

AGENDA

Hall of Administration, Board of Supervisors' Hearing Room
800 S. Victoria Avenue, Ventura
9:00 A.M. Wednesday, January 21, 2009

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

ELECTIONS

4. **Election of Officers for 2009**
 1. Chair
 2. Vice Chair

RECOMMENDED ACTION: Continue action on the Election of Officers
until the next regular meeting

ANNOUNCEMENTS

5. **Commission Presentations and Announcements**
Welcome to Gail Pringle, New Alternate Special District Member

COMMENTS FROM THE PUBLIC

6. **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. Members of the public making presentations, including oral and visual presentations, may not exceed five minutes unless otherwise increased or decreased by the Chair, with the concurrence of the Commission, based on the complexity of the item and/or the number of persons wishing to speak. Speakers are encouraged to refrain from restating previous testimony).

COMMISSIONERS AND STAFF

COUNTY: Linda Parks Kathy Long <i>Alternate:</i> Steve Bennett	CITY: Janice Parvin Vacant <i>Alternate:</i> Carl Morehouse	SPECIAL DISTRICT: George Lange, Vice Chair Bill Lotts <i>Alternate:</i> Gail Pringle	PUBLIC: Louis Cunningham <i>Alternate:</i> Kenneth Hess
Executive Officer: Kim Uhlich	Dep. Exec. Officer Kai Luoma	Office Mgr/Clerk: Debbie Schubert	Office Assistant Martha Escandon Legal Counsel: Leroy Smith

INFORMATION ITEMS

LAFCO 08-11 OASA City of San Buenaventura – 301 & 305 Fraser Lane

LAFCO 08-12 OASA City of San Buenaventura – 235 & 237 Fraser Lane

LAFCO 08-13 OASA City of San Buenaventura – 242 North Wells Road

Note: Authority to review and approve the above items is delegated to the Executive Officer pursuant to commissioner's Handbook Policy 2.6.2

EXECUTIVE OFFICER'S REPORT

Next LAFCO Meeting

COMMISSIONERS' COMMENTS

ADJOURNMENT

WEB ACCESS:

**LAFCO Agendas, Staff Reports
and Minutes can be found at:**

www.ventura.lafco.ca.gov

Written materials - Written materials relating to items on this Agenda that are distributed to the Ventura Local Agency Formation Commission within 72 hours before they are scheduled to be considered will be made available for public inspection at the LAFCO office, 800 S. Victoria Avenue, Administration Building, 4th Floor, Ventura, CA 93009-1850, during normal business hours. Such written materials will also be made available on the Ventura LAFCO website at www.ventura.lafco.ca.gov, subject to staff's ability to post the documents before the meeting.

Public Presentations - Except for applicants, public presentations may not exceed five (5) minutes unless otherwise increased or decreased by the Chair, with the concurrence of the Commission. Any comments in excess of this limit should be submitted in writing at least ten days in advance of the meeting date to allow for distribution to, and full consideration by, the Commission. Members of the public who wish to make audio-visual presentations must provide and set up their own hardware and software. Set up of equipment must be complete before the meeting is called to order. All audio-visual presentations must comply with applicable time limit for oral presentations and thus should be planned with flexibility to adjust to any changes to the time limit established by the Chair. For more information about these policies, please contact the LAFCO office.

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 agent 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.

STAFF REPORT

Meeting Date: January 21, 2009

Agenda Item 4

TO: LAFCO Commissioners

FROM: Kim Uhlich, Executive Officer

SUBJECT: Election of Officers for 2009

RECOMMENDATION:

Continue action on the election of officers for 2009 until the regular meeting of March 18, 2009.

DISCUSSION:

The Commission's By-laws (attached) provide for both the Chair and Vice Chair to serve one-year terms of office commencing on the third Wednesday of January. This is a regular meeting of LAFCO and typically officer elections are conducted at the January meeting.

The By-laws also provide for the officers to be rotated, "so that a member of each of the four represented groups of LAFCO serves one full year in every four-year period." For 2009 a Special District Member should serve as Chair and a County Member should serve as Vice Chair.

Regardless of the LAFCO terms of office, the Board of Supervisors annually makes appointments to LAFCO. This year, the Board is not scheduled to make appointments to boards and commissions until January 27th. The recommendation to continue conducting elections is so the Commission will have more complete knowledge about the status of its members when selecting a County Member as Vice Chair for this year. In light of Item Number 11 on the January agenda recommending cancellation of the February LAFCO meeting, the recommendation is to continue election of officers to the March 18 meeting.

COMMISSIONERS AND STAFF

<p>COUNTY: Linda Parks Kathy Long <i>Alternate:</i> Steve Bennett</p>	<p>CITY: Janice Parvin Vacant <i>Alternate:</i> Carl Morehouse</p>	<p>SPECIAL DISTRICT: George Lange, Vice Chair Bill Lotts <i>Alternate:</i> Gail Pringle</p>	<p>PUBLIC: Louis Cunningham <i>Alternate:</i> Kenneth M. Hess</p>	
<p>Executive Officer: Kim Uhlich</p>	<p>Dep. Exec. Officer Kai Luoma</p>	<p>Office Mgr/Clerk: Debbie Schubert</p>	<p>Office Assistant Martha Escandon</p>	<p>Legal Counsel: Leroy Smith</p>

**Chapter 1, Section 1.1.4 of the Commissioner's Handbook – A portion of the
Ventura LAFCO By-laws relating to officers of the Commission**

SECTION 1.1.4 OFFICERS

1.1.4.1 Chair: The Chair shall be selected by the members. The Chair shall serve as Chair for one year or until his/her successor is selected. The Chair's term of office shall begin the third Wednesday in January.

The office of Chair shall be rotated so that a member of each of the four represented groups of LAFCO serves one full year in every four-year period. Commencing January of 2002, the rotation of the chair shall be in the following sequence: County, Public, City, and Special District member.

1.1.4.2 Vice-Chair: The Vice-Chair shall be selected by the members. The Vice Chair shall serve as Vice-Chair for one year or until his/her successor is selected. The Vice-Chair's term of office shall begin the third Wednesday in January. In the absence of the Chair, the Vice-Chair shall serve in place of the Chair.

The office of Vice-Chair shall be rotated so that a member of each of the four represented groups of LAFCO serves one full year in every four-year period. In January 2002, the rotation of the vice-chair shall be in the following sequence: Public, City, Special District, and County member.



MINUTES

Agenda Item 7

REGULAR MEETING

Wednesday, November 19, 2008, 9:00 A.M.
Hall of Administration, Board of Supervisors' Hearing Room
800 S. Victoria Avenue, Ventura

1. CALL TO ORDER

Chair Zaragoza called the November 19, 2008 meeting to order at 9:02 A.M.

2. PLEDGE OF ALLEGIANCE

Commissioner Lange 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 Lange
- Commissioner Parvin
- Commissioner Zaragoza
- Alternate Commissioner Cunningham
- Alternate Commissioner Lotts
- Alternate Commissioner Morehouse *

ANNOUNCEMENTS

4. Commission Presentations and Announcements

A. Local election results:

- 1) John Zaragoza - Elected County Supervisor of District 5, the remainder of his term as a LAFCO City member to be filled by a City Selection Committee appointment
- 2) George Lange - Re-elected to the Conejo Recreation and Park District Board
- 3) Janice Parvin - Elected Mayor of the City of Moorpark
- 4) Ted Grandsen - Re-elected to the Calleguas Municipal Water District Board

COMMISSIONERS AND STAFF

COUNTY:
Linda Parks
Kathy Long
Alternate
Steve Bennett

CITY:
Janice Parvin
John Zaragoza, Chair
Alternate
Carl Morehouse

SPECIAL DISTRICT:
Ted Grandsen
George Lange, Vice Chair
Alternate
Bill Lotts

PUBLIC:
Kenneth M Hess

Alternate
Louis Cunningham

Executive Officer:
Kim Uhlich

Senior Analyst
Kai Luoma

Office Mgr/Clerk:
Debbie Schubert

Office Assistant
Martha Escandon

Legal Counsel
Leroy Smith

ANNOUNCEMENTS

Commission Presentations and Announcements (*continued*)

- B. LAFCO Special District Alternate Member Election Results:
 - 1) Gail Pringle - Recently elected to fill the unexpired term of Special District Alternate, Bill Lotts
 - 2) Bill Lotts: - To start a new term as a Special District regular member

- C. Presentations to Chair Zaragoza and Commissioner Grandsen:
 - 1) Commissioner Lange presented Chair Zaragoza with a plaque thanking him for his service.
 - 2) Chair Zaragoza presented Commissioner Grandsen with presented Commissioner Grandsen with a plaque and thanked him for his service.

- D. Commissioner Lange announced that he was contacted by the CALAFCO Executive Director and informed that he had been elected to a one-year, unexpired term on the CALAFCO Board rather than a full two-year term as previously understood.

COMMENTS FROM THE PUBLIC

5. Public Comment

Everett Millais, former Executive Officer of the Ventura LAFCO spoke expressing his gratitude to Commissioners Grandsen and Zaragoza for their service on LAFCO and for their guidance that helped make his experience with Ventura LAFCO an enjoyable one.

CONSENT ITEMS

- 6. Minutes of the Ventura LAFCO September 17, 2008 regular meeting**
- 7. End of the Year Financial Reports FY 2007-2008**
- 8. Monthly Budget Reports – August & September 2008**

MOTION: Approval (Item 6) and Receive and File (Items 7 & 8) as recommended: Grandsen
SECOND: Lange
FOR: Grandsen, Hess, Lange and Zaragoza
AGAINST: None
ABSTAIN: Parvin
MOTION PASSED 4/1/0

ACTION ITEMS

9. 2009 LAFCO Meeting Calendar

Adopt a meeting calendar for 2009

MOTION: Approval as recommended: Hess
SECOND: Parvin
FOR: Grandsen, Hess, Lange, Parvin and Zaragoza

VENTURA LAFCO MINUTES

November 19, 2008

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AGAINST: None
ABSTAIN: None
MOTION PASSED 5/0/0

10. Extension of Water and Sewer Services to the California Conservation Corps and the Proposed Prison Hospital Facilities on Wright Road, Northwest of the City of Camarillo

Kim Uhlich presented the staff report. Michael Siemering, representing the State of California Department of General Services spoke in favor of the extension of services.

MOTION: Authorize the Executive Officer to Send Letters to the Cities of Oxnard and Camarillo as recommended: Lange
SECOND: Zaragoza
FOR: Hess, Lange, Parvin and Zaragoza
AGAINST: Grandsen
ABSTAIN: None
MOTION PASSED 5/1/0

INFORMATIONAL ITEMS

11. New County Service Area Law effective January 1, 2009

Kim Uhlich presented a staff report explaining the changes in County Service Law (SB 135) effective January 1, 2009.

MOTION: Receive and File as recommended: Grandsen
SECOND: Zaragoza
FOR: Grandsen, Hess, Lange, Parvin and Zaragoza
AGAINST: None
ABSTAIN: None
MOTION PASSED 5/0/0

EXECUTIVE OFFICER'S REPORT

Kim Uhlich reminded the Commission of their next scheduled meeting, January 21, 2009.

COMMISSIONER'S COMMENTS

Commissioner Lange extended an invitation to the Commissioners to attend the next Ventura County Special District Association Dinner & Meeting, December 9th which included a tour of the Hill Canyon Wastewater Treatment Plant in the City of Thousand Oaks.

ADJOURNMENT

Chair Zaragoza adjourned the meeting at 10:20 A.M.

STAFF REPORT

Meeting Date: January 21, 2009
(Consent)

Agenda Item 8

TO: LAFCO Commissioners
FROM: Kim Uhlich, Executive Officer
SUBJECT: Monthly Budget Reports – October and November 2008

RECOMMENDATION:

Receive and file budget reports for October and November 2008.

DISCUSSION:

Although LAFCO policies and procedures require the Executive Officer to provide the Commission with budget reports on a quarterly basis, staff believes that it is preferable to keep the Commission better informed about the status of the LAFCO budget by providing monthly reports.

The attached reports, which have been prepared with the assistance of the County Auditor-Controller staff, reflect revenue and expenditures for October and November 2008. No adjustments or transfers between expenditure account codes or from contingencies are necessary or recommended.

The next monthly budget report for fiscal year 2008-09 will be provided as soon as the information becomes available.

COMMISSIONERS AND STAFF

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Executive Officer: Kim Uhlich	Dep. Exec. Officer Kai Luoma	Office Mgr/Clerk: Debbie Schubert	Office Assistant Martha Escandon
			Legal Counsel: Leroy Smith



STAFF REPORT

Meeting Date: January 21, 2009

Agenda Item 10

LAFCO CASE

NAME & NO: LAFCO 08-01-A1 Calleguas Municipal Water District Annexation – Teal Club Investors – Extension of Time

PROPOSAL: To extend the time for completion of LAFCO 08-01 Calleguas Municipal Water District Annexation – Teal Club Investors proceedings for one year from April 16, 2009 to April 16, 2010.

SIZE: Approximately 9.67 acres

LOCATION: The subject territory is located at the southwest corner of Teal Club Road and Victoria Avenue in the City of Oxnard.

PROPONENT: Calleguas Municipal Water District

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

PARCEL INFORMATION & PROPONENTS FOR PURPOSES OF THE CALIFORNIA POLITICAL REFORM ACT (FPPC):

Assessor's Parcel Number	Property Address	Property Owner(s)
183-0-090-575	No Street Address	Teal Club Investors

RECOMMENDATION:

Approve the attached resolution granting a one-year extension of time to complete change of organization proceedings for LAFCO 08-01 Calleguas Municipal Water District – Teal Club Investments.

COMMISSIONERS AND STAFF

COUNTY: Linda Parks Kathy Long <i>Alternate:</i> Steve Bennett	CITY: Janice Parvin Vacant <i>Alternate:</i> Carl Morehouse	SPECIAL DISTRICT: George Lange, Vice Chair Bill Lotts <i>Alternate:</i> Gail Pringle	PUBLIC: Louis Cunningham <i>Alternate:</i> Kenneth Hess	
Executive Officer: Kim Uhlich	Dep. Exec. Officer: Kai Luoma	Office Mgr/Clerk: Debbie Schubert	Office Assistant: Martha Escandon	Legal Counsel: Leroy Smith

BACKGROUND:

LAFCO 08-01 Calleguas Municipal Water District – Teal Club Investments was approved by the Commission April 16, 2008. A copy of the original staff report and resolution of approval are attached (Attachments 1 and 2, respectively).

A one year extension of time request has been filed by the Calleguas Municipal Water District on behalf of the project developer, Teal Club Investors. Because the area is uninhabited and landowner consent was provided, the Commission waived protest proceedings. Reorganization proceedings have not been completed, however, as all the terms and conditions in the resolution of approval have not been met. The conditions that have not been met include revisions to the map and legal description and payment of State Board of Equalization fees. Although these conditions are not particularly onerous, relatively substantial stand by fees assessed by the Metropolitan Water District and Calleguas Municipal Water District will become due once LAFCO proceedings are completed. According to Teal Club Investors, the uncertainties of the present real estate and financial markets make it necessary to request additional time to assess the viability of the proposed project.

GENERAL ANALYSIS:

Government Code Section 57001 states:

“If a certificate of completion for a change of organization or reorganization has not been filed within one year after the commission approves a proposal for that proceeding, the proceeding shall be deemed abandoned unless prior to the expiration of that year the commission authorizes an extension of time for that completion. The extension may be for any period deemed reasonable to the commission for completion of necessary prerequisite actions by any party.”

The Commissioners Handbook provides that the Commission may grant a time extension only if requested prior to expiration of the one year statutory deadline, and only if the Commission finds the extension consistent with the policies in the Handbook and that all fees have been paid. The Handbook states that no extension shall exceed an additional twelve months.

No new issues have been raised since the resolution of approval was adopted. It is recommended that the Commission determine that an extension of time is necessary to enable Teal Club Investors reasonable time to comply with the conditions of approval.

ALTERNATIVES TO THE RECOMMENDATION - ACTIONS AVAILABLE:

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

- B. If the Commission, following the public testimony and review of materials submitted wishes to deny or modify the extension of time request, a motion to deny or modify should include direction that the matter be continued to the next meeting and that staff prepare a new report consistent with the evidence submitted and the anticipated decision.

BY: _____
Kim Uhlich, Executive Officer

Attachments: (1) LAFCO 08-01 Staff Report
(2) LAFCO 08-01 Resolution
(3) LAFCO 08-01-A1 (Resolution Approving a One-Year Extension of Time)



STAFF REPORT

Meeting Date: April 16, 2008

**LAFCO CASE
NAME & NO:**

LAFCO 08-01 Calleguas Municipal Water District Annexation –
Teal Club Investors

PROPOSAL:

To annex one parcel and portions of the Victoria Avenue and Teal Club Road rights of way to the Calleguas Municipal Water District for the purpose of providing domestic water service.

SIZE:

Approximately 11.5 acres

LOCATION:

Southeast corner of Victoria Avenue and Teal Club Road in the City of Oxnard. The proposal area is within the Calleguas Municipal Water District Sphere of Influence and is also within the boundaries of the United Water Conservation District, Fox Canyon Groundwater Management Agency, County Service Area 32, Oxnard Harbor District, and Oxnard Drainage District Number 1.

PROPONENT:

The Calleguas Municipal Water District by resolution.

NOTICE:

This matter has been noticed as prescribed by law.

**PARCEL INFORMATION & PROPONENTS FOR PURPOSES OF THE CALIFORNIA
POLITICAL REFORM ACT (FPPC):**

Assessor's Parcel Number	Property Address	Property Owner(s)
183-0-090-575	No Street Address	Teal Club Investors

COMMISSIONERS AND STAFF

COUNTY:

Linda Parks
Kathy Long
Alternate:
Steve Bennett

CITY:

Janice Parvin
John Zaragoza, Chair
Alternate:
Carl Morehouse

SPECIAL DISTRICT:

Ted Grandsen
George Lange, Vice Chair
Alternate:
Bill Lotts

PUBLIC:

Kenneth M. Hess
Alternate:
Louis Cunningham

EXECUTIVE OFFICER:

Kim Uhlich

SENIOR ANALYST

Kai Luoma

OFFICE MGR/CLERK:

Debbie Schubert

LEGAL COUNSEL:

Leroy Smith

RECOMMENDATION

- A. Certify that the Commission has reviewed and considered the information contained in Mitigated Negative Declaration No. 06-05 (MND) prepared by the City of Oxnard as lead agency, and adopt the lead agency’s findings and mitigation measures.
- B. Certify that the Commission has reviewed and considered the information contained in the MND Addendum prepared by LAFCO staff.
- C. Adopt the attached resolution (LAFCO 08-01) making determinations and approving the Calleguas Municipal Water District Annexation – Teal Club Investors.

GENERAL ANALYSIS

1. Land Use

Site Information

APN	Land Use		Zone District Classification	General Plan Designation
	Existing	Approved		
183-0-090-575	Produce stand and row crops	Commercial, light industrial, and self storage	County: NA City: BRP & M-1-PD (Business and Research Park & Light Industrial – Planned Development)	County: NA City: Airport Compatible

On November 27, 2007 the City of Oxnard approved a zone change and development project to construct retail (fast food), light industrial condos, and a self storage facility on the site. No changes are proposed to zoning or General Plan designations as part of this 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 primarily of undeveloped land surrounded by major roadways and agriculture to the north and west, the Oxnard airport to the south, and agriculture to the east. The overall slope ranges from one to two percent. No natural features are present.

Conformity with Plans

The proposal area is within the boundaries of the City of Oxnard, therefore, the City's General Plan is applicable. The City's General Plan designation for the site is "Airport Compatible" and the zoning designation is "Business and Research Park" and "Light Industrial – Planned Development". The approved use of the proposal area for commercial, light industrial, and self storage development (approved by the City of Oxnard on November 27, 2007) is consistent with the City's General Plan and zoning designations.

The site is located within the Oxnard CURB boundary, which abuts the site to the north. The site also abuts an approved greenbelt to the north. It is not subject to the County SOAR ordinance.

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

Agricultural Land and Agriculture

The proposal area meets the definition of prime agricultural land pursuant to LAFCO law. The appropriate time for LAFCO to have considered the impacts to agricultural resources was at the time the area was annexed to the City, which occurred in 1993 as part of LAFCO's approval of LAFCO case number 93-2, City of Oxnard Reorganization – Price Reorganization #2.

The surrounding areas to the west, north, and east are developed with agricultural uses. The western end of Oxnard airport's runway is located to the south. 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 proposal area is not considered open space pursuant to Government Code Sections 56059 and 65560 and therefore will not impact open space lands.

3. Population

According to the County Registrar of Voters, there are fewer than 12 registered voters in the proposal area. As such, the annexation proposal area is considered to be uninhabited.

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

The City and the District have represented that they have the capacity to provide domestic water to the proposal area. 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 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 (completion of annexation proceedings) upon the approval of a map and legal description by the County Surveyor.

6. Assessed Value, Tax Rates and Indebtedness

The total assessed land value of the lot in the proposal area per the 2007 - 2008 tax roll is \$1,612,620. According to the County Assessor, the lot in the proposal area is currently in tax rate area 03257. This tax rate area has a rate of \$1.174137 per \$100 of assessed valuation. Upon the completion of proceedings, it will be assigned to Tax Rate Area 03240 with a tax rate of \$1.178637 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 under CEQA and prepared a Mitigated Negative Declaration (MND No 06-05) that addressed impacts associated with development of the proposal area. The City adopted the MND on November 27, 2007.

The MND determined that the following significant impacts would be less than significant with the imposition of mitigation measures:

- Impacts to the site from adjacent agricultural operations.
- Short and long term Impacts to air quality.
- Impacts to cultural resources.
- Geologic and seismic hazards.
- Hazards from the adjacent airport.
- Impacts to water quality.
- Temporary noise impacts.
- Increased/changed traffic patterns and related hazards.

The City adopted mitigation measures, which were incorporated into the conditions of approval for the project.

Since the purpose of the proposal is specifically to provide domestic water, staff determined that additional information was necessary to thoroughly analyze the impacts associated with water availability and the City's ability to provide water to the proposal area. Based on staff's review of additional water supply data provided by the City, it appears that the City's current water supply is adequate to serve the area to be annexed based on the proposed land use. Staff prepared an addendum to the City's MND to reflect this additional information and analysis (Attachment 3).

It is recommended that the Commission take the following actions:

- Certify that the Commission has reviewed and considered the information contained in MND 06-05 prepared by the City of Oxnard as lead agency, and adopt the lead agency's findings and mitigation measures (Attachment 2).
- Certify that the Commission has reviewed and considered the information contained in the MND addendum prepared by LAFCO staff.
- Adopt the attached resolution (LAFCO 08-01) making determinations and approving the Calleguas Municipal Water District Annexation – Teal Club Investors.

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 adverse effect on the fair share of the regional housing needs for the City of Oxnard.

9. Environmental Justice

Beginning January 1, 2008, Government Code §56668(o) requires that LAFCo consider the extent to which proposals for changes of organization will promote environmental justice. As defined in the statute, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

Staff has determined that approval of the proposal would not result in the unfair treatment of any person based on race, culture or income with respect to the provision of domestic water within the City of Oxnard or the County as a whole.

COMMISSION PROCEEDINGS – PROCESS CONSIDERATIONS

Consent to annex from the sole landowner has been provided and the territory is uninhabited. When all landowners provide written consent to an annexation proposal, the Commission may consider it without notice or public hearing. For annexation proposals involving 100% landowner consent and territory that is uninhabited, such as this, the Commission may waive protest proceedings provided that no subject agency submits written opposition to the waiver of protest proceedings. Since the applicant is the subject agency, no objection to the waiver is anticipated. In consideration of these facts, the Commission's consideration of the proposal is not subject to a public hearing and it is recommended that the Commission waive 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 or modify should include direction that the matter be continued to the next meeting and that staff prepare a new report consistent with the evidence submitted and the anticipated decision.

BY: _____
Kai Luoma, AICP
Senior Analyst

- Attachments: (1) Vicinity Map *
- (2) Mitigated Negative Declaration No. MND 06-05 (Provided to the Commission at an earlier date and is available for review at LAFCO offices)
 - (3) Addendum to the MND Prepared by LAFCO
 - (4) LAFCO 08-01 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.

LAFCO 08-01

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CALLEGUAS MUNICIPAL WATER
DISTRICT ANNEXATION – TEAL CLUB INVESTORS**

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 April 16, 2008; 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 documents, spheres of influence and applicable local plans and policies; 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 fewer 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 landowner 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; and

WHEREAS, the Commission certifies that it has reviewed and considered the Mitigate Negative Declaration (MND) prepared by the Lead Agency and the Addendum prepared by LAFCO staff; and

WHEREAS the Commission has found that the MND discloses impacts that are not significant or are mitigated to a level of insignificance.

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 dated April 16, 2008 is adopted.
- (2) The annexation to the Calleguas Municipal Water District is hereby approved, and the boundaries are established as generally 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 08-01 CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION – TEAL CLUB INVESTORS.**
- (5) The Commission, as a responsible agency, has reviewed and considered the information contained in the Mitigated Negative Declaration entitled “MND No 06-05” prepared by the City of Oxnard as lead agency as well as all comments received.
- (6) The Commission finds that, on the basis of the whole record before it, that there is no substantial evidence that the project will have a significant effect on the environment and the Mitigated Negative Declaration and its Addendum reflect the Commission’s independent judgment and analysis.
- (7) The Commission hereby adopts the lead agency’s Findings and Mitigation Measures.
- (8) The Commission directs staff to file a Notice of Determination in the same manner as the lead agency under CEQA Guidelines §15094 and §15096(i).
- (9) The Commission waives conducting authority proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or

lose territory as a result of the proposal have not submitted written opposition to the waiver of conducting authority proceedings [Government Code §56663].

- (10) **This annexation 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.**
- (11) **This annexation shall not be recorded until a map and legal description consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCO Executive Officer.**

This resolution was adopted on April 16, 2008.

AYES: Commissioner Grandsen, Hess, Lange, Long, Parvin, and Zaragoza

NOES: Parks

ABSTAINES: None

Dated: 4-16-08

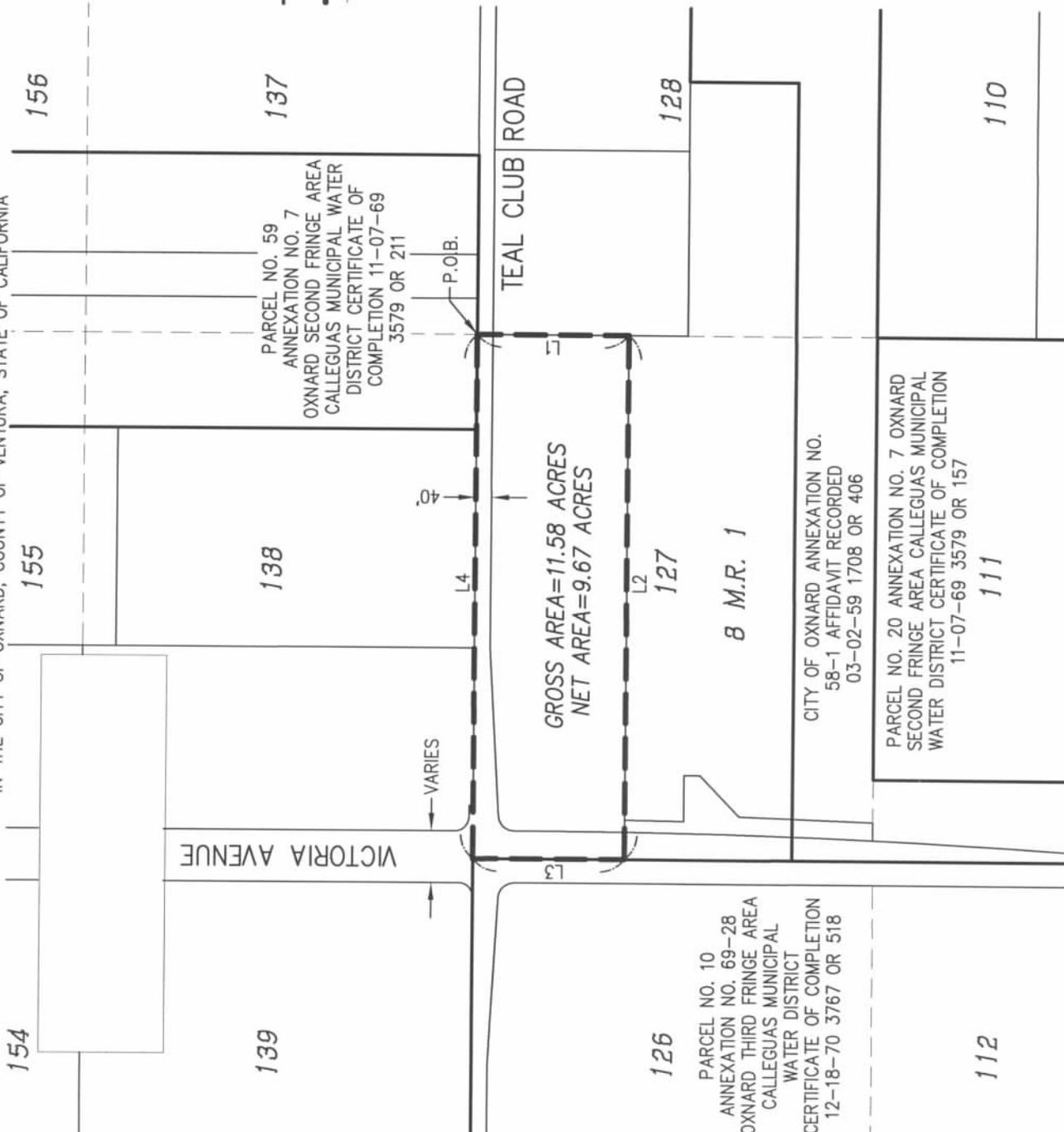

Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

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

CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION TEAL CLUB INVESTORS (ANNEXATION NO. 87)

BEING A PORTION OF LOT 127 OF PATTERSON RANCH AND TEAL CLUB ROAD PER 8 M.R. 1
IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA



SCALE: 1"=400'
MARCH 2006

LINE	BEARING	LENGTH
L1	S01°13'32"W	382.00'
L2	N88°47'31"W	1320.00'
L3	N01°13'32"E	382.00'
L4	S88°47'31"E	1320.00'

11.58 ACRES - GROSS AREA
-1.91 ACRES - ROAD AREA
9.67 ACRES - NET AREA

LEGEND:
 — EXISTING CALLEGUAS MUNICIPAL
 WATER DISTRICT BOUNDARY
 - - - PROPOSED ANNEXATION BOUNDARY
 - - - LOT LINE PER 8 M.R. 1



APR 26 2006

PREPARED BY:
DAVID R. GRAY, INC.
3211 CORTE MALPASO, SUITE 401
CAMARILLO CA, 93012
805-987-3945 FAX: 805-987-1655
JOB NO. 0513 MARCH 2006

**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
TEAL CLUB INVESTORS
(ANNEXATION NO. 87)**

THAT PORTION OF LOT 127 AND TEAL CLUB ROAD OF PATTERSON RANCH, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 1 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID TEAL CLUB ROAD, 40 FEET WIDE, WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 127; THENCE, ALONG SAID NORTHERLY PROLONGATION AND EASTERLY LINE,

- 1ST: SOUTH 01°13'32" WEST 382.00 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY 628.00 FEET, MEASURED AT RIGHT ANGLES, OF SAID LOT 127; THENCE, ALONG SAID NORTHERLY LINE,
2ND: NORTH 88°47'31" WEST 1320.00 FEET TO THE EASTERLY LINE OF WEST ROAD SHOWN ON SAID MAP; THENCE, ALONG SAID EASTERLY LINE,
3RD: NORTH 01°13'32" EAST 382.00 FEET TO SAID NORTHERLY LINE OF TEAL CLUB ROAD; THENCE, ALONG SAID NORTHERLY LINE,
4TH: SOUTH 88°47'31" EAST 1320.00 FEET TO THE **POINT OF BEGINNING**.

11.58 ACRES – GROSS AREA
-1.91 ACRES – ROAD AREA
9.67 ACRES – NET AREA



APR 26 2006

**LAFCO 08-01-A1
RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION APPROVING A ONE YEAR
EXTENSION OF TIME FOR LAFCO 08-01 CALLEGUAS
MUNICIPAL WATER DISTRICT ANNEXATION – TEAL
CLUB INVESTORS**

WHEREAS, the Ventura Local Agency Formation Commission (LAFCO) approved LAFCO 08-01 Calleguas Municipal Water District Annexation – Teal Club Investors; on April 16, 2008; and

WHEREAS, conducting authority proceedings were waived by the Commission since satisfactory proof was given that the subject property was uninhabited, that all landowners within the affected territory gave their written consent to the proposal and the all affected agencies that will gain or lose territory as a result of the proposal did not submit written opposition to the waiver of conducting authority proceedings; and

WHEREAS, Government Code Section 57001 requires that a certificate of completion be filed within one year after LAFCO approved the change of organization proposal, unless extended by LAFCO; and

WHEREAS, the Calleguas Municipal Water District has submitted a request to LAFCO to extend the time for the filing of a certificate of completion for a one year time period; and

WHEREAS, the request was submitted prior to the expiration of the one year time limit set forth in Section 57001, is consistent with the law; and

WHEREAS, the basis for the request is that the conditions of approval have not yet been paid due to wide-scale uncertainties in the financial and real estate markets; and

WHEREAS, no new issues or impacts have been raised since LAFCO's approval of the change of organization proposal which were not known and considered at the time of approval; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the requested extension of time, including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, the LAFCO finds the requested extension of time to be in the best interest of the affected area 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 Executive Officer's Staff Report and Recommendation dated January 21, 2009 is adopted.
- (2) The time frame for filing a certificate of completion to complete proceedings for LAFCO 08-01 Calleguas Municipal Water District Annexation – Teal Club Investors is hereby extended to April 16, 2010.
- (3) All provisions, terms and conditions of the LAFCO 08-01 resolution, dated April 16, 2008, shall remain in effect.

This resolution was adopted on January 21, 2009.

AYES: Commissioner Cunningham, Lange, Long, Parvin and Alternate Commissioner Pringle

NOES: None

ABSTAINS: None

Dated: 1/21/09 
Vice Chair, Ventura Local Agency Formation Commission

Copy: Calleguas Municipal Water District

**LAFCO 08-01-A1
RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION APPROVING A ONE YEAR
EXTENSION OF TIME FOR LAFCO 08-01 CALLEGUAS
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This resolution was adopted on January 21, 2009.

AYES: Commissioner Cunningham, Lange, Long, Parvin and Alternate Commissioner Pringle

NOES: None

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Copies: Calleguas Municipal Water District

STAFF REPORT
Meeting Date: January 21, 2009

Agenda Item 11

TO: LAFCO Commissioners
FROM: Kim Uhlich, Executive Officer
SUBJECT: Cancellation of February 18, 2009 meeting

RECOMMENDATION:

Cancel the February 18, 2009 meeting and direct staff to provide notice of cancellation to the County, all cities, independent special districts and other interested parties as required by law.

DISCUSSION:

As of January 9, LAFCO has no applications pending action for the February meeting. Staff thus recommends that the Commission cancel the meeting. The next scheduled meeting would occur on March 18, 2009.

COMMISSIONERS AND STAFF

COUNTY: Linda Parks Kathy Long <i>Alternate:</i> Steve Bennett	CITY: Janice Parvin Vacant <i>Alternate:</i> Carl Morehouse	SPECIAL DISTRICT: George Lange, Vice Chair Bill Lotts <i>Alternate:</i> Gail Pringle	PUBLIC: Louis Cunningham <i>Alternate:</i> Kenneth M. Hess	
Executive Officer: Kim Uhlich	Dep. Exec. Officer Kai Luoma	Office Mgr/Clerk: Debbie Schubert	Office Assistant Martha Escandon	Legal Counsel: Leroy Smith