)	<b>County:</b> Gen. Plan: Existing Community Ojai Area Plan: Urban Residential 1- 2 du/acre
<b>B</b>	Existing Single Family Residence	No Change	RE-1ac (Rural Exclusive, 1 ac. min.)	Gen. Plan: Existing Community Ojai Area Plan: Urban Residential 1- 2 du/acre
<b>C</b>	Single Family Residence	No Change	RE-2ac (Rural Exclusive, 2 ac. min.)	Gen. Plan: Rural Ojai Area Plan: Rural Residential 2-5 acre minimum
<b>D</b>	Existing Single Family Residence	No Change	OS-10ac (Open Space, 10 ac. min.)	Gen. Plan: Open Space Ojai Area Plan: Open Space 10 acre minimum

No changes are proposed to the land use, zoning or County General Plan designations as part of the proposal.

#### Surrounding Land Uses and Zoning and General Plan Designations

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

### Topography, Natural Features and Drainage

Parcel A consists of a developed residential lot landscaped with various non-native species. The overall slope is less than five percent and drains in an easterly direction. The site includes several native oak trees. Parcel B consists of a developed residential lot landscaped with various non-native species. The overall slope is less than five percent and drains in a southerly direction. The site includes several native oak trees. Parcel C, which lies within the San Antonio Creek Floodplain, consists of a developed lot. The overall slope is less than five percent and drains in a southerly direction to the adjacent San Antonio Creek channel. The site includes several mature sycamore trees. Parcel D consists of a developed residential lot landscaped with various non-native species. The overall slope is less than five percent and drains in a westerly direction. The site includes several native oak trees and grasses. The San Antonio Creek channel bisects the southerly edge of the lot.

### Conformity with Plans

The proposal area is within the Sphere of Influence of the Ojai Valley Sanitary District.

The existing land use (single-family residential) is consistent with the County's General Plan and Ojai Valley Area Plan designations.

The lot at 10348 North Creek Road (Parcel D) is designated as 'Open Space' by the Ventura County General Plan and is therefore subject to the County's SOAR ordinance. However, the proposal will not result in any changes in land use or to the Ventura County General Plan.

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

### Agricultural Land and Agriculture

No lots within the proposal area are zoned for agricultural use. There are no agricultural uses within the proposal area, and there are no adjoining agricultural uses.

The proposal area 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 lot located at 10348 N. Creek Road, Ojai, (part of Parcel D) is considered open space lands pursuant to Government Code Sections 56059 and 65560. However, the lot is developed with a residential use allowed by County plans and ordinances and the proposal will not result in any change to the underlying land use.

None of the other lots within the proposal area are 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 in the proposal area. 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**

Although outside of the District's boundary, three lots within the proposal area are connected to District facilities and are currently being served by the District (Parcels A, B and C). Parcel D is located 50 feet from existing sewer main line in Creek Road. The District has represented that it has the capacity to serve the proposal area. On-going maintenance and operational costs will be financed through 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 map and legal description for this proposal have been forwarded to the County Surveyor but have not yet 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. As such, the attached Resolution includes a condition that predicates recordation of the proposal upon the approval of a map and legal description by the County Surveyor.

## 6. Assessed Value, Tax Rates and Indebtedness

According to the County Assessor, the proposal area takes in tax rate areas 91033, 91040, 91061, 91082 and 91084 and will be assigned to tax rate areas 91029 and 91082 upon completion of proceedings. However the current tax rate of \$1.065787 per \$100 of assessed valuation will remain the same upon annexation.

The assessed land value of each lot per the 2005 - 2006 tax roll is:

<b>Assessor's Parcel Number</b>	<b>Property Address</b>	<b>Property Owner(s)</b>	<b>Assessed Land Value</b>
031-0-200-145	457 Burnham Road, Oak View	Hatfield, David G., Jill I.	\$140,207
034-0-132-085	135 Park Ave., Oak View	Greenrock, William P. Jr., Eyvonne	\$139,542
034-0-040-075	10872 N. Creek Road, Ojai	Young, Thomas J., Nicki E.	\$46,844
035-0-100-275	10348 N. Creek Road, Ojai	Stuart, Dan A.	\$728,280
<b>TOTAL</b>			<b>\$1,054,873</b>

## 7. Environmental Impact of the Proposal

Staff have determined that the proposal is categorically exempt under Section 15319(a) [annexation to a special district of areas containing existing structures developed to the density allowed by the current zoning] of the California Environmental Quality Act Guidelines. As the annexation is to provide sanitary sewer service to an existing lot with existing development, a categorical exemption is appropriate for this proposal.

## 8. Regional Housing Needs

According to the California Housing and Community Development Department the County of Ventura adopted an updated General Plan Housing Element on June 19, 2001 and completed State review for compliance on October 18, 2001. The annexation proposal area is fully developed consistent with the County's General Plan. Therefore, the proposal will have no effect on the fair share of the regional housing needs for the County of Ventura.

## 9. Landowner and Annexing Agency Consent

The Ojai Valley Sanitary District has provided written consent to the subject proposal from all property owners. Any subject agency that wishes to reserve its right to protest a LAFCO decision (for those decisions subject to protest proceedings) must submit written opposition to the waiver (GC § 56663). The only subject agency associated with the proposal is the applicant, the Ojai Valley Sanitary District, thus no opposition to waiver of protest proceedings is anticipated.

### **ALTERNATIVE ACTIONS AVAILABLE:**

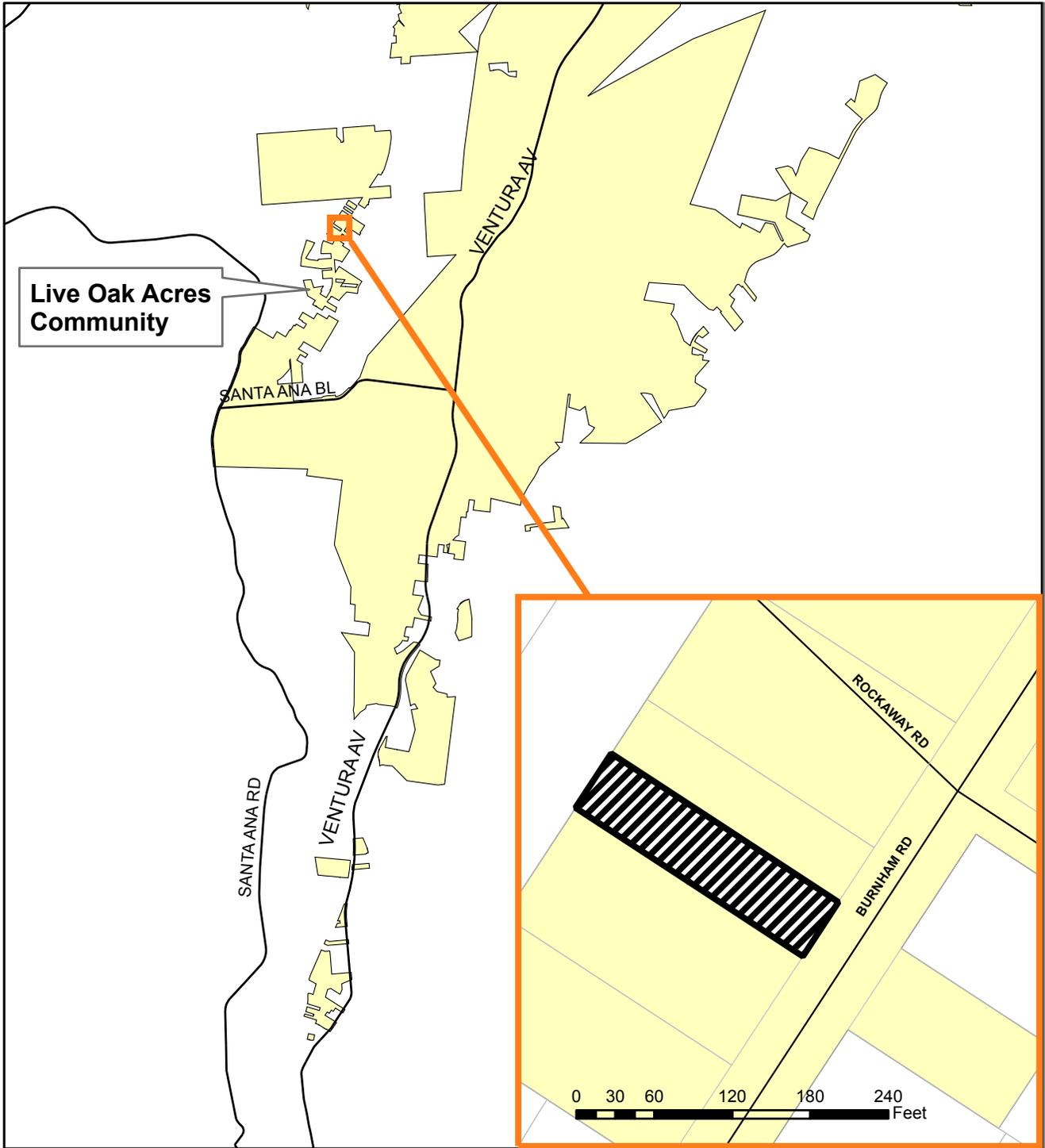
- A. If the Commission, following public testimony and review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission,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

Attachments: (1) Vicinity Map (Parcel A) \*  
(2) Vicinity Map (Parcel B) \*  
(3) Vicinity Map (Parcel C) \*  
(3) Vicinity Map (Parcel D) \*  
(5) LAFCO 06-11 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.

# ATTACHMENT 1



## Vicinity Map

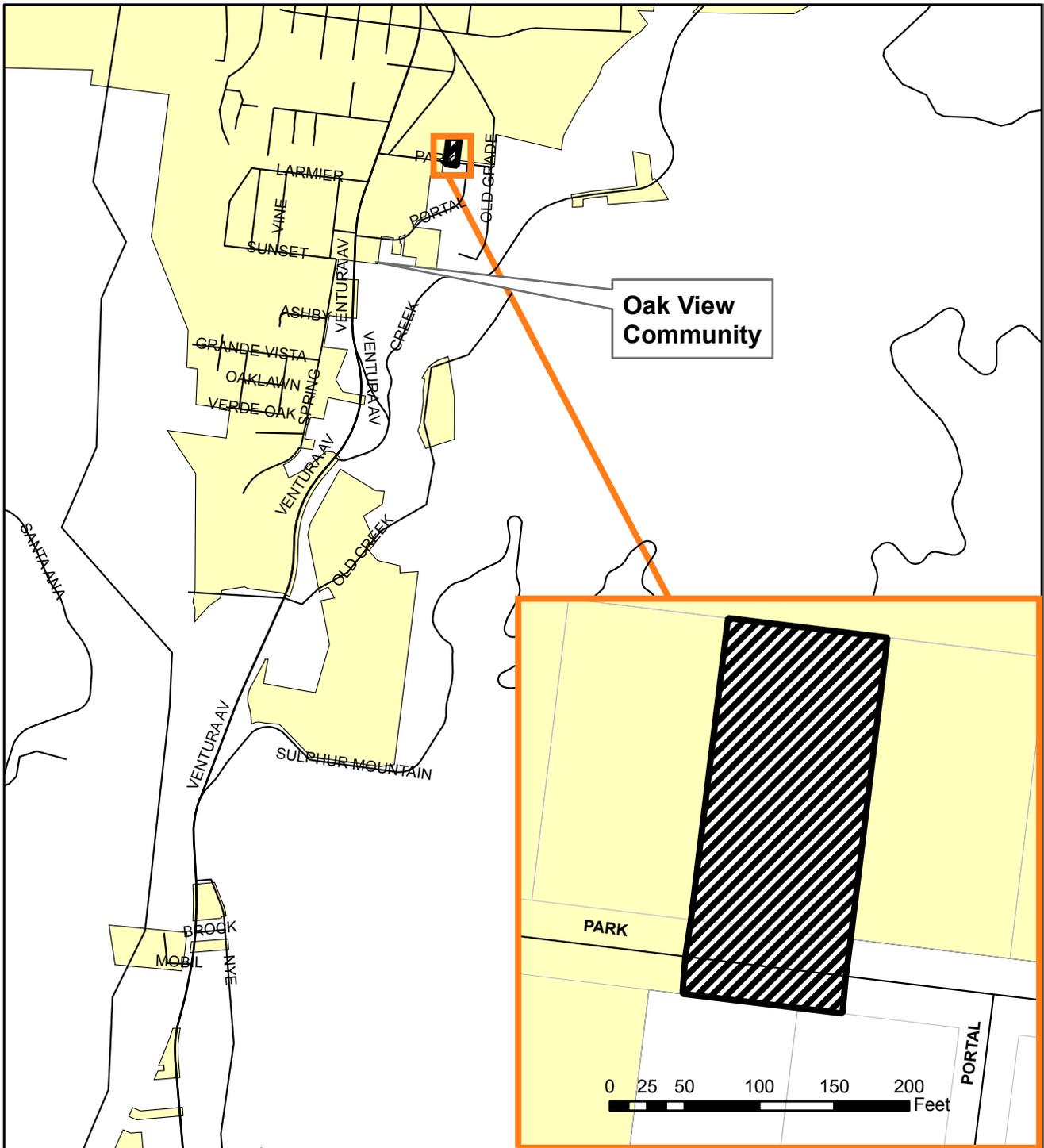
LAFCO 06-11 Ojai Valley Sanitary District Annexation -  
Hatfield (Parcel A)  
[Map 1 of 4]



### Legend

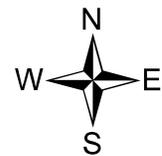
-  Hatfield Annexation Area (Parcel A)
-  Ojai Valley Sanitary District

# ATTACHMENT 2



## Vicinity Map

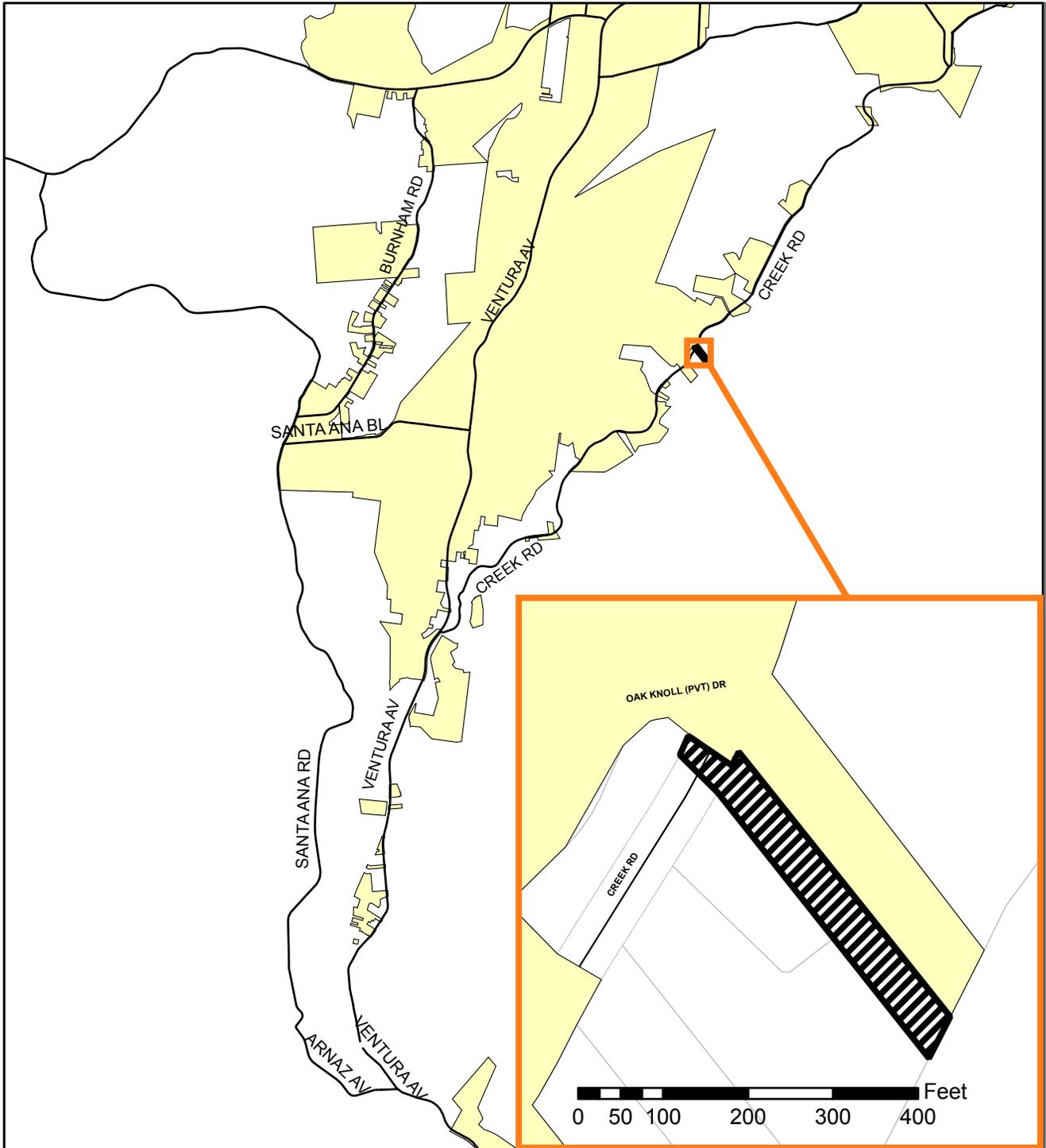
LAFCO 06-11 Ojai Valley Sanitary District Annexation -  
 Hatfield (Parcel B)  
 [Map 2 of 4]



### Legend

-  Hatfield Annexation Area (Parcel B)
-  Ojai Valley Sanitary District

# ATTACHMENT 3



## Vicinity Map

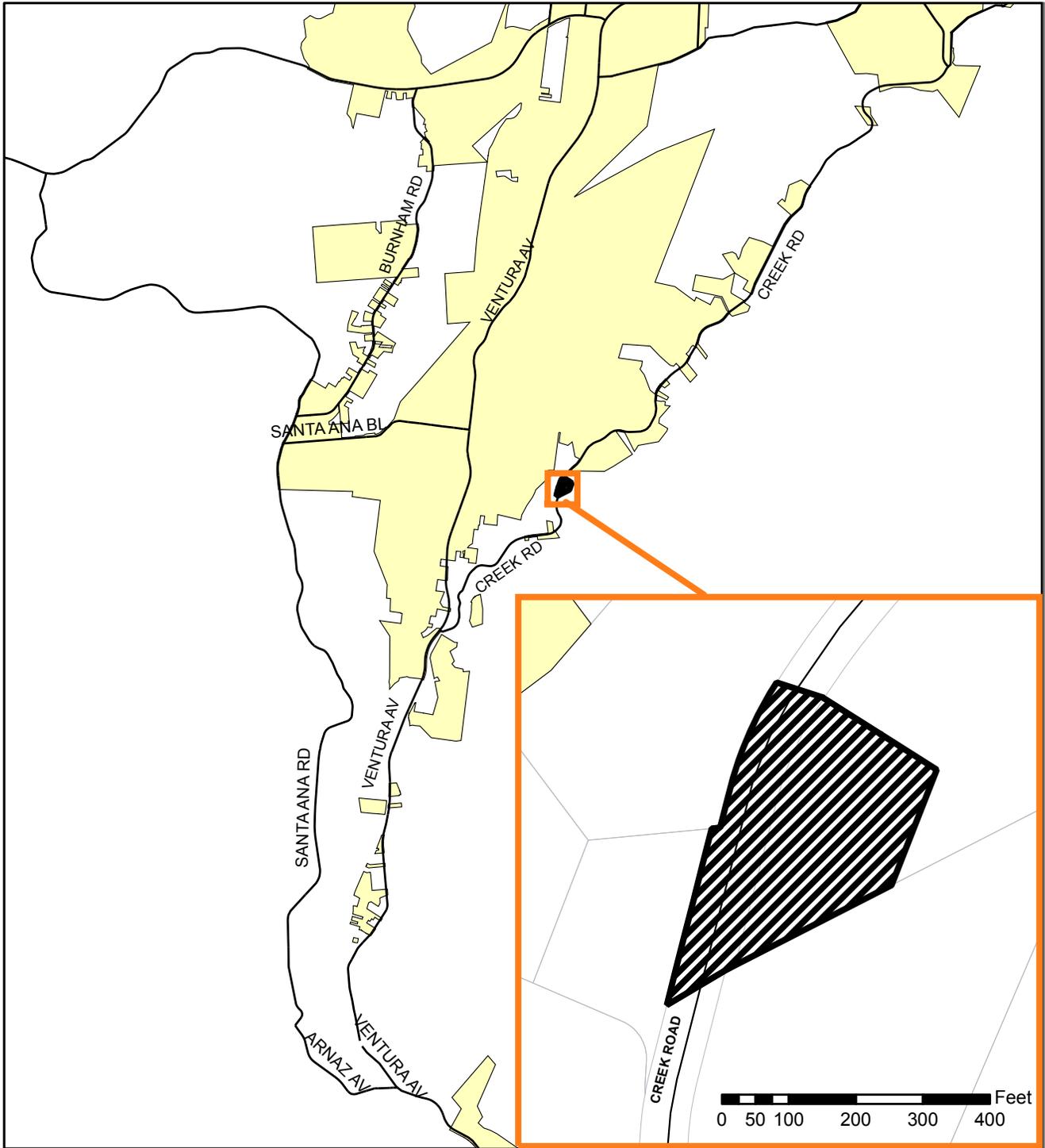
LAFCO 06-11 Ojai Valley Sanitary District Annexation -  
Hatfield (Parcel C)  
[Map 3 of 4]



### Legend

-  Hatfield Annexation Area (Parcel C)
-  Ojai Valley Sanitary District

# ATTACHMENT 4



## Vicinity Map

LAFCO 06-11 Ojai Valley Sanitary District Annexation -  
Hatfield (Parcel D)  
[Map 4 of 4]



### Legend

-  Hatfield Annexation Area (Parcel D)
-  Ojai Valley Sanitary District

**LAFCO 06-11**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE OJAI VALLEY SANITARY  
DISTRICT ANNEXATION – HATFIELD (PARCELS A – D)**

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 September 20, 2006; 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 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 Ojai Valley 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 Staff Report and Recommendation for approval of the proposal dated September 20, 2006, is adopted.
- (2) The annexation to the Ojai Valley Sanitary District is hereby approved, and the boundaries are established 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 06-11 OJAI VALLEY SANITARY DISTRICT ANNEXATION – HATFIELD (PARCELS A – D).**
- (5) In accordance with the Executive Officer's determination that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15319(a) of the CEQA Guidelines, the Commission hereby finds the change of organization to be categorically exempt under Section 15319(a).
- (6) The Commission directs staff to file a Notice of Exemption under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) The Commission, consistent with California Government Code Section 56663(c), hereby waives protest proceedings entirely.
- (8) **This annexation shall not be recorded until maps and legal descriptions consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCO Executive Officer.**
- (9) **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 September 20, 2006.

AYES: Commissioners Grandsen, Hess, Long, Parks, Waunch, Zaragoza and  
Alternate Commissioner Lange

NOES: None

ABSTAINS: None

Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: Ojai Valley Sanitary District  
Ventura County Assessor  
Ventura County Auditor  
Ventura County Surveyor  
Ventura County Planning  
Ventura County Elections-Registrar of Voters



**STAFF REPORT**

Meeting Date: September 20, 2006  
CONSENT

**Agenda Item 9**

**LAFCO CASE  
NAME & NO:**

LAFCO 06-12 Camarillo Sanitary District Annexation – Salinas  
(Parcels A & B)

**PROPOSAL:**

To annex two parcels and portions of the East Loop and Mission Drive rights of way to the Camarillo Sanitary District in order to provide sanitary sewer service.

**SIZE:**

**Parcel A:** Approximately 0.75 acre  
**Parcel B:** Approximately 0.99 acre

**LOCATION:**

The proposal area is within the Spheres of Influence of the Camarillo Sanitary District and the City of Camarillo.  
**Parcel A:** One lot with a street address of 202/214 East Loop Drive, and a portion of the East Loop Drive right of way.  
**Parcel B:** One lot with a street address of 244 Mission Drive, and a portion the Mission Drive right of way.

**PARCEL  
INFORMATION:**

Parcel	Assessor's Parcel	Property Address	Property Owner(s)
A	153-0-150-345	202/214 East Loop Drive, Camarillo	Salinas, Atanasio Tr.
B	150-0-050-225	244 Mission Drive, Camarillo	Ryan Trust

**COMMISSIONERS AND STAFF**

---

<b>COUNTY:</b> Linda Parks, Chair Kathy Long <i>Alternate:</i> Steve Bennett	<b>CITY:</b> Don Waunch John Zaragoza <i>Alternate:</i> Janice Parvin	<b>SPECIAL DISTRICT:</b> Ted Grandsen Dick Richardson <i>Alternate:</i> George Lange	<b>PUBLIC:</b> Kenneth M. Hess, Vice Chair  <i>Alternate:</i> Louis Cunningham
<b>EXECUTIVE OFFICER:</b> Everett Millais	<b>DEPUTY EXEC OFFICER</b> Kim Uhlich	<b>OFFICE MGR/CLERK:</b> Debbie Schubert	<b>LEGAL COUNSEL:</b> Leroy Smith

**PROPONENT:** Camarillo Sanitary District by resolution.

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

**RECOMMENDATIONS**

Adopt the attached resolution (LAFCO 06-12) making determinations and approving the Camarillo Sanitary District Annexation – Salinas (Parcels A & B).

**GENERAL ANALYSIS**

**1. Land Use**

Site Information

Parcel	Land Use		Zone District Classification	General Plan Designation
	Existing	Proposed		
<b>A</b>	Existing Single Family Residence	No Change	<b>County:</b> R1-10,000 sq. ft. (Urban Residential, 10,000 square feet minimum lot area)  <b>City:</b> NA	<b>County:</b> Existing Community Urban Reserve  <b>City:</b> Residential – low density
<b>B</b>	Existing Single Family Residence	No Change	<b>County:</b> R1-10,000 sq. ft. (Urban Residential, 10,000 square feet minimum lot area)  <b>City:</b> NA	<b>County:</b> Existing Community Urban Reserve  <b>City:</b> Residential – low density

No changes to the land use, zoning or County General Plan designations are required as part of the proposal.

#### Surrounding Land Uses and Zoning and General Plan Designations

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

#### Topography, Natural Features and Drainage

Both Parcel A and Parcel B consist of developed residential lots landscaped with non-native species. The overall slopes are less than five percent and drain to adjacent streets. There are no significant natural features on either lot.

#### Conformity with Plans

The proposal area is within the Spheres of Influence of the Camarillo Sanitary District and the City of Camarillo. Neither Parcel A nor Parcel B is contiguous with the boundaries of the City of Camarillo, however, and cannot therefore be annexed to the City at this time.

The single-family residential uses within the proposal area are consistent with the respective County of Ventura General Plan designations.

The proposal area is located within the city of Camarillo CURB boundaries and is not affected by the County's SOAR ordinance.

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

#### Agricultural Land and Agriculture

The parcels within the proposal area are zoned for residential uses. There are no agricultural uses within the proposal area, and there are no adjoining agricultural uses.

Neither parcel within the proposal area is subject to a Land Conservation Act contract or a Farmland Security Zone agreement, and the proposal area is not located within a greenbelt.

### Open Space

Neither parcel is considered open space pursuant to Government Code Sections 56059 and 65560, and thus the proposal will not impact open space lands.

### **3. Population**

According to the County Registrar of Voters, there are no registered voters in the proposal area. 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 District has represented that it has the ability and capacity to serve both parcels. Parcel A is located approximately 100 feet from an existing sewer main line in East Loop Drive and Parcel B is located approximately 50 feet from a sewer line in Mission Drive.

The property owners are 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 map and legal description for this proposal have been forwarded to the County Surveyor but have not yet 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. As such, the attached Resolution includes a condition that predicates recordation of the proposal upon the approval of a map and legal description by the County Surveyor.

## 6. Assessed Value, Tax Rates and Indebtedness

According to the County Assessor, the proposal area takes in tax rate area 75005 and will be assigned to tax rate area 75036 upon completion of proceedings. However the current tax rate of \$1.059400 per \$100 of assessed valuation will remain the same upon annexation.

The assessed land value of each lot per the 2005 - 2006 tax roll is:

<b>Assessor's Parcel Number</b>	<b>Property Address</b>	<b>Property Owner(s)</b>	<b>Assessed Land Value</b>
153-0-150-345	202/214 E. Loop Drive	Salinas, Atansio Tr.	\$172,076
150-0-050-225	244 Mission Drive	Ryan Trust	\$219,713
<b>TOTAL</b>			<b>\$391,789</b>

## 7. Environmental Impact of the Proposal

Staff have determined that the proposal is categorically exempt under Section 15319(a) [annexation to a special district of areas containing existing structures developed to the density allowed by the current zoning] of the California Environmental Quality Act Guidelines. As the annexation is to provide sanitary sewer service to an existing lot with existing development, a categorical exemption is appropriate for this proposal.

## 8. Regional Housing Needs

According to the California Housing and Community Development Department the County of Ventura adopted an updated General Plan Housing Element on June 19, 2001 and completed State review for compliance on October 18, 2001. The annexation proposal area is fully developed consistent with the County's General Plan. Therefore, the proposal will have no effect on the fair share of the regional housing needs for the County of Ventura.

## 9. Landowner and Annexing Agency Consent

The Camarillo Sanitary District has provided written consent to the subject proposal from all property owners. Any subject agency that wishes to reserve its right to protest a LAFCO decision (for those decisions subject to protest proceedings) must submit written opposition to the waiver (GC § 56663). The

only subject agency associated with the proposal is the applicant, the Camarillo Sanitary District, thus no opposition to waiver of protest proceedings is anticipated.

**ALTERNATIVE ACTIONS AVAILABLE:**

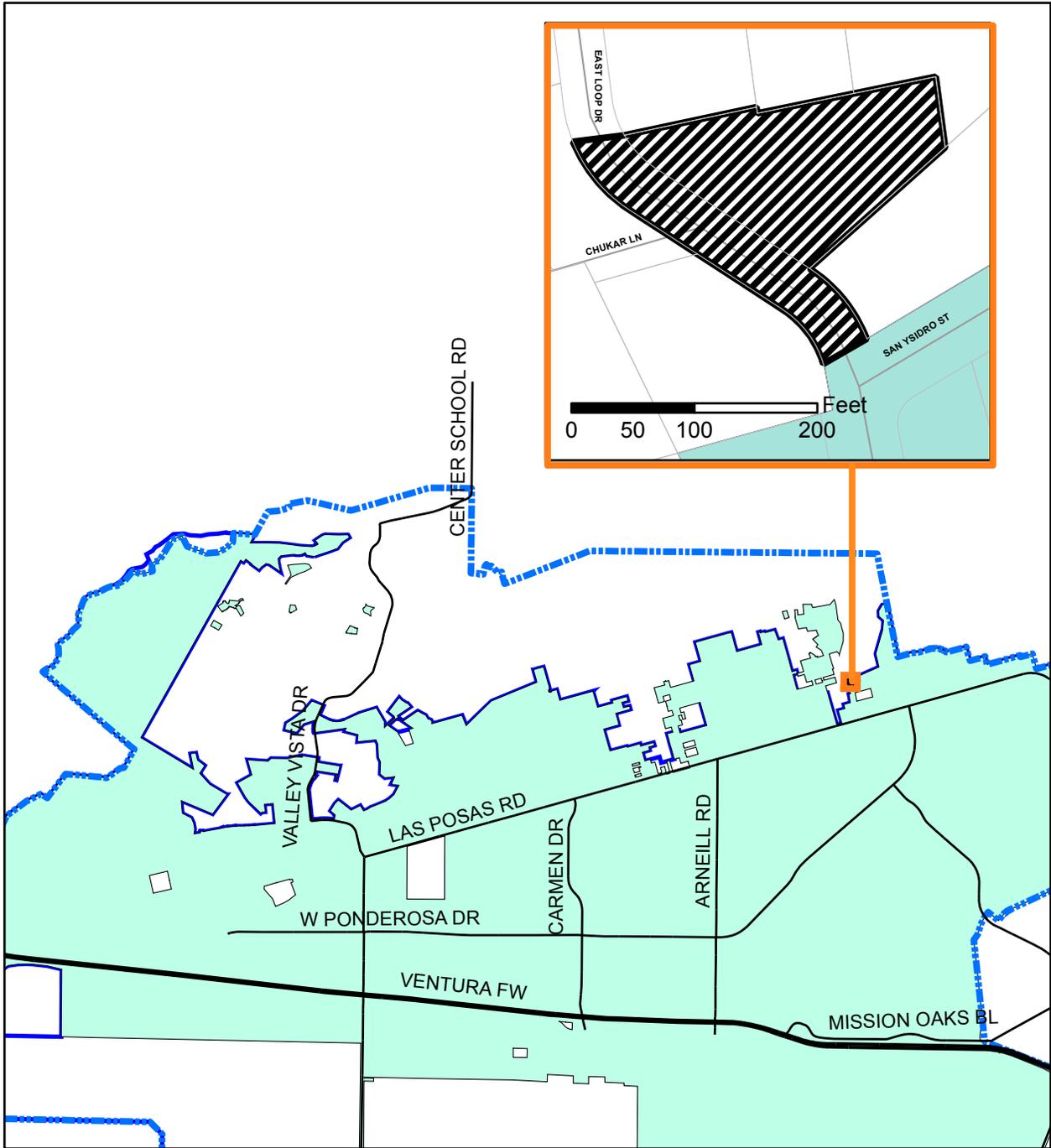
- A. If the Commission, following public testimony and review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
  
- B. If the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

Attachments: (1) Vicinity Map (Parcel A) \*  
(2) Vicinity Map (Parcel B) \*  
(3) LAFCO 06-12 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.

# ATTACHMENT 1



## Ventura LAFCO Vicinity Map

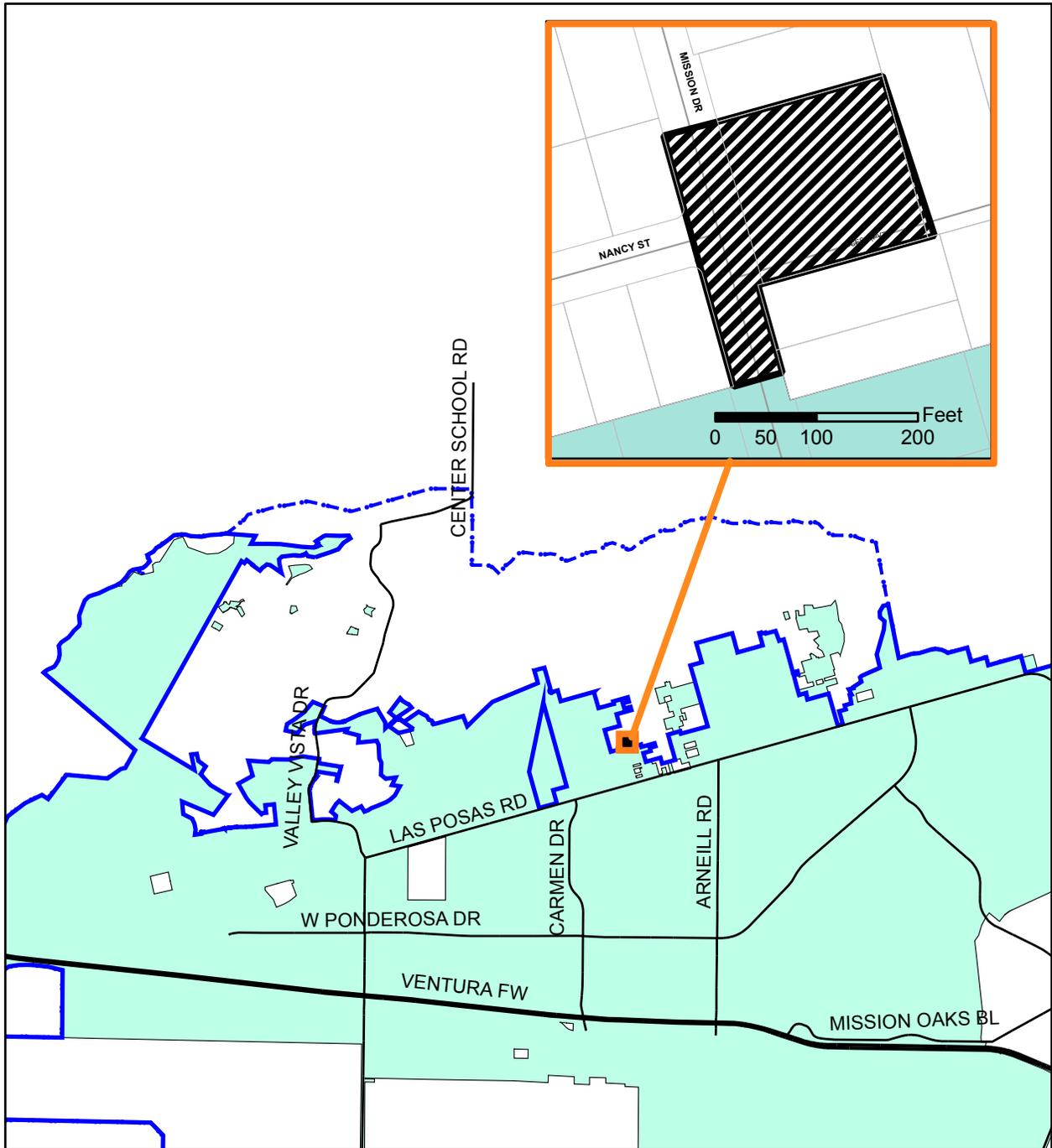
LAFCO 06-12 Camarillo Sanitary District  
Annexation - Salinas (Parcel A)

### Legend

-  Salinas (Parcel A) Annexation Area [Map 1 of 2]
-  City of Camarillo Boundary
-  Camarillo Sanitary District
-  Camarillo Sanitary Sphere of Influence



# ATTACHMENT 2



## Ventura LAFCO Vicinity Map

LAFCO 06-12 Camarillo Sanitary District  
Annexation - Salinas (Parcel B)

### Legend

-  Salinas (Parcel B) Annexation Area [Map 2 of 2]
-  City of Camarillo Boundary
-  Camarillo Sanitary District
-  City of Camarillo Sphere of Influence



**LAFCO 06-12**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE CAMARILLO SANITARY  
DISTRICT ANNEXATION – SALINAS (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 proposal as required by law; and

WHEREAS, the proposal was duly considered on September 20, 2006; 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 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 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 Staff Report and Recommendation for approval of the proposal dated September 20, 2006, is adopted.
- (2) The annexation to the Camarillo Sanitary District is hereby approved, and the boundaries are established 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 06-12 CAMARILLO SANITARY DISTRICT ANNEXATION – SALINAS (PARCELS A & B).**
- (5) In accordance with the Executive Officer's determination that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15319(a) of the CEQA Guidelines, the Commission hereby finds the change of organization to be categorically exempt under Section 15319(a).
- (6) The Commission directs staff to file a Notice of Exemption under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) The Commission, consistent with California Government Code Section 56663(c), hereby waives protest proceedings entirely.
- (8) **This annexation shall not be recorded until maps and legal descriptions consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCO Executive Officer.**
- (9) **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 September 20, 2006.

AYES: Commissioners Grandsen, Hess, Long, Parks, Waunch, Zaragoza and  
Alternate Commissioner Lange

NOES: None

ABSTAINS: None

Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: Camarillo Sanitary District  
Ventura County Assessor  
Ventura County Auditor  
Ventura County Surveyor  
Ventura County Planning  
Ventura County Elections-Registrar of Voters



**STAFF REPORT**

Meeting Date: September 20, 2006  
*CONSENT*

**Agenda Item 10**

**LAFCO CASE  
NAME & NO:**

LAFCO 06-13 Camarillo Sanitary District Annexation – Schatz

**PROPOSAL:**

To annex one parcel and a portion of the East Loop right of way to the Camarillo Sanitary District in order to provide sanitary sewer service.

**SIZE:**

Approximately 0.56 acre

**LOCATION:**

605 East Loop Drive, Camarillo. The proposal area is within the Spheres of Influence of the Camarillo Sanitary District and the City of Camarillo.

**PARCEL  
INFORMATION:**

153-0-032-055

**PROPONENT:**

Camarillo Sanitary District by resolution.

**NOTICE:**

This matter has been noticed as prescribed by law.

**RECOMMENDATION**

Adopt the attached resolution (LAFCO 06-13) making determinations and approving the Camarillo Sanitary District Annexation – Schatz.

**COMMISSIONERS AND STAFF**

**COUNTY:**

Linda Parks, Chair  
Kathy Long  
*Alternate:*  
Steve Bennett

**CITY:**

Don Waunch  
John Zaragoza  
*Alternate:*  
Janice Parvin

**SPECIAL DISTRICT:**

Ted Grandsen  
Dick Richardson  
*Alternate:*  
George Lange

**PUBLIC:**

Kenneth M. Hess, Vice Chair  
  
*Alternate:*  
Louis Cunningham

**EXECUTIVE OFFICER:**

Everett Millais

**DEPUTY EXEC OFFICER**

Kim Uhlich

**OFFICE MGR/CLERK:**

Debbie Schubert

**LEGAL COUNSEL:**

Leroy Smith

## GENERAL ANALYSIS

### 1. Land Use

#### Site Information

	<b>Land Use</b>	<b>Zone District Classification</b>	<b>General Plan Designation</b>
<b>Existing</b>	Single Family Dwelling	<b>County:</b> RE-20,000 sq. ft. (Rural Exclusive, 20,000 square feet minimum lot area)  <b>City:</b> NA	<b>County:</b> Gen. Plan: Existing Community Urban Reserve  <b>City:</b> Residential - Rural
<b>Proposed</b>	No Change	No Change	No Change

No changes to the land use, zoning or County General Plan designations are required as part of the proposal.

#### Surrounding Land Uses and Zoning and General Plan Designations

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

#### Topography, Natural Features and Drainage

The proposal area consists of a developed residential lot with a slope of less than five percent that drains easterly toward the street. The lot is landscaped with non-native species and there are no significant natural features on the site.

#### Conformity with Plans

The proposal area is within the Spheres of Influence of the Camarillo Sanitary District and the City of Camarillo. The area is not contiguous with the boundaries of the City of Camarillo and cannot be annexed to the City at this time.

The single-family residential use within the proposal area is consistent with the County of Ventura General Plan designation.

The proposal area is located within the city of Camarillo CURB boundaries and is not affected by the County's SOAR ordinance.

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

### *Agricultural Land and Agriculture*

The parcel within the proposal area is zoned for residential use. There are no agricultural uses within the proposal area, and there are no adjoining agricultural uses.

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

### *Open Space*

The parcel is not considered open space pursuant to Government Code Sections 56059 and 65560, and thus the proposal will not impact open space lands.

## **3. Population**

According to the County Registrar of Voters, there are two registered voters in the proposal area. 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 District has represented that it has the ability and capacity to serve the parcel. The proposal area is located approximately 40 feet from the existing sewer main line in East Loop Drive. On-going maintenance and operational costs will be financed through 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 map and legal description for this proposal have been forwarded to the County Surveyor but have not yet 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. As such, the attached Resolution includes a condition that predicates recordation of the proposal upon the approval of a map and legal description by the County Surveyor.

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

According to the County Assessor, the proposal area takes in tax rate area 75005 and will be assigned to tax rate area 75036 upon completion of proceedings. However the current tax rate of \$1.059400 per \$100 of assessed valuation will remain the same upon annexation.

The assessed land value of the lot per the 2005 - 2006 tax roll is \$248,092.

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

Staff has determined the proposal to be categorically exempt under Section 15319(a) [annexation to a special district of areas containing existing structures developed to the density allowed by the current zoning] of the California Environmental Quality Act Guidelines. As the annexation is to provide sanitary sewer service to existing lots developed to the density allowed by the current zoning, a categorical exemption is appropriate for this proposal.

## **8. Regional Housing Needs**

According to the California Housing and Community Development Department the County of Ventura adopted an updated General Plan Housing Element on June 19, 2001 and completed State review for compliance on October 18, 2001. The annexation proposal area is fully developed consistent with the County's General Plan. Therefore, the proposal will have no effect on the fair share of the regional housing needs for the County of Ventura.

## 9. Landowner and Annexing Agency Consent

The Camarillo Sanitary District has provided written consent to the subject proposal from the property owner. Any subject agency that wishes to reserve its right to protest a LAFCO decision (for those decisions subject to protest proceedings) must submit written opposition to the waiver (GC § 56663). The only subject agency associated with the proposal is the applicant, the Camarillo Sanitary District, thus no opposition to waiver of protest proceedings is anticipated.

### **ALTERNATIVE ACTIONS AVAILABLE:**

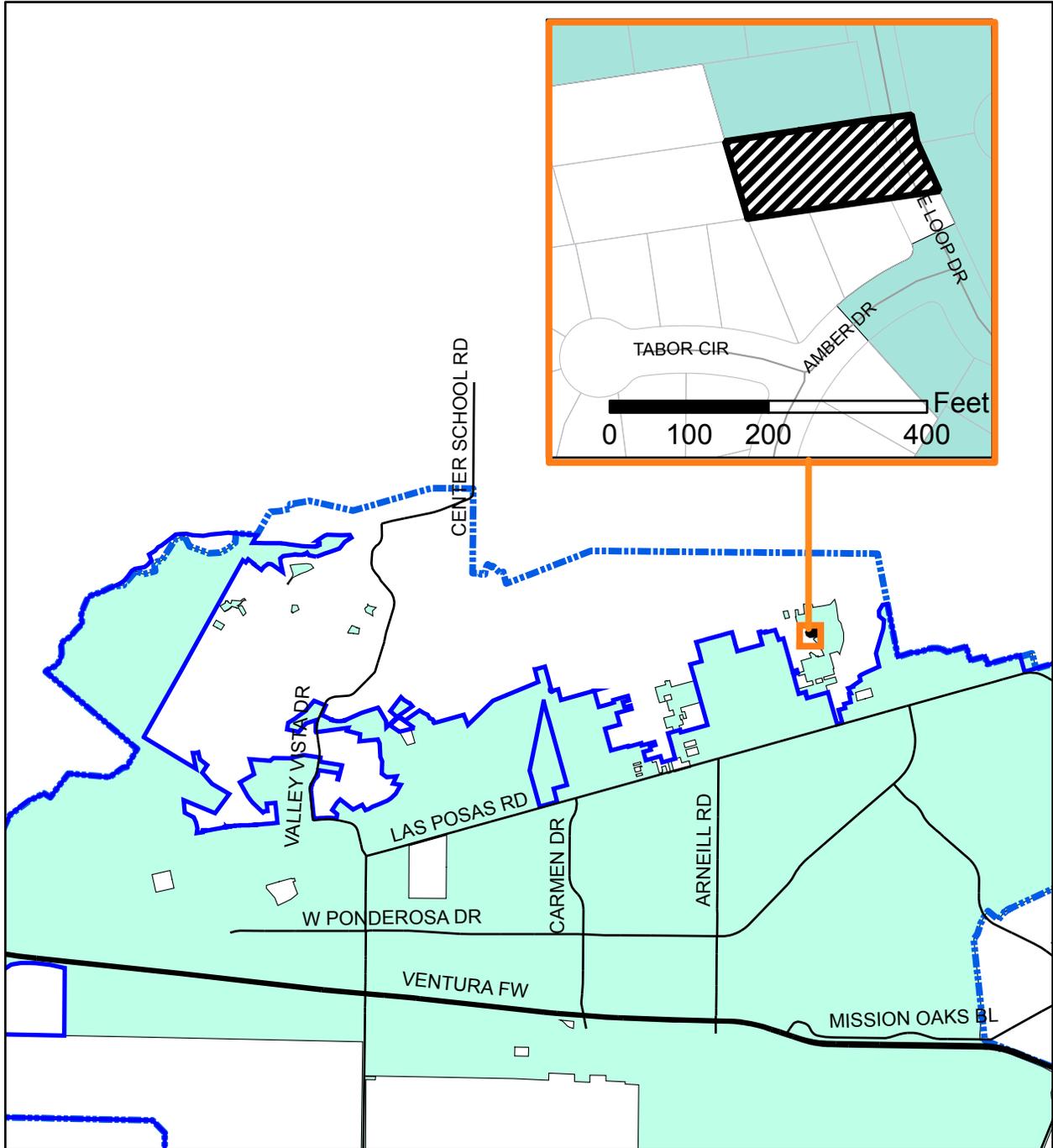
- A. If the Commission, following public testimony and review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission,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

Attachments: (1) Vicinity Map (Parcel A) \*  
(2) LAFCO 06-13 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.

# ATTACHMENT 1

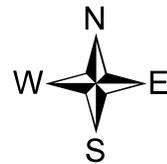


## Ventura LAFCO Vicinity Map

LAFCO 06-13 Camarillo Sanitary District Annexation -  
Schatz

### Legend

-  Schatz Annexation Area
-  City of Camarillo Boundary
-  Camarillo Sanitary District Sphere of Influence
-  Camarillo Sanitary District



**LAFCO 06-13**

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

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 September 20, 2006; 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 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 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 Staff Report and Recommendation for approval of the proposal dated September 20, 2006, is adopted.
- (2) The annexation to the Camarillo Sanitary District is hereby approved, and the boundaries are established 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 06-13 CAMARILLO SANITARY DISTRICT ANNEXATION – SCHATZ.**
- (5) In accordance with the Executive Officer's determination that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15319(a) of the CEQA Guidelines, the Commission hereby finds the change of organization to be categorically exempt under Section 15319(a).
- (6) The Commission directs staff to file a Notice of Exemption under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) The Commission, consistent with California Government Code Section 56663(c), hereby waives protest proceedings entirely.
- (8) **This annexation shall not be recorded until maps and legal descriptions consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCO Executive Officer.**
- (9) **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 September 20, 2006.

AYES: Commissioners Grandsen, Hess, Long, Parks, Waunch, Zaragoza and  
Alternate Commissioner Lange

NOES: None

ABSTAINS: None

Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: Camarillo Sanitary District  
Ventura County Assessor  
Ventura County Auditor  
Ventura County Surveyor  
Ventura County Planning  
Ventura County Elections-Registrar of Voters



**STAFF REPORT**

Meeting Date: September 20, 2006

**Agenda Item 11**

**LAFCO CASE**

**NAME & NO:** LAFCO 06-09 Ojai Valley Sanitary District Annexation – Teen Challenge

**PROPOSAL:** To annex 5 parcels plus all or portions of additional parcels within the Ventura Avenue, 33 Freeway and City of Ventura Bike Trail rights of way into the Ojai Valley Sanitary District in order to provide sanitary sewer service.

**SIZE:** Approximately 102.46 acres.

**LOCATION:** 6790 N. Ventura Avenue, Ventura, in the Ventura Area of Interest. The proposal area is within the Ojai Valley Sanitary District Sphere of Influence. The area is also within the boundaries of the Casitas Municipal Water District.

**PROPONENT:** Ojai Valley Sanitary District by resolution.

**NOTICE:** This matter has been noticed as a PUBLIC HEARING as prescribed by law.

**PARCEL INFORMATION:** 035-0-210-025, 035-0-210-070, 035-0-210-080, 035-0-210-190, 035-0-210-200, 063-0-030-020, 063-0-030-010, 063-0-030-100, 063-0-030-110 (portion), 063-0-020-130 and 063-0-020-150 (portion)

**COMMISSIONERS AND STAFF**

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

**CITY:**  
Don Waunch  
John Zaragoza  
*Alternate:*  
Janice Parvin

**SPECIAL DISTRICT:**  
Ted Grandsen  
Dick Richardson  
*Alternate:*  
George Lange

**PUBLIC:**  
Kenneth M. Hess, Vice Chair  
*Alternate:*  
Louis Cunningham

**EXECUTIVE OFFICER:**  
Everett Millais

**DEPUTY EXEC OFFICER**  
Kim Uhlich

**OFFICE MGR/CLERK:**  
Debbie Schubert

**LEGAL COUNSEL:**  
Leroy Smith

## **RECOMMENDATION**

Provided no written opposition from registered voters or landowners within the affected territory is received prior to the conclusion of the hearing, waive further protest proceedings including subsequent protest and election proceedings, and adopt the attached resolution (LAFCO 06-09) making determinations and approving the Ojai Valley Sanitary District Annexation – Teen Challenge.

## **GENERAL ANALYSIS**

### **1. Land Use**

#### Site Information

	<b>Land Use</b>	<b>Zone District Classification</b>	<b>General Plan Designation</b>
<b>Existing</b>	Single Family Dwelling	<b>County:</b> OS – 40 ac (Open Space, 40 acre minimum)	<b>County:</b> Open Space Ojai Area Plan: Open Space 40 Acre Minimum
<b>Proposed</b>	No Change	No Change	No Change

No changes are proposed to the land use, zoning or County General Plan designation as part of the proposal.

#### Surrounding Land Uses and Zoning and General Plan Designations

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

#### Topography, Natural Features and Drainage

The proposal area is located along steep westerly facing foothills of the Ventura River Valley. It is bisected east to west by at least two side canyons. Annual stream flow occurs along the canyon bottoms. The elevation ranges from 240 feet to approximately 300 feet. The site has been extensively graded in the

areas around the existing structures as well as various internal roads. The developed portions of the site are landscaped with non-native plant species and the undeveloped areas are vegetated with native chaparral species.

### Conformity with Plans

The proposal area is within the Sphere of Influence of the Ojai Valley Sanitary District.

The existing land use is consistent with the County's General Plan and Ojai Valley Area Plan designation based on an administrative determination by the County of Ventura Planning Division.

With the exception of the road and trail rights of way, the proposal area is designated as 'Open Space' by the Ventura County General Plan and is therefore subject to the County's SOAR ordinance. However, the proposal will not result in any changes in land use or to the County General Plan.

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

### Agricultural Land and Agriculture

The proposal area is not zoned for agricultural uses, although there is a small orchard on one of the parcels. Adjoining properties to the north and northeast of the proposal area are zoned 'Agricultural' in recognition of their suitability for grazing uses. However, extending sanitary sewer service to the existing development in the proposal area is not expected to affect surrounding grazing operations or contribute to the future conversion of surrounding uses to non-agricultural uses.

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

### Open Space

With the exception of the road and trail rights of way, the proposal area is considered open space pursuant to Government Code Sections 56059 and 65560. However, the intent of the proposal is to extend sewer service to existing development. Zoning and other land use regulations, including the County SOAR Ordinance, will restrict further development beyond that which

currently exists. Thus, approval of the proposal will not further impact open space lands.

### **3. Population**

According to the County of Ventura Registrar of Voters, there are 12 registered voters in the proposal area. It is therefore considered as “inhabited” in terms of LAFCO proceedings.

Due to the number of registered voters within the proposal area this matter has been noticed as a public hearing. Further discussion about the law, notice and protest proceedings is contained in the Special Analysis section of this report.

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

The District has represented that it has the ability and capacity to serve the parcel. Construction to extend a sewer main line in the freeway right of way to a point immediately south of the proposal area is near completion. From this point, a private lateral line will need to be installed by the property owner. The private lateral will be limited in size to serve only the existing development and other future replacement structures/small structures accessory to a residential use within the proposal area. No other adjoining properties would be able to tie into this private lateral at a future date. On-going maintenance and operational costs will be financed through user fees. There will be no change to any other existing services.

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

The boundaries of the proposal area are definite and certain. However, according to the map and legal description submitted with the application, the proposal area boundaries do not entirely coincide with lines of assessment or ownership. As shown on the Teen Challenge Annexation Boundary Comparison Map (Attachment 2, top), the boundaries of the proposal submitted by the Ojai Valley Sanitary District bisect two large parcels. According to the Ojai Valley Sanitary District, the request to annex only a portion of the Teen Challenge property is based on a District policy that discourages the extension of service to undeveloped property in ‘Open Space’ zones.

The Commissioner's Handbook policy concerning lines of ownership and assessment states:

3.1.3.2 Conformance with lines of ownership and assessment: LAFCO shall modify, condition or disapprove proposals creating boundaries that are not definite and certain or do not conform to lines of assessment or ownership.

Although the Commission has granted waivers of this policy for past proposals such as those for the Fillmore and Santa Paula Water Recycling facilities, staff recommends that the boundary of the subject proposal be modified to coincide with lines of assessment (Attachment 2, bottom). Unlike the water recycling facility proposals, creating annexation boundaries independent of parcel lines would not result in any direct public benefit in the case of the Teen Challenge proposal. As for the concern expressed by the Ojai Valley Sanitary District that extending the sewer service boundary northerly of the existing developed area would promote additional development within the proposal area, the zoning designation and other land use restrictions currently in place do not support this possibility. Further, the County of Ventura Planning Division prefers that LAFCO avoid annexation of portions of parcels for the Teen Challenge proposal.

In addition to the modification discussed above, staff recommends that the proposal boundary be further modified to include all roads, highways, and other rights of way located between the southern terminus of the Teen Challenge property and the Ojai Valley Sanitary District sphere of influence boundary (Attachment 1 and Attachment 2, bottom).

Based on staff's recommendation to alter the proposed annexation boundaries, the attached Resolution includes a condition that predicates recordation of the proposal upon the approval of a map and legal description by the County Surveyor.

In an effort to reconcile the differences between the boundaries proposed by Ojai Valley Sanitary District and LAFCO staff, LAFCO staff attended a meeting of the Ojai Valley Sanitary District Board of Directors to provide additional information about LAFCO policies as applied to the Teen Challenge proposal. The Board responded by adopting a resolution to support the LAFCO staff recommendation (Attachment 1 and Attachment 2, bottom).

However, if the Commission chooses to approve the boundary as initially proposed by the Ojai Valley Sanitary District as reflected in their application (Attachment 2, top), staff recommends that the Commission also approve a subsequent amendment to the Ojai Valley Sanitary District sphere of influence so that it is aligned with the new annexation boundary. As approval of an amendment to the sphere of influence would require additional analysis and

Commission determinations, staff would recommend that the Commission adopt Alternative Action 'C' as described below.

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

According to the County Assessor, the proposal area is assigned to tax rate areas 91038 and 91065. Upon completion of proceedings the area will be assigned to tax rate area 91073. However the current tax rate of \$1.065787 per \$100 of assessed valuation will remain the same upon annexation. The total assessed land value of the lots within the proposal area per the 2006 - 2007 tax roll is \$1,324,298.

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

Staff has determined that the proposal is categorically exempt under Section 15319(a) [annexation to a special district of areas containing existing structures developed to the density allowed by the current zoning] of the California Environmental Quality Act Guidelines. As the annexation is to provide sanitary sewer service to an existing lot developed to the full extent allowed by zoning, a categorical exemption is appropriate for this proposal.

## **8. Regional Housing Needs**

According to the California Housing and Community Development Department the County of Ventura adopted an updated General Plan Housing Element on June 19, 2001 and completed State review for compliance on October 18, 2001. The annexation proposal area is fully developed consistent with the County's General Plan. Therefore, the proposal will have no effect on the fair share of the regional housing needs for the County of Ventura.

## **9. Landowner and Annexing Agency Consent**

The Ojai Valley Sanitary District has provided written consent to the subject proposal from the property owner. Any subject agency that wishes to reserve its right to protest a LAFCO decision (for those decisions subject to protest proceedings) must submit written opposition to the waiver (GC § 56663). The only subject agency associated with the proposal is the applicant, the Ojai Valley Sanitary District, thus no opposition to waiver of protest proceedings is anticipated.

## **SPECIAL ANALYSIS:**

### *Protest Proceedings*

When one hundred percent of the affected landowners consent to a change of organization, the Commission may conduct proceedings without notice, hearing, or an election. In this instance, however, even though the property owner has consented to the annexation, the area is considered to be inhabited [there are 12 or more registered voters residing in the proposal area (12 in this case)]. Due to this fact, the Commission can waive protest proceedings only if all registered voters and landowners within the affected area have been provided written notice of the LAFCO proceedings, including the fact that further protest proceedings may be waived, and only if before the conclusion of the meeting no landowner or registered voter files written opposition to the proposal (Government Code Section 56663).

Written notice to the landowner and registered voters within the proposal area has been provided for the hearing on this matter.

The recommendation to approve this proposal and to waive protest proceedings is based on the assumption that no landowner or registered voter within the proposal area files a written objection before the conclusion of the September 20 meeting. If any landowner or any registered voter within the proposal area files a written protest before the conclusion of the September 20 meeting, then subsequent protest proceedings must be held and the attached recommended resolution will need to be modified accordingly to direct that such proceedings occur. Subsequent protest proceedings will involve further notice and at least an administrative protest hearing. Such additional actions require several months to complete. As is the case for all changes of organization and reorganizations, if a majority protest occurs all proceedings will be terminated.

If no landowner and no registered voter from within the proposal area file a written objection prior to the conclusion of the September 20 meeting, then the Commission can proceed as recommended. That is, the Commission can adopt the attached recommended resolution and all further protest proceedings, including any further notice, can be waived and the annexation can be finalized after the conclusion of the 30-day reconsideration and CEQA posting periods assuming that all conditions included in the attached Resolution are met.

**ALTERNATIVE ACTIONS AVAILABLE:**

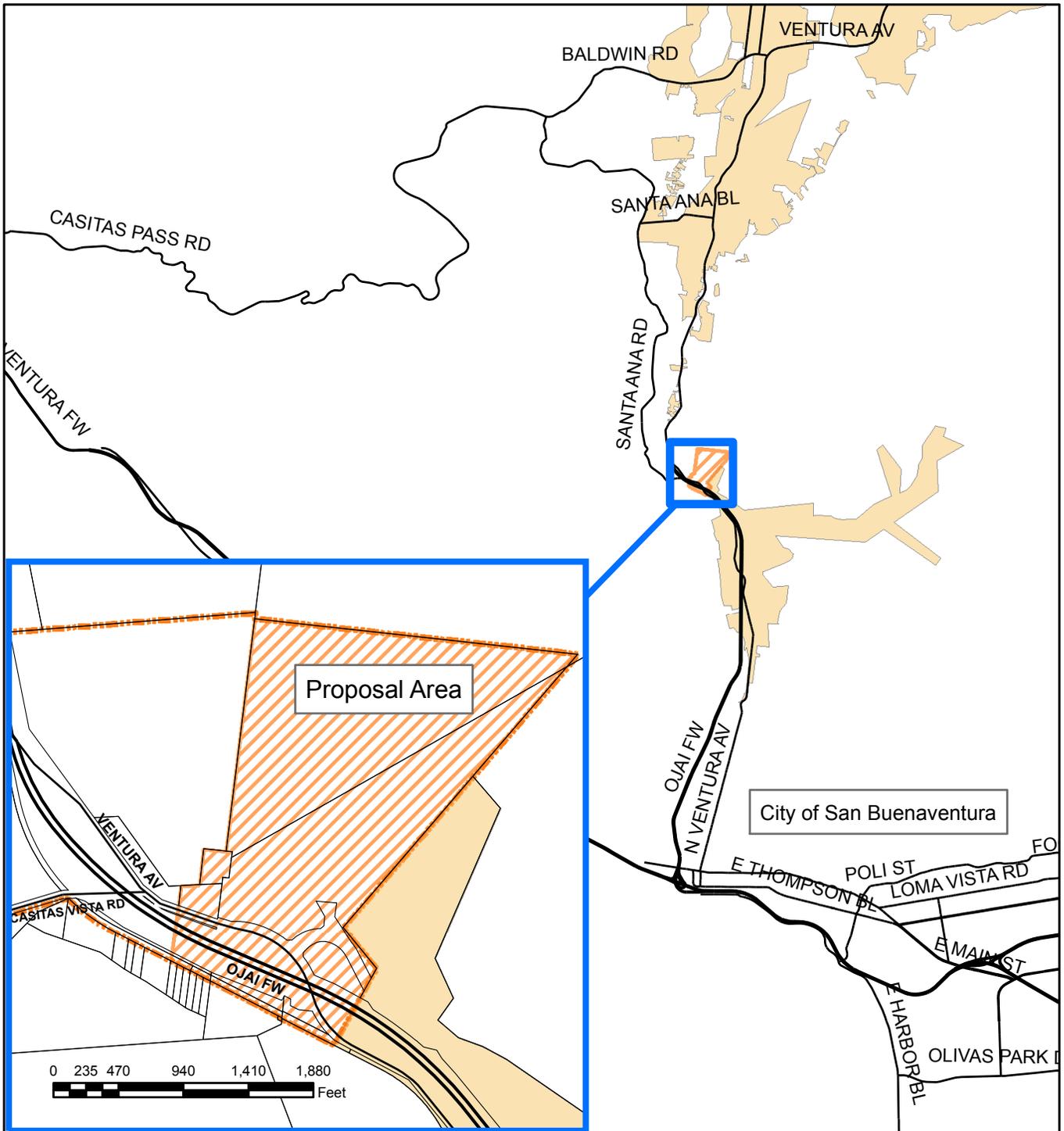
- A. If the Commission, following public testimony and review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted, wishes to deny this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.
- C. If the Commission, following public testimony and review of materials submitted, wishes to establish a boundary based on that proposed by the applicant or any other boundary other than that recommended herein by staff, a motion to continue the adoption of the proposal should be made to allow staff time to perform the necessary analysis and prepare determinations necessary for the Commission to adopt a sphere of influence amendment.

BY: \_\_\_\_\_  
Kim Uhlich, Deputy Executive Officer

Attachments: (1) Vicinity Map \*  
(2) Teen Challenge Annexation Boundary Comparison Map \*  
(3) LAFCO 06-09 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.

# ATTACHMENT 1

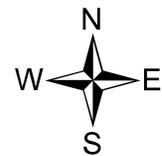


## Vicinity Map

### Legend

-  Ojai Valley Sanitary District
-  Ojai Valley Sanitary District Sphere of Influence Boundary
-  Teen Challenge Annexation

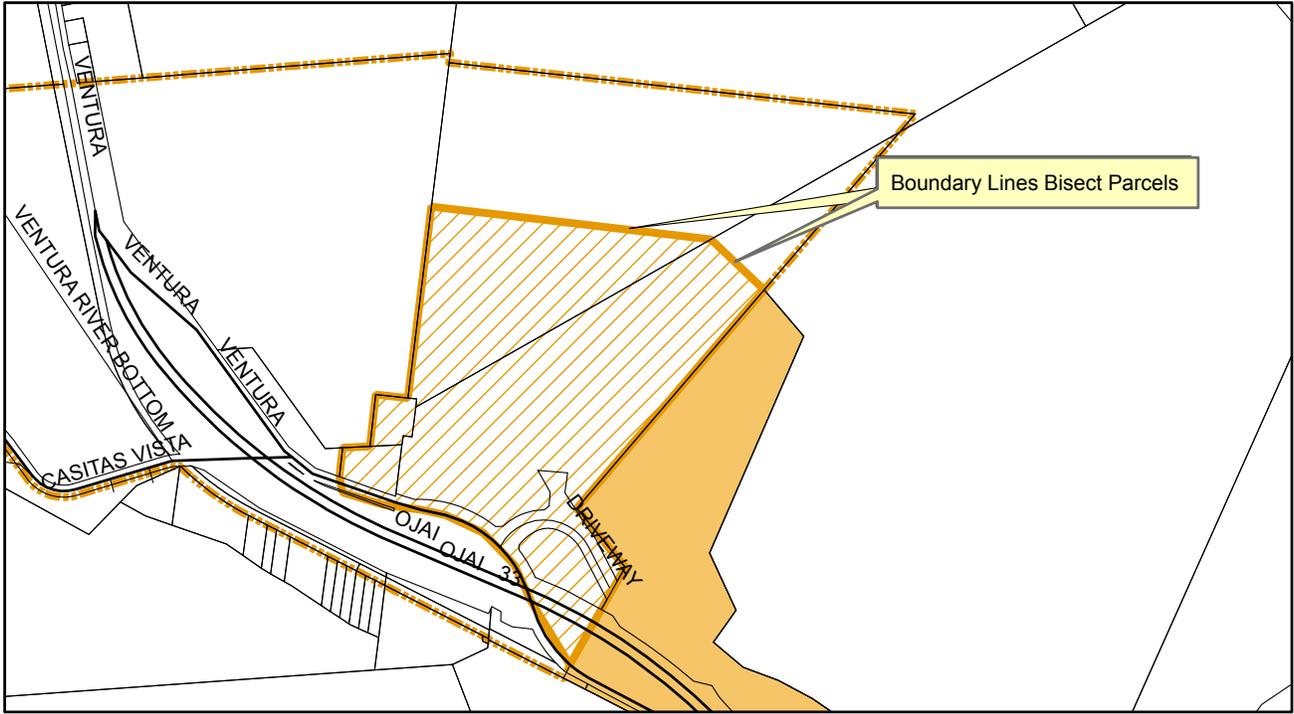
LAFCO 06-09 Ojai Valley Sanitary District Annexation - Teen Challenge



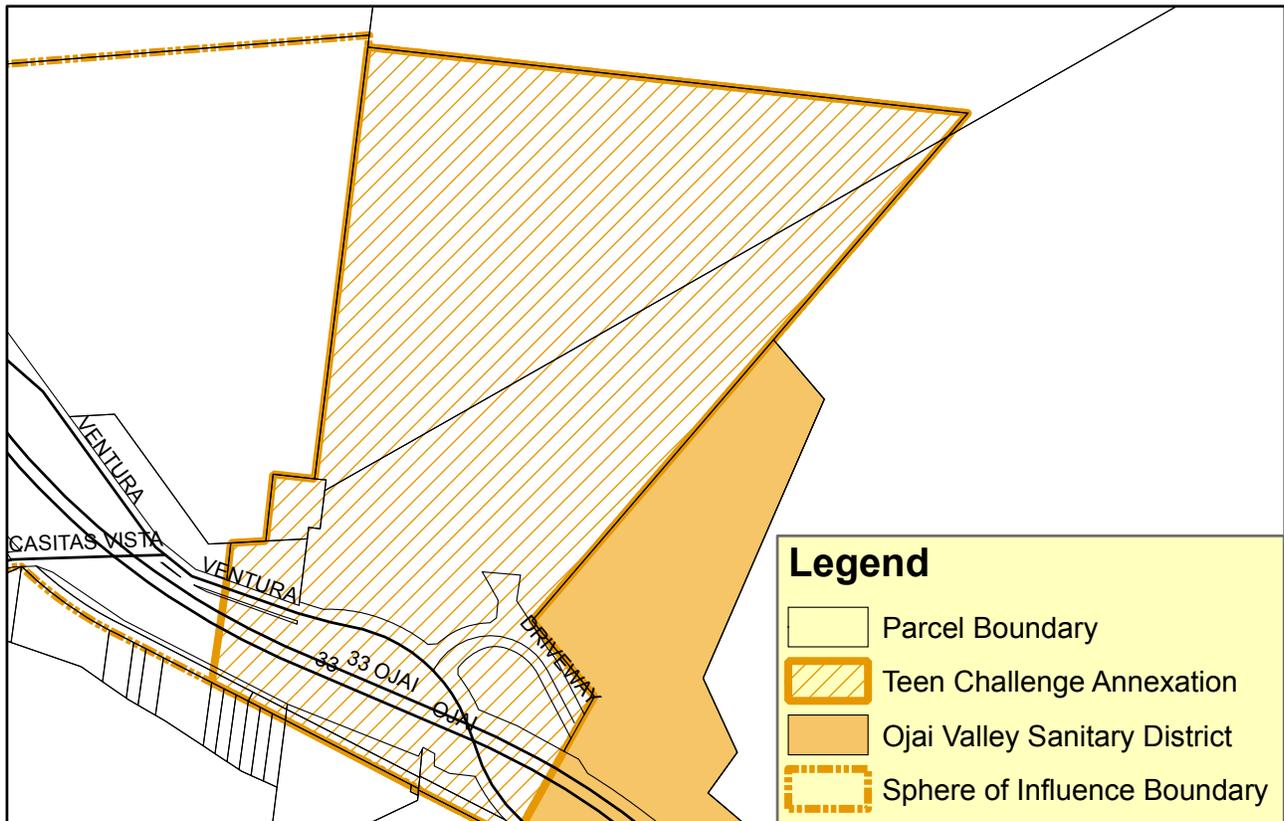
# ATTACHMENT 2

## Teen Challenge Annexation Boundary Comparison Map

Boundaries as Proposed in Application Submitted by Ojai Valley Sanitary District



### Boundaries Recommended by LAFCO Staff



**LAFCO 06-09**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE OJAI VALLEY SANITARY  
DISTRICT ANNEXATION – TEEN CHALLENGE**

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 public hearing by the Commission of the proposal; and

WHEREAS, the proposal was duly considered on September 20, 2006, as specified in the notice of hearing; 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 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 12 or more voters and is considered inhabited; and

WHEREAS, prior to the conclusion of the hearing on this matter, no written opposition was received from any landowner or any registered voter within the affected territory, 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 Ojai Valley 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 Staff Report and Recommendation for approval of the proposal dated September 20, 2006 is adopted.
- (2) Said annexation is hereby approved as submitted.
- (3) The subject proposal is assigned the following distinctive short form designation: **LAFCO 06-09 OJAI VALLEY SANITARY DISTRICT ANNEXATION – TEEN CHALLENGE.**
- (4) The boundaries of the affected territory are found to be definite and certain as approved and generally set forth in Exhibit A attached hereto and made a part hereof.
- (5) In accordance with the Executive Officer's determination that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15319(a) of the CEQA Guidelines, the Commission hereby finds the change of organization to be categorically exempt under Section 15319(a).
- (6) The Commission directs staff to file a Notice of Exemption under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) Pursuant to Government Code Section 56663(d), written notice of the Commission proceedings has been provided to all registered voters and landowners within the affected territory and no written opposition to the waiver of protest proceedings has been received from the affected agency that will gain territory as a result of the proposal or from registered voters or landowners with the affected territory. The Commission hereby waives protest proceedings entirely.
- (8) **This annexation shall not be recorded until maps and legal descriptions consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCO Executive Officer.**
- (9) **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 September 20, 2006.

AYES: Commissioners Grandsen, Hess, Long, Parks, Waunch, Zaragoza and  
Alternate Commissioner Lange

NOES: None

ABSTAINS: None

Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: Ojai Valley Sanitary District  
Ventura County Assessor  
Ventura County Auditor  
Ventura County Surveyor  
Ventura County Planning  
Ventura County Elections – Registrar of Voters



**STAFF REPORT**

Meeting Date: September 20, 2006

**Agenda Item 12**

**TO:** LAFCO Commissioners  
**FROM:** Everett Millais, Executive Officer   
**SUBJECT:** Cancellation of October 18 and November 15, 2006 Meetings; Schedule Special Meeting for December 6, 2006

**RECOMMENDATION:**

Cancel the regular LAFCO meetings of October 18 and November 15, 2006, and schedule a special meeting for Wednesday, December 6, 2006 starting at 9 A.M.

**DISCUSSION:**

At this time we have no pending proposals for action at the October 18 meeting. Since the only other matters that would be on this agenda are the end of the 2005-06 fiscal year financial report, the financial report for the first quarter of the 2006-07 fiscal year and a possible closed session for the annual evaluation of the Executive Officer, it is recommended that the Commission cancel this meeting. Cancellation of this meeting will also allow staff some extra time to prepare for the Agricultural Mitigation Policies Workshop on Thursday, November 9.

The regular November meeting is scheduled for November 15. This date conflicts with the 5<sup>th</sup> Annual Ventura County Housing Conference that several Commissioners plan on attending. For this reason it is recommended that the Commission also cancel its regular meeting of November 15 and schedule a special meeting for Wednesday, December 6, starting at 9 A.M. If approved, the special meeting on December 6 would be the last meeting in calendar 2006.

**COMMISSIONERS AND STAFF**

<b>COUNTY:</b> Linda Parks, Chair Kathy Long <i>Alternate:</i> Steve Bennett	<b>CITY:</b> Don Waunch John Zaragoza <i>Alternate:</i> Janice Parvin	<b>SPECIAL DISTRICT:</b> Dick Richardson Ted Grandsen <i>Alternate:</i> George Lange	<b>PUBLIC:</b> Kenneth M. Hess, Vice Chair  <i>Alternate:</i> Louis Cunningham
<b>EXECUTIVE OFFICER:</b> Everett Millais	<b>LAFCO ANALYST:</b> Kim Uhlich	<b>OFFICE MANAGER/CLERK:</b> Debbie Schubert	<b>LEGAL COUNSEL:</b> Leroy Smith



**STAFF REPORT**

Meeting Date: September 20, 2006  
INFORMATION ONLY

**Agenda Item 13**

**TO:** LAFCO Commissioners  
**FROM:** Kim Uhlich, Deputy Executive Office *KU*  
**SUBJECT:** Agricultural Mitigation Policies Workshop: Status Report

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**DISCUSSION**

The date and venue for the Workshop has been finalized to be Thursday, November 9, 2006 from 7:30 -11:30 a.m. at the Oxnard Performing Arts & Convention Center.

Thus far we have confirmed the participation of one guest speaker, a planner from the City of Elk Grove Development Services Department, and we hope to confirm one or two additional speakers to round out the guest speaker portion of the program. Buenaventura Catering has been selected to provide the meal and has submitted a bid to serve a breakfast buffet featuring locally grown produce. The preliminary menu is shown below:

**LAFCO Agricultural Mitigation Policy Workshop Breakfast Buffet**

- Regular/Decaf Coffee & Hot Tea*
- Orange Juice*
- Fresh Fruit Bowl*
- Broccoli, Onion and Sweet Pepper Frittata Squares*
- Pastry Basket with Pumpkin Muffins and Apple Walnut Coffee Cake*

**COMMISSIONERS AND STAFF**

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<b>COUNTY:</b> Linda Parks, Chair Kathy Long <i>Alternate:</i> Steve Bennett	<b>CITY:</b> Don Waunch John Zaragoza <i>Alternate:</i> Janice Parvin	<b>SPECIAL DISTRICT:</b> Dick Richardson Ted Grandsen <i>Alternate:</i> George Lange	<b>PUBLIC:</b> Kenneth M. Hess, Vice Chair  <i>Alternate:</i> Louis Cunningham
<b>EXECUTIVE OFFICER:</b> Everett Millais	<b>LAFCO ANALYST:</b> Kim Uhlich	<b>OFFICE MANAGER/CLERK:</b> Debbie Schubert	<b>LEGAL COUNSEL:</b> Leroy Smith

The preliminary budget for the Workshop is as follows:

**LAFCO Agricultural Mitigation Policy Workshop Budget**  
[Assuming 50 attendees]

EXPENSE	PROJECTED COST	NOTES
Meeting Room	0	
PA System	0	
Speaker Expenses (travel, accommodations)	\$1,500	\$400-\$500/speaker
Food/Beverages/Serving ware/Service Staff/Linens/Set Up & Clean Up	\$1,000	Approx. \$20/guest
Video Taping & DVD Production	\$500-\$1,000	Preliminary Estimate
Printing/Mailing	\$100	
Supplies (name badges, packet holders, thank- you notes, etc.)	\$100	
<b>TOTAL</b>	<b>\$3,200 - \$3,700</b>	
<b>BUDGETED AMOUNT</b>	<b>\$2,000</b>	

With Commissioner Zaragoza's assistance, we were able to reserve the use of a spacious meeting room at the Oxnard PACC. As indicated in the chart above, the budget is based on an assumption that 50 people will attend the Workshop. If more than 50 RSVPs are received, the Workshop costs will obviously be higher.

Based on current estimates, the cost to conduct the Workshop will exceed the budgeted amount by up to \$1,700. A significant portion of the additional cost is due to the videotaping/DVD production component, which was added by the Commission subsequent to adopting the FY 2006-07 Budget in April. One option to reduce costs would be to forego videotaping. The primary purpose of videotaping the Workshop is to allow those who cannot attend to view the proceedings at a later date. In lieu of videotaping, summary information could be provided in written, hard copy format and/or electronic form on the LAFCO website.

Staff will continue to monitor the budget throughout the Workshop planning process and welcomes additional input from the Commission.