



VENTURA LOCAL AGENCY FORMATION COMMISSION

AGENDA

Wednesday September 17, 2014

9:00 A.M.

Hall of Administration, Board of Supervisors Hearing Room
800 S. Victoria Avenue, Ventura CA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Agenda Review
Consider and approve, by majority vote, minor revisions to Commission items and/or attachments and any item added to, or removed/continued from, the LAFCo agenda and changes to the order of business to accommodate a special circumstance.
5. Commission Presentations and Announcements

PUBLIC COMMENTS

6. 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, Chair John Zaragoza <i>Alternate:</i> Steve Bennett	CITY: Carl Morehouse Janice Parvin <i>Alternate:</i> Carol Smith	DISTRICT: Bruce Dandy Vacant <i>Alternate:</i> Elaine Freeman	PUBLIC: Linda Ford-McCaffrey, Vice Chair <i>Alternate:</i> Lou Cunningham
Executive Officer Kai Luoma, AICP	Analyst Andrea Ozdy	Office Mgr/Clerk Debbie Schubert	Legal Counsel Michael Walker

CONSENT ITEMS

- 7. Minutes of the Ventura LAFCo July 16, 2014 Meeting
- 8. Professional Services Agreement for Audit Services – Vavrinek, Trine, Day & Co., LLP
 Adopt a resolution approving a professional services agreement for audit services for fiscal year ended June 30, 2014 with Vavrinek, Trine, Day & Co., LLP for an amount not to exceed \$8,240 and authorizing the Chair to execute the agreement.
- 9. LAFCo 14-13 City of Camarillo Reorganization – Crestview Ranch
 A proposal to annex one approximately 19-acre parcel to the City of Camarillo and to the Camarillo Sanitary District, and detach the same parcel from the Ventura County Resource Conservation District and the Ventura County Service Area No. 32 in order to subdivide the parcel into 13 residential lots for development. The proposal area is located at 275 Crestview Avenue, immediately north of the intersection of Crestview Avenue and Dominica Corte.
 - 1. Certify that the Commission has reviewed and considered the information contained in the Mitigated Negative Declaration (MND) prepared by the City as lead agency and the Addendum to the MND prepared by LAFCo staff.
 - 2. Adopt resolution LAFCo 14-13 making determinations and approving the City of Camarillo Reorganization – Crestview Ranch.

RECOMMENDED ACTION: Approval (7 - 9)

PUBLIC HEARING ITEMS

- 10. LAFCo 14-12 Oxnard Drainage District No. 1 Detachment – Detachment No. 4 (Parcels A and B)
 A proposal to detach two parcels from Oxnard Drainage District No. 1.
 - 1. Determine that the action to detach Parcels A and B is exempt under California Environmental Quality Act (CEQA) Guidelines [§ 15061(b)(3)];
 - 2. Adopt the attached resolution LAFCo 14-12 making determinations and approving the requested detachment from Oxnard Drainage District No. 1.

RECOMMENDED ACTION: Approval

- 11. Sphere of Influence Reviews/Updates
 Review the sphere of influence for each of the following agencies, and determine that no sphere of influence update or municipal service review is necessary pursuant to Government Code § 56430(a):
 - Camarillo Sanitary District
 - Camrosa Water District
 - Meiners Oaks Water District
 - Montalvo Community Services District
 - Saticoy Sanitary District
 - Triunfo Sanitation District

RECOMMENDED ACTION: Approval

ACTION ITEMS

- 12. Presentation by the Oxnard School District on School Siting
RECOMMENDED ACTION: Receive
presentation

- 13. CALAFCO Board of Directors Election – Voting Delegates
Designate a voting delegate and an alternate voting delegate for the 2014
CALAFCO Board of Directors election.
RECOMMENDED ACTION: Select a voting
delegate and an
alternate voting
delegate

CLOSED SESSION

- 14. Pursuant to Government Code Section 54957, a closed session will be held to consider the following item:
Public Employee Performance Evaluation – Title: LAFCo Executive Officer

ACTION ITEMS (Continued)

- 15. Compensation of the Executive Officer
Consideration of granting a merit increase for the LAFCo Executive Officer.
(Materials will be available at the meeting)

- 16. Cancellation of the October 15, 2014 Regular Meeting
RECOMMENDED ACTION: Approval

EXECUTIVE OFFICER'S REPORT

Next LAFCo meeting

INFORMATIONAL ITEMS

Applications Received:
LAFCo 14-14 OASA City of Oxnard - 4444 Navalair Rd., San Miguel Produce
LAFCo 14-15 City of Oxnard Reorganization – Dewey

COMMISSIONER COMMENTS

ADJOURNMENT

WEB ACCESS:

**LAFCo Agendas, Staff Reports
and Adopted 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 the 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.

Quorum and Voting – The bylaws for the Ventura LAFCo Commissioner's Handbook provide as follows:

1.1.6.1 Quorum: Four (4) members shall constitute a quorum for the transaction of business, but a lesser number may adjourn from time to time.

1.1.6.2 Voting: Unless otherwise provided by law or these By-Laws, four affirmative votes are required to approve any proposal or other action. A tie vote, or any failure to act by at least four affirmative votes, shall constitute a denial.

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.



VENTURA LOCAL AGENCY FORMATION COMMISSION

MEETING MINUTES

Wednesday July 16, 2014

Agenda Item 7

Hall of Administration, Board of Supervisors Hearing Room
800 S. Victoria Avenue, Ventura

1. Call to Order

Chair Parks called the meeting to order at 9:00 AM.

2. Pledge of Allegiance

Commissioner Freeman led the pledge of allegiance.

3. Roll Call

The clerk called the roll. The following Commissioners were present:

Commissioner Dandy

Commissioner Ford-McCaffrey

Commissioner Morehouse

Chair Parks

Commissioner Parvin

Commissioner Zaragoza

Alternate Commissioner Cunningham

Alternate Commissioner Freeman

4. Agenda Review

The Commission reviewed the agenda and made no changes.

5. Commission Presentations and Announcements

Commissioner Morehouse encouraged everyone to attend "Fifty Years into the War on Poverty", a symposium sponsored by the Southern California Association of Governments (SCAG) to be held August 20, 2014 at the California Science Center in Los Angeles.

PUBLIC COMMENTS

6. This is an opportunity for members of the public to speak on items not on the agenda.

There were no public comments.

COMMISSIONERS AND STAFF

COUNTY:
Linda Parks, Chair
John Zaragoza
Alternate:
Steve Bennett

CITY:
Carl Morehouse
Janice Parvin
Alternate:
Carol Smith

DISTRICT:
Bruce Dandy
Vacant
Alternate:
Elaine Freeman

PUBLIC:
Linda Ford-McCaffrey, Vice Chair
Alternate:
Lou Cunningham

Executive Officer:
Kai Luoma, AICP

Analyst
Andrea Ozdy

Office Mgr/Clerk
Debbie Schubert

Legal Counsel
Michael Walker

CONSENT ITEMS

7. Minutes of the Ventura LAFCo May 21, 2014 Meeting
8. Revised Minutes of the Ventura LAFCo April 16, 2014 Meeting
9. FY 2013-14 Budget to Actual Report: May 2014

MOTION: Approval of Item 7 as recommended: Morehouse
SECOND: Ford-McCaffrey
AYES: Dandy, Ford-McCaffrey, Morehouse, Parks, Parvin, Zaragoza
NOES: None
ABSTAINED: Freeman
MOTION PASSES 6/0/1

MOTION: Approval of Item 8 and Receive and File Item 9 as recommended:
Morehouse
SECOND: Ford-McCaffrey
AYES: Dandy, Freeman, Ford-McCaffrey, Morehouse, Parks, Parvin,
Zaragoza
NOES: None
ABSTAINED: None
MOTION PASSES 7/0/0

PUBLIC HEARING ITEMS

10. Sphere of Influence Reviews/Updates

Review the sphere of influence for each of the following agencies, and determine that no sphere of influence update or municipal service review report is necessary pursuant to Government Code § 56430(a):

- Ventura County Service Area No. 30
- Ventura County Service Area No. 32
- Ventura County Waterworks District No. 16
- Ventura County Waterworks District No. 17
- Ventura County Waterworks District No. 19
- Ventura River County Water District
- Ventura County Fire Protection District
- Ventura County Resource Conservation District
- Ventura County Watershed Protection District

Chair Parks opened the public hearing. Andrea Ozdy presented the staff report. There were no public comments. Chair Parks closed the public hearing.

MOTION: Approval as recommended: Morehouse
SECOND: Parvin
AYES: Dandy, Freeman, Ford-McCaffrey, Morehouse, Parks, Parvin,
Zaragoza
NOES: None
ABSTAINED: None
MOTION PASSES 7/0/0

11. Sphere of Influence Reviews/Updates

- A. Determine that the sphere of influence update for the Calleguas Municipal Water District (CMWD) is exempt from the California Environmental Quality Act (CEQA) pursuant to § 15061(b)(3) of the CEQA Guidelines, review and update the sphere of influence for the CMWD pursuant to Government Code § 56425(g), adopt resolution LAFCo 14-10S making determinations and updating the sphere of influence for the CMWD, and determine that no municipal service review is necessary for the CMWD pursuant to Government Code § 56430(a); and
- B. Determine that the sphere of influence update for County Service Area No. 29 (CSA 29) is exempt from CEQA pursuant to § 15061(b)(3) of the CEQA Guidelines, review and update the sphere of influence for CSA 29 pursuant to Government Code § 56425(g), adopt resolution LAFCo 14-11S making determinations and updating the sphere of influence for CSA 29, and determine that no municipal service review is necessary for CSA 29 pursuant to Government Code § 56430(a).

Chair Parks opened the public hearing. Andrea Ozdy presented the staff report. There were no public comments. Chair Parks closed the public hearing.

MOTION: Approval (A and B) as recommended: Freeman
SECOND: Morehouse
AYES: Dandy, Freeman, Ford-McCaffrey, Morehouse, Parks, Parvin,
Zaragoza
NOES: None
ABSTAINED: None
MOTION PASSES 7/0/0

12. Review and Amend the LAFCo Conflict of Interest Code

- A. Adopt a resolution amending the Conflict of Interest Code
- B. Authorize the Executive Officer to sign the 2014 Local Agency Biennial Notice to the Clerk of the Board of Supervisors stating that amendments were made to the current Conflict of Interest Code.

Chair Parks opened the public hearing. Kai Luoma presented the staff report. There were no public comments. Chair Parks closed the public hearing.

MOTION: Approval (A and B) as recommended: Freeman
SECOND: Dandy
AYES: Dandy, Freeman, Ford-McCaffrey, Morehouse, Parks, Parvin,
Zaragoza
NOES: None
ABSTAINED: None
MOTION PASSES 7/0/0

ACTION ITEMS

13. Commissioner's Handbook Section 3.2.4.1 – Policy Direction
Review and consider changes to Commissioner's Handbook Section 3.2.4.1 regarding general plan consistency.
Kai Luoma presented the staff report. The Commission discussed possible revised language options for the policy.
MOTION: Amend Commissioner's Handbook Section 3.2.4.1 to include language consistent with recently enacted changes to Government Code 56668(h): "Consistency with city or county general and specific plans", and include the word "existing" to references to open space in the Commissioner's Handbook where appropriate:
Parvin
SECOND: Parks
AYES: Dandy, Freeman, Ford-McCaffrey, Morehouse, Parks, Parvin, Zaragoza
NOES: None
ABSTAINED: None
MOTION PASSES 7/0/0
14. Update on Formation of County Waterworks District No. 38 (Lake Sherwood)
An update on the formation of County Waterworks District No. 38.
Kai Luoma referenced staff's report and the Commission took no action.
15. 2014 Nominations for CALAFCO Board of Directors
Authorize the Chair to submit nominations for the CALAFCO Board of Directors as may be approved by the Commission.
MOTION: Approve and submit the nomination for Chair Parks to run for a County Seat of the Coastal Region on the CALAFCO Board of Directors: Parks
SECOND: Zaragoza
AYES: Dandy, Freeman, Ford-McCaffrey, Morehouse, Parks, Parvin, Zaragoza
NOES: None
ABSTAINED: None
MOTION PASSES 7/0/0
16. 2014 CALAFCO Achievement Awards Nominations
Authorize the Chair to submit nominations for the 2014 CALAFCO Achievement Awards.
The Commission took no action.

EXECUTIVE OFFICER'S REPORT

The Annual CALAFCO conference in Ontario starts October 15, when the Commission has a regular scheduled meeting. Therefore, the Commission may wish to consider rescheduling or cancelling its October 15 meeting at the September 17 meeting. All Commissioners are welcome to attend the CALAFCO "U" class on "LAFCo's Role in Ag Resources, Preservation & Mitigation" to be held August 11 in Sacramento. Yesterday, the Board of Supervisors approved items that were necessary to complete the application for formation of County Waterworks District No. 38 (Lake Sherwood).

COMMISSIONER COMMENTS

Chair Parks asked staff to clarify the project description referenced in staff's response letter to the City of Camarillo for the Notice of Availability of the Draft Environmental Impact Report for the North Pleasant Valley Groundwater Treatment Plant, and Commissioner Cunningham reminded everyone that the County Fair starts July 30th and stated that he will be judging the "State Park" photo entries.

ADJOURNMENT:

Chair Parks adjourned the meeting at 10:12 A.M.

These Minutes were approved on September 17, 2014.

Motion:

Second:

Ayes:

Nos:

Abstains:

Date	Chair, Ventura Local Agency Formation Commission
-------------	---



VENTURA LOCAL AGENCY FORMATION COMMISSION


STAFF REPORT

Meeting Date: September 17, 2014

(Consent)

Agenda Item 8

TO: LAFCo Commissioners

FROM: Kai Luoma, Executive Officer 

SUBJECT: Professional Services Agreement for Audit Services – Vavrinek, Trine, Day & Co., LLP

RECOMMENDATION:

Adopt the attached resolution approving a professional services agreement for audit services with Vavrinek, Trine, Day & Co., LLP for an amount not to exceed \$8,240 and authorizing the Chair to execute the agreement.

BACKGROUND:

Beginning with the fiscal year ended June 30, 2010, Commissioner’s Handbook Policy Section 2.3.6.1 (Attachment 1) provides for annual audits of the LAFCo financial statements by an independent accounting firm. Vavrinek, Trine, Day & Co., LLP (VTD) has completed audits of the financial statements for Fiscal Years 2010 - 2013.

In August 2013, staff issued a request for proposals for an outside audit of the LAFCo financial statements for the fiscal year ended June 30, 2013 with an option for extension for the fiscal years ending June 30, 2014 and June 30, 2015. After reviewing all eligible proposals, staff selected VTD as the firm that provided the most advantageous proposal with regard to qualifications, related experience and cost. VTD completed the 2013 audit under this proposal and staff decided to exercise the option to extend the proposal to cover the audit for 2014.

In an engagement letter (Agreement) dated October 11, 2014, VTD proposes to audit the LAFCo 2013-14 financial statements at a cost not to exceed \$8,240 (Exhibit A of Attachment 2). Work is scheduled to begin in December and final reports would be issued no later than March 2015. Commissioner’s Handbook Section 2.5.4 provides that any contract or agreement greater than \$5,000 shall be presented to the Commission for approval and execution (Attachment 1).

COMMISSIONERS AND STAFF

COUNTY:
Linda Parks, Chair
John Zaragoza
Alternate:
Steve Bennett

CITY:
Carl Morehouse
Janice Parvin
Alternate:
Carol Smith

DISTRICT:
Bruce Dandy
Vacant
Alternate:
Elaine Freeman

PUBLIC:
Linda Ford-McCaffrey, Vice Chair
Alternate:
Lou Cunningham

Executive Officer
Kai Luoma, AICP

Analyst
Andrea Ozdy

Office Mgr/Clerk
Debbie Schubert

Legal Counsel
Michael Walker

DISCUSSION:

The Agreement has been reviewed by the Ventura County Auditor-Controller's staff, which has agreed to prepare the LAFCo financial statements, and by LAFCo legal counsel. In accordance with the Handbook policies, staff is recommending that the Commission adopt the attached resolution (Attachment 2) approving the Agreement and authorizing the Chair to execute it.

- Attachments:
1. Commissioner's Handbook Sections 2.3.6.1 – Independent Auditor Role and 2.5.4 - Contract Approval and Execution
 2. Resolution to authorize and execute a Professional Services Agreement with Vavrinek, Trine, Day & Co., LLP

SECTION 2.3.6 AUDITS

2.3.6.1 Independent Auditor Role: For the two-year period between July 1, 2007 and June 30, 2009, LAFCo shall arrange for a single audit of its financial statements to be conducted by an independent accounting firm. All subsequent year financial statements shall be audited annually thereafter. LAFCo staff, the Commission, and any Commission committee appointed for the purpose of audit oversight are authorized to communicate directly with the independent accounting firm.

SECTION 2.5.4 CONTRACT APPROVAL AND EXECUTION

LAFCo hereby delegates to the Executive Officer or designee the authority to approve and execute contracts and agreements for \$5,000.00 or less, provided sufficient funds are contained in the appropriate line item of the LAFCo budget. In order to expedite work, the Executive Officer is authorized to make minor modifications as may be necessary and to approve increases in contracts in an amount not to exceed \$500, provided sufficient funds are contained in the appropriate line item of the LAFCo budget. Any contract or agreement greater than \$5,000.00, any amendment to a contract or agreement which would cause the total amount of the contract or agreement to exceed \$5,500.00, or any contract or agreement for any amount where there are not sufficient funds contained in the appropriate line item of the LAFCo budget, shall be presented to the Commission for approval and execution.

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION TO AUTHORIZE AND
EXECUTE A PROFESSIONAL SERVICES AGREEMENT
FOR AUDIT SERVICES WITH VAVRINEK, TRINE, DAY &
CO., LLP**

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Section 56000 et seq. of the California Government Code) requires each Local Agency Formation Commission to adopt an annual budget; and

WHEREAS, the policies of the Ventura Local Agency Formation Commission provide for independent audits of its annual financial statements; and

WHEREAS, the policies of the Ventura Local Agency Formation Commission provide that any contract or agreement authorizing expenditures greater than \$5,000 shall be presented to the Commission for approval and execution; and

WHEREAS, an engagement letter containing the terms of a professional services agreement to audit the LAFCo financial statements for fiscal year ended June 30, 2014 between Vavrinek, Trine, Day & Co., LLP and the Ventura Local Agency Formation Commission dated August 11, 2014 was duly considered on September 17, 2014;

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

- (1) The engagement letter containing the terms of a professional services agreement for audit services between Vavrinek, Trine, Day & Co., LLP and the Ventura Local Agency Formation Commission (“Agreement”) dated August 11, 2014 as set forth in the attached Exhibit A is approved.
- (2) The Chair is directed to execute the Agreement.

This resolution was adopted on September 17, 2014.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Dandy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ford-McCaffrey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Morehouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Zaragoza	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Bennett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Freeman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dated: _____
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A



EXHIBIT A

August 11, 2014

Ventura Local Agency Formation Commission
800 S. Victoria Avenue
Ventura, CA 93009-1850

We are pleased to confirm our understanding of the services we are to provide Ventura Local Agency Formation Commission (LAFCo) for the fiscal year ended June 30, 2014. We will audit the financial statements of the governmental activities and the general fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of LAFCo as of and for the fiscal year ended June 30, 2014. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement LAFCo's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to LAFCo's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) General Fund Budgetary Comparison Schedules

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of LAFCo and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of LAFCo's financial statements. Our report will be addressed to the Commissioners of Ventura of LAFCo. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that LAFCo is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Management Responsibilities

Management is responsible for the financial statements, including drafting all related financial statements and notes, and all accompanying information as well as all representations contained therein. You will be required to acknowledge in the management representation letter that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. If we perform any nonaudit services, our engagement letter would require revision. You also agree to assume all management responsibilities for any nonaudit services we provide; oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying for us previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of LAFCo's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We may from time to time, and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to LAFCo; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Vavrinek, Trine, Day & Co, LLP (VTD) and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of VTD personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of seven years after the report release date or for any additional period requested by an oversight agency. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit on approximately December 2014 and to issue our reports no later than March 2015. Roger Alfaro, CPA is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$8,240. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Government Auditing Standards require that we provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our most recent peer review accompanies this letter.

Vavrinek, Trine, Day & Co., LLP has owners that are not licensed as certified public accountants as permitted under Section 5079 of the California Business and Professions Code. It is not anticipated that any of the non-licensee owners will be performed audit services for the LAFCo.

We appreciate the opportunity to be of service to LAFCo and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,



Roger Alfaro
of Vavrinek, Trine, Day & Co., LLP

RA:gbl

140478

Attachment

RESPONSE:

This letter correctly sets forth the understanding of the Ventura Local Agency Formation Commission.

By: _____

Title: _____

Date: _____

YANARI WATSON MCGAUGHEY P.C.

DALE M. YANARI (1947-2004) ♦ RANDY S. WATSON ♦ G. LANCE MCGAUGHEY
FINANCIAL CONSULTANTS/CERTIFIED PUBLIC ACCOUNTANTS

System Review Report

May 25, 2012

To the Partners of
Vavrinek, Trine, Day & Co., LLP
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of Vavrinek, Trine, Day & Co., LLP (the firm) applicable to non-SEC issuers in effect for the year ended December 31, 2011. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary.

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards* and audits of employee benefit plans.

In our opinion, the system of quality control for the accounting and auditing practice of Vavrinek, Trine, Day & Co., LLP applicable to non-SEC issuers in effect for the year ended December 31, 2011, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Vavrinek, Trine, Day & Co., LLP has received a peer review rating of *pass*.

Yanari Watson McGaughey P.C.

Yanari Watson McGaughey P.C.



VENTURA LOCAL AGENCY FORMATION COMMISSION

STAFF REPORT

Agenda Item 9

Meeting Date: September 17, 2014

(Consent)

LAFCo Case: LAFCo 14-13: City of Camarillo Reorganization – Crestview Ranch

Proposal: The proposal includes the following requested actions to allow for the subdivision of an approximately 19-acre parcel (Assessor’s Parcel Number 152-0-190-275), into 13 residential lots and a natural area to be deed restricted, within the City of Camarillo:

- Annexation to the City of Camarillo
- Annexation to the Camarillo Sanitary District
- Detachment from the Ventura County Resource Conservation District
- Detachment from County Service Area No. 32

Size: Approximately 19 acres.

Location: The proposal area is located at 275 Crestview Avenue, immediately north of the intersection of Crestview Avenue and Dominica Corte, north of and abutting the City of Camarillo (see Attachments 1 and 2). The proposal also includes a small portion of the Crestview Avenue road right-of-way. The site is within the spheres of influence for the City and the Camarillo Sanitary District, as well as within the City Urban Restriction Boundary (CURB).



Proponent: City of Camarillo, by resolution.

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

COMMISSIONERS AND STAFF

COUNTY:
Linda Parks, Chair
John Zaragoza
Alternate:
Steve Bennett

CITY:
Carl Morehouse
Janice Parvin
Alternate:
Carol Smith

DISTRICT:
Bruce Dandy
Vacant
Alternate:
Elaine Freeman

PUBLIC:
Linda Ford-McCaffrey, Vice Chair
Alternate:
Lou Cunningham

Executive Officer:
Kai Luoma, AICP

Analyst
Andrea Ozdy

Office Mgr/Clerk
Debbie Schubert

Legal Counsel
Michael Walker

Recommendations:

1. Certify that the Commission has reviewed and considered the information contained in the Mitigated Negative Declaration (MND) prepared by the City as lead agency and the Addendum to the MND prepared by LAFCo staff.
2. Adopt the attached resolution LAFCo 14-13 making determinations and approving the City of Camarillo Reorganization – Crestview Ranch.

Description of Proposal:

Request:

On June 23, 2014, the City Council of the City of Camarillo approved the residential subdivision (see Attachment 3), and pre-zoned the proposal area to RE-1 ac (Rural Exclusive, 1 acre minimum parcel size). On July 30, 2014, the City of Camarillo submitted the subject application to LAFCo, requesting that the Commission approve a reorganization to allow for the subdivision of an approximately 19-acre parcel into 13 residential lots ranging in size from one acre to 4.3 acres.

Development of the project as proposed requires annexation to the City, as well as the Camarillo Sanitary District, which provides public wastewater collection and treatment services. The proposal also includes the detachment of the proposal area from the Ventura County Resource Conservation District (VCRCD) (which provides soil and water conservation services in unincorporated County areas only) and County Service Area No. 32 (which monitors and regulates individual sewage disposal systems outside cities and sanitation districts). The proposal area is located within the spheres of influence of the City and all districts involved in the reorganization. No sphere of influence amendments are requested or required in order to accomplish the reorganization.

General Analysis:

Government Code § 56668 identifies several factors that the Commission must consider as part of its review of a proposal. These factors are discussed below.

1. Land Use and Population [Government Code §§ 56668(a), 56668(g), and 56668(n)]

Land Area, Land Use, and Consistency with Plans

The proposal area currently has a County General Plan land use designation of Rural – Urban Reserve, a County zoning designation of RE-5 ac (Rural Exclusive, 5 acre minimum parcel size), and a City General Plan land use designation of Residential – Rural Density (2.5 dwelling units per acre maximum). The City has

pre-zoned the proposal area to RE-1 ac (Rural Exclusive, 1 acre minimum parcel size). Surrounding properties are designated and zoned as follows:

	Current Use	Jurisdiction	General Plan	Zoning
North	Single-Family Residential	City	Residential – Rural Density (2.5 D.U. per acre maximum)	RE-1 ac (Rural Exclusive, 1 acre minimum parcel size)
		County	Existing Community – Urban Reserve	RE-1 ac (Rural Exclusive, 1 acre minimum parcel size)
South	Single-Family Residential and Agricultural	City	Residential – Rural Density (2.5 D.U. per acre maximum)	RE-1 ac (Rural Exclusive, 1 acre minimum parcel size)
East	Single-Family Residential	County	Existing Community – Urban Reserve	RE-5 ac (Rural Exclusive, 5 acre minimum parcel size)
West	Single-Family Residential	City	Residential – Rural Density (2.5 D.U. per acre maximum)	RE (Rural Exclusive) and RE-1 ac (Rural Exclusive, 1 acre minimum parcel size)

The project site is surrounded with residential development similar to that approved by the City for the proposal area. The subject proposal will not affect surrounding zoning or General Plan designations. The City of Camarillo establishes the allowable land uses for territory within its jurisdiction. Based on application materials submitted, it appears that the proposed development is consistent with the City’s General Plan.

Likelihood of Growth in the Area

As discussed above, the proposal area is within the spheres of influence (the probable physical boundaries and service areas, as defined in Government Code § 56076) of both the City and the Camarillo Sanitary District, and has been designated for residential development by the City General Plan. The proposal area appears to be one of very few undeveloped, unincorporated parcels within the City’s sphere of influence that are eligible for subdivision and development beyond existing density constraints.

Topography, Natural Features and Drainage

The proposal area currently supports one existing single-family residence, several accessory structures, and an approximately 8.5-acre lemon orchard. According to the application materials submitted and a review of the site, the property is generally level and contains a barranca along the northeasterly portions of the site. The property is bounded by a rural residential community on all sides, as well as an approximately 5-acre citrus orchard to the south.

Population

The State Department of Finance estimates that the City's population as of January 1, 2014 was 66,752. According to Table 3 in the Land Use Element of the City's General Plan, the "projected population" of the City is 66,931. The application materials estimate that upon build-out, the project site will be occupied by 42 additional residents. The addition of 42 new residents would not result in a population exceeding that planned for in the City's General Plan.

Regional Transportation Plan

The MND documents that the proposed development is expected to result in the addition of 42 residents within the proposal area. An increase of 42 residents will not result in any changes or impacts to existing nearby roads or circulation. LAFCo staff did not identify any conflicts of the proposal related to the contents of the Regional Transportation Plan (adopted by the Southern California Association of Governments in 2012).

2. Services and Controls – Need, Cost, Adequacy and Availability [Government Code § 56668(b), 56668(j), and 56668(k)]

The City of Camarillo established the allowable land uses for the proposal area. It appears that the proposed development is consistent with the City's General Plan. The following details are based on information contained in the 2012 "Nine Ventura County Cities" Municipal Service Review (MSR) accepted by the Commission, and the application materials submitted, including the MND for the project that was adopted by the Camarillo City Council:

Fire Protection Services: The Ventura County Fire Protection District (VCFPD) provides fire protection services within the City's jurisdiction. The closest fire station to the proposal area is VCFPD Station 55 located at 403 Valley Vista Drive (approximately 1.5 miles from the proposal area), and the average response time for fire/emergency service calls is 2.4 minutes. Future development within the proposal area will likely increase demands for fire protection and related services. However, due to the location of the proposal area within an existing residential community and the expected number of new residents, fire/emergency response time to the additional residences is not anticipated to exceed the current average.

Law Enforcement: The City contracts with the Ventura County Sheriff's Department for law enforcement services within the City. Using the 2012 city population estimate of 66,407, the Sheriff's Department provided 1 sworn officer per 1,235 city residents. Based on the 1.36% population growth projected provided in the MSR, the projected city population in 2014 is 68,225, resulting in a ratio of 1 sworn officer per 1,269 residents. Development of the proposal area is expected to increase the City's population by approximately 42 residents. The average response time for service calls is 11 minutes. No additional officers would be required once the

proposal area is developed in order to maintain the City's current officer/resident ratio and current average response time. Nevertheless, at the time of issuance of building permits for new development, the City requires payment of a police facility fee.

Library Services: The City of Camarillo provides library services within the City and operates the Camarillo Public Library located at 4101 Las Posas Road, approximately four miles from the proposal area. Library operations are funded through the City's Library Operations Fund, which allocated approximately \$3,250,000 for the 2012-2013 fiscal year.

Recreation and Parks Services: The proposal area is within the Pleasant Valley Recreation and Parks District (PVRPD) service area, which provides recreation and park services within the City of Camarillo. Development of the proposal area is anticipated to result in an additional 42 residents who would have access to existing recreation and parks facilities. The City currently has a parkland ratio of 3.94 acres per 1,000 residents, and a parkland goal of 5.0 acres per 1,000 residents. The expected addition of 42 residents is not anticipated to result in a decrease in the actual ratio of parkland to residents. According to City staff, the PVRPD has reviewed the proposal, and did not request any trails or open space easements to be dedicated to the District and incorporated into the project design. The developer will be responsible for paying an in-lieu fee for new park facilities and/or improvements.

Schools: The proposal area would be served by Las Posas Elementary School and Monte Vista Middle School within the Pleasant Valley School District, and a Camarillo-area school within the Oxnard Union High School District to be determined at the time of construction of the approved Camarillo Academy High School. Attendance at Las Posas Elementary School and Monte Vista Middle School are currently below design capacity. The number of students enrolled at these schools is expected to increase as a result of the development of the proposal area, but would not result in enrollment exceeding design capacity.

Flood Control Services: The applicant indicates that the property will be served by storm drain facilities that are operated and maintained by the City, and that existing infrastructure can accommodate the proposed development. The submitted application materials state that post-development flow to the east will increase slightly, but that the increase in flow will be adequately captured by the on-site natural barranca.

Street Maintenance: All parcels within the subdivision will be accessed directly from either Corte Corrida or Crestview Avenue, and the subdivision does not include any new streets. The existing public streets surrounding the proposal area are currently, and would continue to be, maintained by the City. Therefore, the City would not be responsible for any new road maintenance services.

Wastewater: The Camarillo Sanitary District would provide sewer service to the proposal area. The Camarillo Sanitary District is a dependent special district governed by the Camarillo City Council, which provides wastewater and treatment service to areas of the City that are west of Calleguas Creek. The District's treatment facility has a current capacity of 7.25 million gallons per day (mgd), with average daily flows of approximately 3.81 mgd. Build-out of the project will generate approximately 0.003 mgd, and existing capacity can accommodate all existing and approved but as-of-yet unbuilt development projects within the District. Therefore, it appears that the District's treatment plant has adequate capacity to serve development within the proposal area.

According to information provided by the applicant, existing sewer mainlines are located within Corte Corrida and Crestview Avenue, on either side of the proposal area. The mainlines within both road rights-of-way would be extended through the proposal area. Lateral lines to each of the resulting residential parcels would connect to the proposed mainline extension. The developer is responsible for the financing of improvements to existing sewer infrastructure adjacent to the project site, the installation of new infrastructure within the proposal area, and hook-up costs. On-going maintenance service will be provided by the Camarillo Sanitary District, funded through monthly sewer service payments.

Water: The Crestview Mutual Water Company (CMWC) (identified in the MND as the "Crestview Water District") will provide domestic water service to the proposal area. The application materials submitted and analysis of the anticipated water supply and demand indicate that the CMWC has sufficient long-term water supply to serve the proposal area with the estimated necessary 8.5 AFY to support the project at build-out. According to the MND, the CMWC receives water from wells that it owns. Additionally, the CMWC is a water retailer that receives water wholesale from the Calleguas Municipal Water District (CMWD). The CMWD is the regional member agency of the Metropolitan Water District, and the proposal area is within the CMWD service area. CMWD has indicated that it has the ability to supplement the CMWC's supply to the proposal area to accommodate the proposed subdivision.

Potable water would be provided within the proposal area by means of lateral lines extended from the existing mainline in Crestview Avenue. The developer is responsible for financing the installation of lateral lines for water service improvements. Ongoing maintenance and service of water lines within the development will be funded through user fees.

3. Effect of Proposed Action and Alternative Actions [Government Code § 56668(c)]

Staff has not identified any effects of the proposal on adjacent areas, mutual social and economic interests, or the local government structure of the County.

4. Conformity with Adopted Commission Policies [Government Code § 56668(d)]

The proposal is consistent with the Commission policies for changes of organization that are contained in the LAFCo Commissioner's Handbook ("Handbook").

It should be noted that the proposal area consists of territory that is a part of an existing unincorporated peninsula, and Handbook policies discourage the creation or further distortion of boundaries involving peninsulas. This matter is discussed in more detail below in Section 6 of this Staff Report (Boundaries and Lines of Assessment).

5. Impact on Prime Agricultural Land and Agriculture and Open Space [Government Code §§ 56668(d), (e), and 56377]

Prime Agricultural Land and Agriculture

In evaluating impacts to agricultural resources, LAFCo must apply the definition of prime agricultural land found in LAFCo law (Government Code § 56064), which includes standards relating to the value of agricultural products and the soils classification determined by the Natural Resources Conservation Service (NRCS). Approximately 8.5 acres (45%) of the 19-acre proposal area is being used for agricultural purposes (i.e., a lemon orchard). The applicant submitted copies of historical tax documents to demonstrate that the orchard did not generate revenue over the last five years, and is thus not considered to be prime agricultural land. Additionally, as only one acre of the proposal area contains prime soils (pursuant to soils survey data available from the NRCS), the proposal area does not qualify as a viable commercial agricultural operation. Therefore, LAFCo staff believes that the proposal will not result in the conversion of prime agricultural land, and will not affect the integrity of agricultural lands in general. Additionally, the proposal area is not restricted by any active Land Conservation Act contracts.

Open Space

In evaluating impacts to open space land, LAFCo must utilize the definition of open space found in LAFCo law (Government Code § 56059). The proposal area is not designated by either the County or the City as open space, and therefore does not meet the definition of open space provided in LAFCo law.

6. Boundaries and Lines of Assessment [Government Code § 56668(f)]

Remaining County Peninsula

As discussed above in Section 4 of this Staff Report (Conformity with Adopted Commission Policies), the proposal area consists of territory that is a part of an existing unincorporated peninsula. If the Commission approves the proposal, the remaining peninsula (consisting of eight properties) could be considered to be

distorted to a somewhat greater extent than it is currently. Handbook policies discourage the creation or further distortion of boundaries involving peninsulas [Handbook Sections 3.3.1.2(a) and 3.3.2.2(c)]. In addition, Government Code § 56375(a)(1) provides that the Commission has the power to review and “approve with or without amendment” proposals for changes of organization. Thus, the Commission has the authority to amend the proposal to include the eight lots that comprise the remaining unincorporated peninsula, in order to avoid a further distortion of City boundaries.

At staff’s request, the City mailed a survey to the owners of 17 nearby properties (including the eight properties identified above) and requested that the property owners indicate if they wished to have their properties included as part of the reorganization proposal. Twelve surveys were returned (as depicted in Attachment 4). Owners of seven of the eight properties within the peninsula responded that they do not wish for their properties to be included in the proposal. The property owner of the eighth parcel did not respond.

If the proposal area were to be modified to include the remaining peninsula along with the existing proposal area, it would contain a total of 15 registered voters (14 of whom reside on the eight peninsula parcels), and would therefore be considered an inhabited territory and subject to protest proceedings. In this scenario, if more than 50% (i.e., eight) of the registered voters were to file written opposition to the proposal, then the proposal would be terminated in its entirety [Government Code § 57078(b)].

Based on the information above, LAFCo staff does not recommend that the Commission modify the boundaries of the proposal.

Map Review by County Surveyor

County Surveyor review and certification of the map and legal description are required in order for recordation of the Certificate of Completion (pursuant to Government Code § 57201) and for filing the statement of boundary change with the State Board of Equalization (pursuant to Government Code § 57204). As such, the attached Resolution includes a condition that predicates recordation of a Certificate of Completion upon the approval of a map and legal description by the County Surveyor. As of the date of this report, review of the map and legal description is in progress but has not yet been completed.

Legal Lot and Lines of Assessment

Handbook Sections 3.1.4.2 and 3.1.4.3 provide that the boundaries of a proposal shall follow lines of assessment or ownership, and that a proposal shall involve only legal lots. The proposal boundaries follow lines of assessment or ownership, and staff has no information to indicate that the lot was not legally created.

7. Applicable Spheres of Influence [Government Code § 56668(h)]

All of the territory included in the proposed reorganization is located within the spheres of influence of the City, Camarillo Sanitary District, VCRCDC, and CSA 32. As the territory is within the spheres of influence of the City and all districts that are a part of the proposal, the reorganization does not require any changes to these spheres, or any other local agency.

8. Regional Housing Needs [Government Code § 56668(l)]

The proposal, if approved, will allow the creation of 13 residential parcels. Pursuant to the application materials submitted, the City’s General Plan Housing Element does not identify the site as one needed in order for the City to meet its regional housing needs obligation.

9. Environmental Justice [Government Code § 56668(o)]

As discussed above, the City contacted property owners of 17 adjacent unincorporated parcels to determine if they would be interested in including their properties in the reorganization request. Based on 12 survey responses received by the City, none of the owners of those 12 properties wish to participate in the reorganization request. Additionally, the proposal area is not located in the vicinity of either of the two communities that the Commission determined met the definition of a disadvantaged unincorporated community (Handbook Section 3.2.5). Therefore, 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 municipal services to the proposal area.

10. Comments and Additional Information [Government Code §§ 56668(i) and (m)]

As of the date of this staff report, no information or comments have been submitted by any affected local agency or other public agency, landowners, voters, or residents of the affected territory.

California Environmental Quality Act (CEQA):

The Crestview Ranch subdivision was approved by the City Council on July 23, 2014, at which time the MND was adopted. The MND was provided to the Commission under separate cover on August 21, 2014. The conclusions contained within the MND indicate that the project would not result in significant impacts that could not be mitigated to less-than-significant levels. Mitigation measures were included for the following topics: Aesthetics, Biological Resources, Geology and Soils, Hydrology and Water Quality. The City Council Resolution making findings and adopting the MND is included as Attachment 5.

The project description in the MND did not include the complete list of LAFCo actions that are required in order to accomplish the project (it excluded the request to detach the property from County Service Area No. 32). Because the resulting development within the proposal area would be provided sewer service by the Camarillo Sanitary District, CSA 32's services would no longer be necessary. Pursuant to CEQA Guidelines § 15164(b), an addendum to the adopted MND may be prepared to address minor technical changes or additions. The inclusion of the detachment of CSA 32 from the proposal area constitutes a minor change in the project description that would not affect the analysis and conclusions contained in the adopted MND. The Addendum to the MND is included as Attachment 6.

Commission Proceedings – Process Considerations:

Pursuant to Govt. Code § 56662(a), the Commission may make determinations on the proposal without notice and a hearing and can waive protest proceedings entirely if the following criteria are met:

- (1) The territory is uninhabited.
- (2) An affected local agency has not submitted a written demand for notice and hearing during the 10-day period following the issuance of the notice of Receipt of Application.
- (3) The proposal is accompanied by proof, satisfactory to the Commission, that all the owners of land within the affected territory have given their written consent to the proposal.

According to the County Registrar of Voters, there are fewer than 12 registered voters who reside in the proposal area. As such, the proposal area is considered by LAFCo to be uninhabited (Government Code § 56046). No affected agency has submitted a written demand for notice and hearing. The property owner of the land within the proposal area is the proponent of the development and the annexation. Staff recommends that the Commission consider the proposal without notice and a hearing, and waive protest proceedings entirely. The resolution approving the reorganization contains the appropriate language to 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 hearing should include the specific information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of the materials submitted, determines that the proposal should be approved subject to any changes or additions to the terms and conditions recommended, a motion to approve should clearly specify any changes or additions to the terms and conditions of approval.

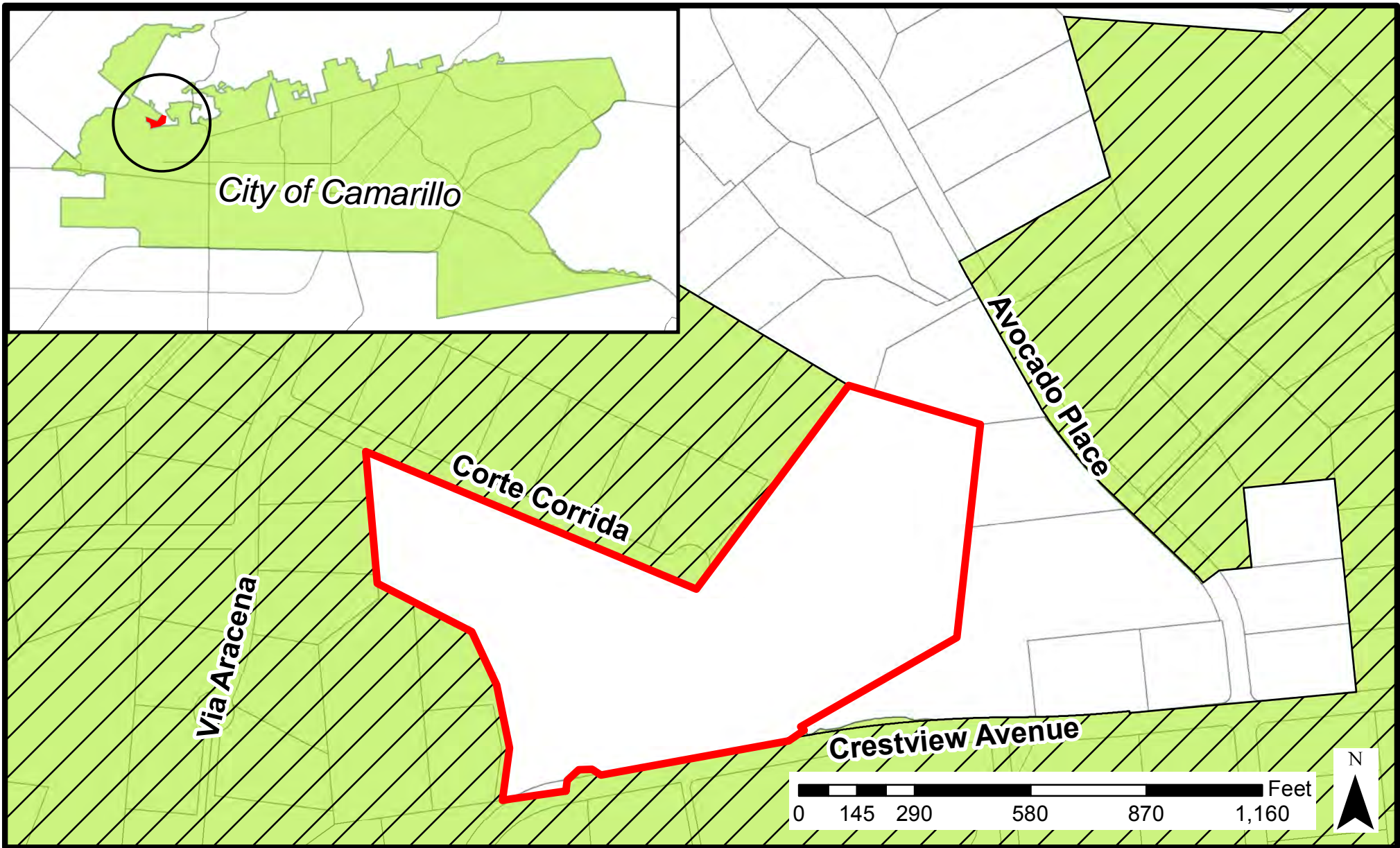
- C. If the Commission, following public testimony and review of materials submitted, wishes to deny or modify the change of organization proposal, a motion to deny should include direction that the matter be continued to the next meeting and that staff prepare a new report consistent with the evidence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



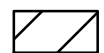
BY: Andrea Ozdy
Andrea Ozdy
Analyst

Attachments:

1. Proposal Area Map/Vicinity Map
2. Aerial Photo of Proposal Area
3. Subdivision Map
4. Adjacent County Peninsula Properties
5. Camarillo City Council Resolution No. 2014-80
6. Addendum to MND
7. LAFCo 14-13 Resolution

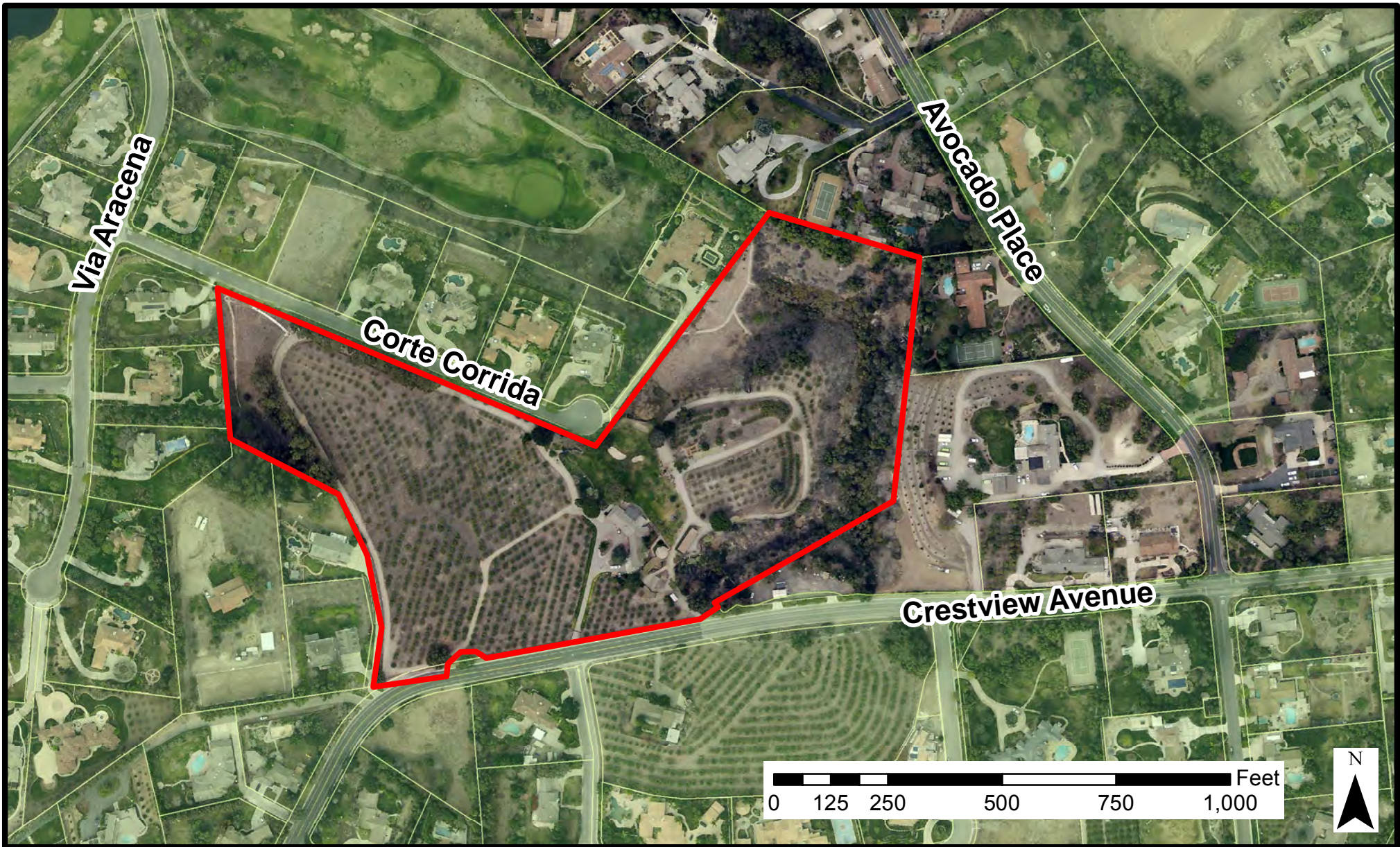
LAFCo makes every effort to offer legible map files with the online and printed versions of our reports; however, sometimes the need to reduce oversize original maps and/or other technological/software factors can compromise readability. Original maps are available for viewing at the LAFCo office by request.





-  Proposal Area
-  City of Camarillo - Existing Boundary
-  Camarillo Sanitary District - Existing Boundary

LAFCo 14-13
City of Camarillo Reorganization
Crestview Ranch
September 17, 2014
Attachment 1

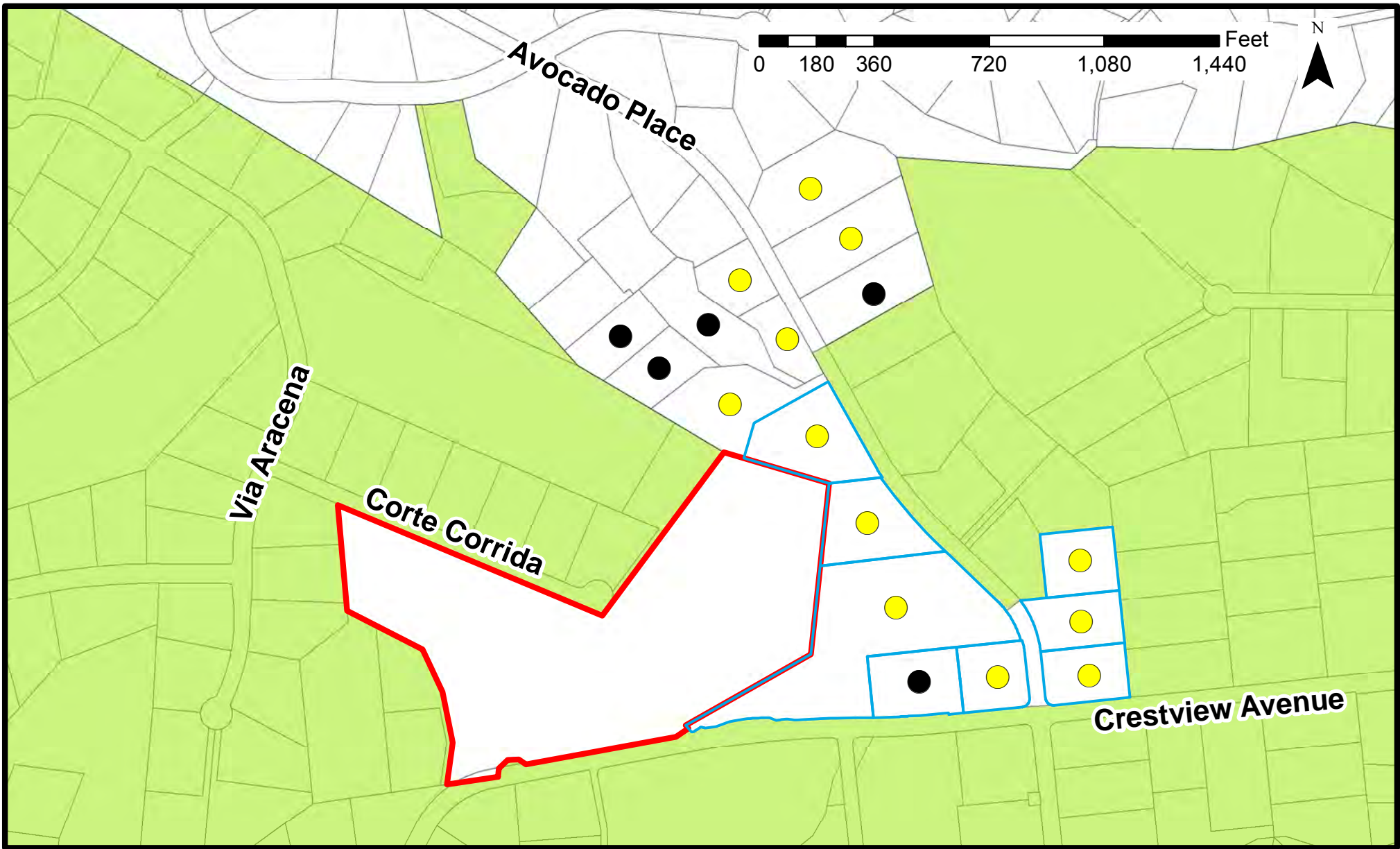




-  Proposal Area
-  City of Camarillo

LAFCo 14-13
City of Camarillo Reorganization
Crestview Ranch
September 17, 2014
Attachment 2





- Proposal Area
- County Peninsula Properties
- City of Camarillo - Existing Boundary
- Property Owners Not Wishing to Participate in Reorganization Proposal
- Property Owners Who Did Not Respond to City Survey

LAFCo 14-13
City of Camarillo Reorganization
Crestview Ranch
September 17, 2014
Attachment 4



Attachment 5

RESOLUTION NO. 2014-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMARILLO APPROVING MITIGATED NEGATIVE DECLARATION NO. 2013-18 FOR THE CRESTVIEW RANCH REORGANIZATION TO THE CITY OF CAMARILLO AND SANITARY DISTRICT, PRE-ZONING TO RE-1 ACRE (RURAL EXCLUSIVE, ONE ACRE MINIMUM PARCEL SIZE) ZONE, AND THE SUBDIVISION INTO 13 LOTS FOR THE 19.15-ACRE PARCEL LOCATED ON THE NORTH SIDE OF CRESTVIEW AVENUE FOR ANNEXATION 112, CHANGE OF ZONE 320, AND TENTATIVE TRACT 5920

The City Council of the City of Camarillo resolves as follows:

SECTION 1: Findings. The City Council finds as follows:

A. Crestview Ranch has submitted a request to the City of Camarillo for the reorganization (annexation) pre-zoning, and subdivision (collectively, "Project") of a 19.15-acre parcel located on the north side of Crestview Avenue, south of Corte Corrida, and westerly of Avocado Place.

B. The Project involves various applications, which include the following:

1. A-112: A proposed reorganization to include annexation to the City of Camarillo and Camarillo Sanitary District and detachment from the Ventura County Resource Conservation District for the single, 19.15-acre parcel which is immediately adjacent to the City limits on the southerly and westerly property lines.
2. CZ-320: Pre-zoning to the RE-1 Acre (Rural Exclusive, one acre minimum size parcel) in accordance with the City's General Plan Land Use Element designation for rural density residential land uses.
3. TT-5920: Subdivision of the 19.15-acre parcel into 13 parcels, including one lot for the existing residence.

C. In accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 and following), the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 15000 and following), and the Environmental Guidelines of the City of Camarillo (collectively, "CEQA"), the City, as the Lead Agency, has caused to be prepared an Initial Study and Mitigated Negative Declaration (MND).

D. The MND was circulation for public and agency review and comment on February 20, 2014. Copies of the MND were made available to the public at the Department of Community Development on February 20, 2014, and the MND was

distributed to interested parties and agencies. On February 26, 2014, a notice of availability of the MND was published in the local newspaper.

E. The MND concluded that implementation of the Project could result in a number of significant effects on the environment and identified mitigation measures that would reduce the significant effects to a less-than-significant level.

F. In accordance with CEQA, a Mitigation Monitoring and Reporting Program has been prepared for the Project. The Mitigation Monitoring and Reporting Program is incorporated as part of the MND.

G. The City of Camarillo Planning Commission considered the Project, including the MND at a duly-noticed public hearing on June 17, 2014, at which time the public had an opportunity to comment on the proposed Project and MND.

H. The City Council held a duly-noticed public hearing on July 23, 2014, and considered the MND and Project, and at such hearing, the public had a further opportunity to provide comments and evidence regarding the MND and Project.

I. The City Council has independently reviewed and analyzed the MND and other information in the record and has considered the information prior to acting upon, or approving, the proposed Project.

J. The MND prepared for the Project has been completed in compliance with CEQA.

K. The MND represents the independent judgment and analysis of the City Council.

SECTION 2: Approval of MND 2013-18. The City Council approves MND 2013-18.

SECTION 3: Approval of Mitigation Monitoring and Reporting Program. The City Council adopts the related Mitigation Monitoring and Reporting Program prepared for the Project, and further finds and directs that all proposed mitigation measures identified in the MND be incorporated as part of the Project conditions of approval.

SECTION 4: Filing of NOD and Office of Record. The Director of Community Development is directed to file a Notice of Determination with the County Clerk of the County of Ventura. The record of proceedings upon which this decision is based is located in the Department of Community Development, which is the office of record.

PASSED AND ADOPTED on July 23, 2014.

Kevin Kildeo
Mayor

Attested to on 7/24/2014

Jama Holland
City Clerk

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Resolution No. 2014-80 was adopted by the City of Camarillo at a regular meeting held on July 23, 2014, by the following vote of the Council:

AYES: Councilmembers: Craven, Little, McDonald, Morgan, Mayor Kildee
NOES: Councilmembers: None
ABSENT: Councilmembers: None

Jeffrie Madland

City Clerk



c: Community Development
General Services
Public Works (3)
Crestview Ranch

MITIGATED NEGATIVE DECLARATION (MND) ADDENDUM

A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Proposal:** LAFCo 14-13 – City of Camarillo Reorganization – Crestview Ranch
2. **Proponent:** City of Camarillo
3. **Location:** 275 Crestview Avenue, Camarillo, CA 93012
4. **Assessor's Parcel Number:** 152-0-190-275
5. **Lot Size:** Approximately 19 acres
6. **Responsible and/or Trustee Agencies:** LAFCo
7. **Project Description:** The proposal includes the following requested actions to allow for the subdivision of an approximately 19-acre parcel (Assessor's Parcel Number 152-0-190-275), into 13 residential lots:
 - Annexation to the City of Camarillo
 - Annexation to the Camarillo Sanitary District
 - Detachment from the Ventura County Resource Conservation District
 - Detachment from County Service Area No. 32 (CSA 32)

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On June 23, 2014, the Camarillo City Council adopted a Mitigated Negative Declaration (MND) that evaluated the environmental impacts of the requested subdivision.

The project description included in the MND adopted by the City Council did not include the requested detachment of the subject property from CSA 32. CSA 32 monitors and regulates individual sewage disposal systems in all areas outside cities and sanitation districts. Because the subject property is proposed to be annexed to the Camarillo Sanitary District, the services of CSA 32 would be no longer required. Therefore, the detachment of the proposal area from CSA 32 would not result in the need for any major revisions to the MND or constitute new information of substantial importance that would require the preparation of a subsequent EIR or MND.

Section 15164(a) of the California Environmental Quality Act (CEQA) Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR have occurred. In the case of LAFCo 14-13, the Commission is the decision-making body.

Section 15164(b) of the CEQA Guidelines states that the decision-making body may adopt an addendum to an adopted MND if: (1) only minor technical changes or additions are necessary; or, (2) none of the conditions described in Section 15162 of the CEQA

Guidelines calling for the preparation of a subsequent Environmental Impact Report (EIR) or negative declaration have occurred.

The conditions described in Section 15162 of the CEQA Guidelines which require the preparation of a subsequent EIR or negative declaration are provided below, along with a discussion as to why a subsequent EIR or negative declaration is not required:

1. **Substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(1)].**
2. **Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(2)].**
3. **New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the City Council adopted the previous ND, shows any of the following:**
 - a. **The project will have one or more significant effects not discussed in the previous MND [§ 15162(a)(3)(A)].**

Based on the information provided above, there is no substantial evidence to warrant the preparation of a subsequent MND. LAFCo shall consider this addendum to the adopted MND prior to making a decision on the proposal.

C. PUBLIC REVIEW:

Pursuant to the CEQA Guidelines [Section 15164(c)], this addendum to the MND does not need to be circulated for public review, and shall be included in, or attached to, the adopted MND.

This Addendum has been completed in compliance with CEQA.

Prepared by:

Andrea Ozdy

Andrea Ozdy
Analyst

LAFCO 14-13

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF CAMARILLO
REORGANIZATION – CRESTVIEW RANCH;
ANNEXATION TO THE CITY OF CAMARILLO AND
CAMARILLO SANITARY DISTRICT, AND DETACHMENT
FROM THE VENTURA COUNTY RESOURCE
CONSERVATION DISTRICT AND COUNTY SERVICE
AREA NO. 32**

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

WHEREAS, notice was provided at the times and in the manner required by law; and

WHEREAS, the proposal was duly considered on September 17, 2014; 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 document, spheres of influence and applicable local plans and policies; and

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

WHEREAS, the affected territory has fewer than twelve registered voters and is considered uninhabited; and

WHEREAS, information satisfactory to the Commission has been presented that no subject or affected agencies have submitted written opposition to the proposal; and

WHEREAS, the Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the City of Camarillo (City) 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 Mitigated Negative Declaration (MND) prepared by the lead agency, including the Mitigation Monitoring and Reporting Program; and

WHEREAS, the Commission determines that an Addendum to the MND (Attachment 6 to the Staff Report) is required to address a minor technical change to the MND; 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 dated September 17, 2014 and recommendation for approval of the proposal are adopted.
- (2) The reorganization is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (3) The boundaries of the proposal are found to be definite and certain as approved.
- (4) The subject proposal is assigned the following distinctive short form designation:
LAFCO 14-13 CITY OF CAMARILLO REORGANIZATION – CRESTVIEW RANCH.
- (5) The Commission has reviewed and considered the information contained in the MND for the Crestview Ranch project prepared for the City as lead agency as well as all comments received, and the Addendum to the MND prepared by LAFCo staff, and determines that adopted mitigation measures will substantially lessen or avoid any significant effect on the environment.
- (6) The Commission hereby adopts the lead agency's Findings (Attachment 5 to the Staff Report), Mitigation Measures and Mitigation Monitoring Program (provided under separate cover), and the Addendum to the MND (Attachment 6 to the Staff Report).
- (7) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under CEQA Guidelines § 15094 and § 15096(i).
- (8) The Commission determines that the project is in compliance with Government Code § 56741 as the territory to be annexed to the City is located within one county and is contiguous with the boundaries of the City.

- (9) The affected territory is uninhabited as defined by Government Code § 56046.
- (10) Pursuant to Government Code § 56662(a), the territory is uninhabited, no affected local agency has submitted a written demand for notice and hearing, and all the owners of land within the affected territory have given their written consent to the proposal. The Commission hereby makes determinations upon the proposal without notice and hearing, and waives protest proceedings entirely.
- (11) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.
- (12) **This reorganization shall not be recorded until all LAFCo fees have been paid and until fees necessary for filing with the State Board of Equalization have been submitted to the LAFCo Executive Officer.**
- (13) **This reorganization 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.**

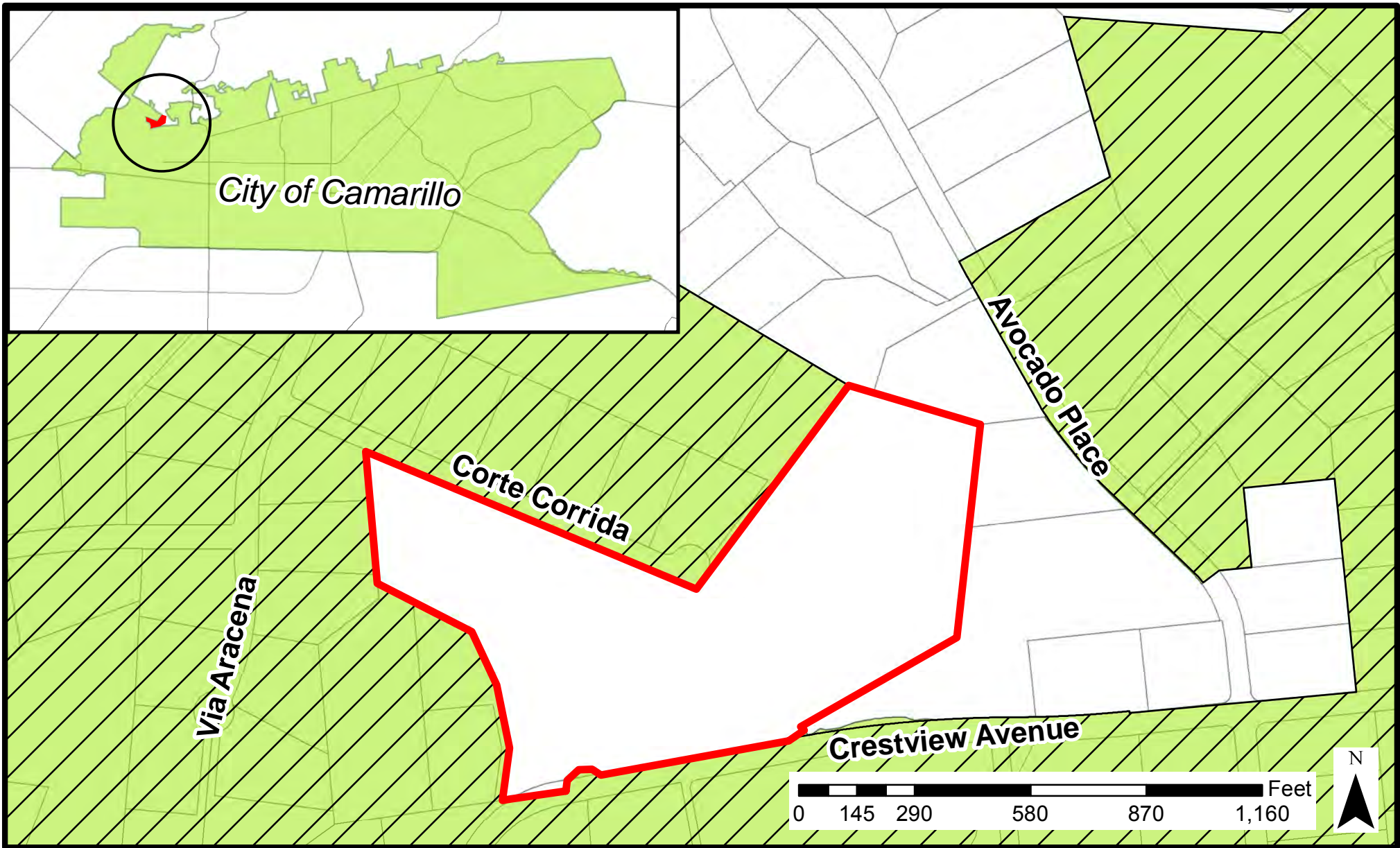
This resolution was adopted on September 17, 2014.




	AYE	NO	ABSTAIN	ABSENT
Commissioner Dandy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ford-McCaffrey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Morehouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Zaragoza	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Bennett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Freeman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dated: _____
Chair, _____ Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: City of Camarillo
Camarillo Sanitary District
Calleguas Municipal Water District
Crestview Mutual Water Company
Southern California Edison
Sempra Energy/Gas Company
Ventura County Watershed Protection District
Ventura County Assessor
Ventura County Auditor/Controller
Ventura County Elections-Registrar of Voters
Ventura County Fire Protection District
Ventura County Planning
Ventura County Environmental Health
Ventura County Resource Conservation District
Ventura County Sheriff – EOC
Ventura County Surveyor
Ventura County GIS Officer



-  Proposal Area
-  City of Camarillo - Existing Boundary
-  Camarillo Sanitary District - Existing Boundary

LAFCo 14-13
City of Camarillo Reorganization
Crestview Ranch
September 17, 2014
Exhibit A





VENTURA LOCAL AGENCY FORMATION COMMISSION

STAFF REPORT

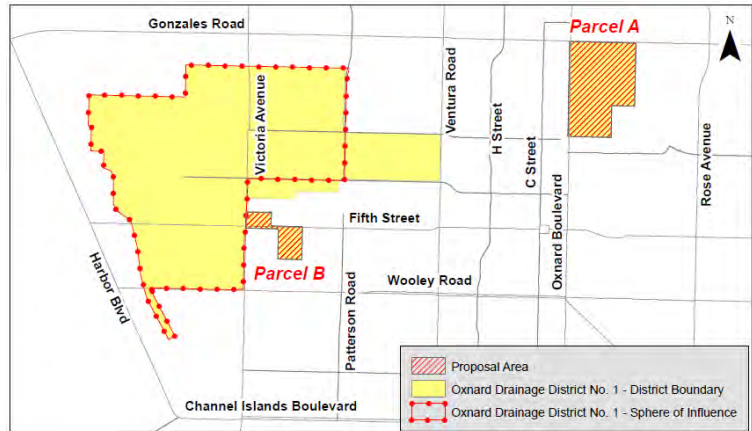
Agenda Item 10

Meeting Date: September 17, 2014

LAFCo Case: LAFCo 14-12: Oxnard Drainage District No. 1 Detachment – Detachment No. 4 (Parcels A and B)

Proposal: The proposal involves a request for the detachment of two areas (Parcels A and B) from Oxnard Drainage District No. 1. Both areas are within the City of Oxnard city limits and are outside the sphere of influence of Oxnard Drainage District No. 1.

Size: Parcel A is 213.38 acres and Parcel B is 47.72 acres.



Location: Parcel A is located at the southeasterly corner of the intersection of Oxnard Boulevard and Gonzales Road (including portions of both rights-of-way). Parcel B is located near the intersection of Victoria Avenue and Fifth Street (including areas north and south of Fifth Street as well as a portion of the Fifth Street right-of-way). See attached list of Assessor’s Parcel Numbers that are included in the proposal area (Attachment 1).

Proponent: Oxnard Drainage District No. 1.

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

Recommendations:

1. Determine that the action to detach Parcels A and B is exempt under California Environmental Quality Act (CEQA) Guidelines [§ 15061(b)(3)]; and
2. Adopt the attached resolution LAFCo 14-12 making determinations and approving the requested detachment from Oxnard Drainage District No. 1.

COMMISSIONERS AND STAFF

COUNTY:
Linda Parks, Chair
John Zaragoza
Alternate:
Steve Bennett

CITY:
Carl Morehouse
Janice Parvin
Alternate:
Carol Smith

DISTRICT:
Bruce Dandy
Vacant
Alternate:
Elaine Freeman

PUBLIC:
Linda Ford-McCaffrey, Vice Chair

Alternate:
Lou Cunningham

Executive Officer
Kai Luoma, AICP

Analyst
Andrea Ozdy

Office Mgr/Clerk
Debbie Schubert

Legal Counsel
Michael Walker

Description of Proposal:

Request:

On July 7, 2014, Oxnard Drainage District No. 1 (“District”) submitted the subject application to LAFCo, requesting that LAFCo (“the Commission”) approve a detachment to “remove from Oxnard Drainage District No. 1 territory which no longer benefits from the District.” The majority of the territory proposed to be detached (see Attachment 2) is developed with urban uses, and is no longer supported by the District’s agricultural drainage systems.

Parcel A is developed with residences and Pacifica High School, and contains vacant land contiguous to the school that is planned to be developed into a municipal park (Attachment 3). Parcel B is developed with commercial and residential uses (Attachment 4). Both Parcels A and B are contained entirely within the City of Oxnard city limits. The District’s drainage facilities that previously served agricultural uses in these areas have been removed and/or decommissioned, and have been replaced with drainage systems to accommodate the present urban development.

Background:

According to California Water Code § 56041(j), a county drainage district has the power to “acquire, construct, complete, operate and maintain a surface or underground drainage system or systems or combination thereof and such ditches, drains, conduits, pipelines, system of ditches, drains, conduits or pipelines or combinations thereof as may be determined necessary to accomplish the objects and purposes of the district.” The District was formed as an independent district in 1918 for the purpose of installing and operating subsurface drains to lower the water table in the Oxnard Plain, which created the opportunity to till the land for agricultural purposes. Currently, the District’s primary function is to maintain its existing drainage infrastructure. While the underground tile drains require minimal maintenance, the open ditches require ongoing maintenance.

Pursuant to Government Code § 56425(g), the Commission updated the District’s sphere of influence on June 21, 2006 to reflect a change that is unrelated to the proposal area. However, as part of the 2006 sphere update, the Commission acknowledged that the District contains areas outside of its sphere of influence that should be considered for future detachment from the District, because these areas are either (1) no longer receiving services from the District, or (2) are planned for urban development. These special study areas included all of Parcel A and the majority of Parcel B. On October 19, 2011, the Commission again reviewed the District sphere as required under Government Code § 56425(g), and determined that no changes to the sphere were warranted.

LAFCo 14-12

Oxnard Drainage District No. 1 Detachment – Detachment No. 4 (Parcels A and B)

September 17, 2014

Page 2 of 8

The proposal area is not the only territory that is currently within the District's service area but outside its sphere of influence. An agricultural property located at the northwest corner of Teal Club Road and Ventura Road, as well as portions of the Oxnard Airport and surrounding areas, are within the District but outside the sphere. Based on information provided by the applicant, these properties continue to benefit from services provided by the District and are not proposed to be detached from the District at this time, although it is expected that these properties will eventually be detached from the District.

General Analysis:

Government Code § 56668 identifies several factors that the Commission must consider as part of its review of a proposal. These factors are discussed below.

1. Land Use and Population [Government Code §§ 56668(a), 56668(g), and 56668(n)]

The area proposed to be detached from the District is outside the District's sphere of influence, and is within the City of Oxnard city limits. Both Parcels A and B are nearly built out with residential, commercial, and institutional uses, and pursuant to the City's 2030 General Plan Map, are planned to be fully developed with non-agricultural uses within the foreseeable future.

Land Area, Land Use, and Consistency with Plans

According to the City's 2030 General Plan Map, the areas to be detached are designated as follows:

- Parcel A – PRK (Park), SCH (School), RL (Residential Low), RLM (Residential Low Medium), and RM (Residential Medium)
- Parcel B – AC (Airport Compatible), BRP (Business Research Park), and RL (Residential Low)

Neither Parcel A nor Parcel B contains land designated by the City for agricultural or open space use. Parcel A is a District "island" and is surrounded by urban development. It is not contiguous to any other land that is served by the District. Agricultural land that is contiguous to Parcel B is proposed to remain within the District, and will be unaffected by the subject detachment. Based on the information above, the subject proposal would not result in uses that are inconsistent with the zoning or general plan designations of land within or surrounding the District.

Likelihood of Growth in the Area

Because the proposal area is already located within the City and is developed, there are no opportunities for additional growth within this area.

Topography, Natural Features and Drainage

The proposal area is located within the Oxnard Plain and is generally flat. No natural features are located within or in near proximity to the proposal area. The City's drainage facilities serve the existing urban environment, and the District provides drainage service for surrounding agricultural land.

Population

Information submitted with the application documents that more than 750 Assessor's parcels are within the approximately 261.1-acre proposal area (Parcels A and B combined), the majority of which are developed with single-family residences. According to the County Registrar of Voters, more than 12 registered voters reside within the boundaries of the proposal area, qualifying the proposal area as an "inhabited territory" pursuant to Government Code § 56046.

Regional Transportation Plan

The proposed detachment of non-agricultural land from a district that provides agricultural drainage service will not result in any changes or impacts to existing roads or circulation. LAFCo staff did not identify any conflicts of the proposal related to the contents of the Regional Transportation Plan (prepared by the Southern California Association of Governments).

2. Services and Controls – Need, Cost, Adequacy and Availability [Government Code § 56668(b), 56668(j), and 56668(k)]

As discussed above, the District provides drainage maintenance service for existing agricultural drainage systems in the southwestern portion of the Oxnard community. The proposal area involves only the detachment of land that is within the City of Oxnard city limits. According to the 2012 "Nine Ventura County Cities" Municipal Service Review (MSR) accepted by the Commission, the City of Oxnard provides the following services within its jurisdiction:

- Fire Protection
- Law Enforcement
- Recreation and Parks
- Water
- Wastewater

LAFCo 14-12

Oxnard Drainage District No. 1 Detachment – Detachment No. 4 (Parcels A and B)

September 17, 2014

Page 4 of 8

The proposal area is within the boundaries of the Oxnard Union High School District. Additionally, as mentioned above, Pacifica High School is located within the proposal area.

No increase in demand for or impacts to these services would result from the detachment of Parcels A and B from the District.

3. Effect of Proposed Action and Alternative Actions [Government Code § 56668(c)]

Staff has not identified any effects of the proposal on adjacent areas, mutual social and economic interests, or the local government structure of the County.

4. Conformity with Adopted Commission Policies [Government Code § 56668(d)]

The proposal is consistent with all Commission policies for changes of organization that are contained in the Ventura LAFCo Commissioner's Handbook ("Handbook").

5. Impact on Prime Agricultural Land and Agriculture and Open Space [Government Code §§ 56668(d), 56668(e), and 56377]

In evaluating impacts to agricultural and open space resources, LAFCo must apply the definition of prime agricultural land found in LAFCo law (Government Code § 56064) and the definition of open space found in LAFCo law (Government Code § 56059). The proposal area is located entirely within the City of Oxnard city limits. As discussed above in Section 1 of this staff report, the proposal area contains no land that is designated or zoned for agriculture or open space uses. Therefore, the proposed detachment of Parcels A and B from the District would not consist of the conversion of agricultural or open space land.

6. Boundaries and Lines of Assessment [Government Code § 56668(f)]

County Surveyor review and certification of the maps and legal descriptions are required in order for recordation of the Certificate of Completion (pursuant to Government Code § 57201) and for filing the statement of boundary change with the State Board of Equalization (Government Code § 57204). As such, the attached Resolution includes a condition that predicates recordation of a Certificate of Completion upon the approval of maps and legal descriptions by the County Surveyor. As of the date of this report, review of the maps and legal descriptions is in progress but has not yet been completed.

Handbook Sections 3.1.4.2 and 3.1.4.3 provide that the boundaries of a proposal shall follow lines of assessment or ownership, and that a proposal shall involve only legal lots. The proposal boundaries follow lines of assessment or ownership and

staff has no information to indicate that any portions of the lots were not legally created.

7. Applicable Spheres of Influence [Government Code § 56668(h)]

All of the territory proposed for detachment is located within the City of Oxnard city limits, and outside of the District's sphere of influence. The detachment of the proposal area from the District would not result in any changes to the spheres of influence of the District, the City of Oxnard, or any other local agency.

8. Regional Housing Needs [Government Code § 56668(l)]

The proposal would result in the detachment of Parcels A and B from the District, as they no longer need or receive service from the District. The subject properties contain existing urban development. Therefore, the detachment of Parcels A and B will have no effect on the need or availability of housing within the District boundaries or the City.

9. Environmental Justice [Government Code § 56668(o)]

As discussed above, the proposal would result in the detachment of Parcels A and B from the District, as they no longer need or receive service from the District. Therefore, detachment of territory from the District will not result in the unfair treatment of any person based on race, culture or income within the proposal area.

10. Comments and Additional Information [Government Code §§ 56668(i) and 56668(m)]

As of the date of this staff report, no information or comments have been submitted by any affected local agency or other public agency, landowners, voters, or residents of the affected territory.

California Environmental Quality Act (CEQA):

LAFCo is the lead agency under CEQA for the requested detachment from the District. The Commission must therefore determine the appropriate environmental document for the proposed action. LAFCo staff believes that the detachment of Parcels A and B, which no longer need (or benefit from) inclusion in the District, does not have the possibility to create a significant impact on the environment.

Therefore, LAFCo staff recommends that the Commission find that the action to detach Parcels A and B from the District is exempt from CEQA pursuant to CEQA Guidelines §15061(b)(3), which states:

The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Commission Proceedings – Process Considerations:

Public Hearing Notice:

Pursuant to Government Code § 56658(h), the Commission's actions associated with a request for a change of organization must be taken at a public hearing. Government Code § 56156 requires that mailed notice of a hearing shall be mailed at least 21 days prior to the date of the hearing. Government Code § 56157 allows a 1/8 page advertisement to be placed in a newspaper of general circulation if the total number of mailed notices exceeds 1,000. According to the Assessor's Office, the proposal area contains 777 Assessor's parcels. According to the County Registrar of Voters, the proposal area contains 1,394 registered voters. As the required number of mailed notices exceeds 1,000, LAFCo provided notice by means of publishing a 1/8 page notice in the Ventura County Star (a newspaper of general circulation) on August 28, 2014, posting on the Ventura LAFCo website and outside the main entrance of the Ventura County Government Center Hall of Administration, and e-mail to the affected local agencies.

Conducting Authority:

The proposed change of organization may be subject to conducting authority proceedings, otherwise known as protest proceedings (Government Code § 57000 et seq.). However, pursuant to Government Code § 56663, the Commission may waive protest proceedings if the following criteria are met:

- (1) Notice has been provided to landowners and registered voters within the affected territory;
- (2) The notice discloses that unless written opposition to the proposal is received before the conclusion of commission proceedings, the Commission intends to waive protest proceedings; and
- (3) Written opposition from landowners and registered voters within the affected territory is not received before the conclusion of commission proceedings.

Notice was provided pursuant to the requirements of Government Code § 56157. As of the date of this staff report, staff has received no written opposition to the proposal from landowners or voters within the proposal area. As long as no written opposition to the proposal is submitted before the close of the public hearing, the Commission may waive protest proceedings. Staff recommends that the Commission waive protest

proceedings entirely if it approves the proposal and no opposition is received prior to the close of the public hearing. The resolution approving the detachment contains the appropriate language to waive protest proceedings.

If the Commission does not waive protest proceedings, LAFCo must publish notice of the date and time of a protest hearing within 35 days of the Commission's hearing. Pursuant to Handbook Section 2.5.1, the Commission has "delegated the conducting authority functions and responsibilities to the Executive Officer."

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 hearing should include the specific information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of the materials submitted, determines that the proposal should be approved subject to any changes or additions to the terms and conditions recommended, a motion to approve should clearly specify any changes or additions to the terms and conditions of approval.
- C. If the Commission, following public testimony and review of materials submitted, wishes to deny or modify the change of organization proposal, a motion to deny 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: Andrea Ozdy
Andrea Ozdy
Analyst

Attachments:

- 1. Assessor's Parcel Numbers within Proposal Areas A and B
- 2. Map of Proposal Area
- 3. Aerial Photo of Proposal Area (Parcel A)
- 4. Aerial Photo of Proposal Area (Parcel B)
- 5. LAFCo 14-12 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.

Assessor Parcel Numbers within Parcel A

215-0-010-050	215-0-180-315	215-0-190-115	215-0-190-525
215-0-010-100	215-0-180-325	215-0-190-125	215-0-190-535
215-0-010-120	215-0-180-335	215-0-190-135	215-0-190-545
215-0-010-140	215-0-180-345	215-0-190-145	215-0-190-555
215-0-010-150	215-0-180-355	215-0-190-155	215-0-190-565
215-0-020-020	215-0-180-365	215-0-190-165	215-0-190-575
215-0-020-030	215-0-180-375	215-0-190-175	215-0-190-585
215-0-020-105	215-0-180-385	215-0-190-185	215-0-190-595
215-0-020-115	215-0-180-395	215-0-190-195	215-0-190-605
215-0-030-020	215-0-180-405	215-0-190-205	215-0-190-615
215-0-030-030	215-0-180-415	215-0-190-215	215-0-190-625
215-0-180-015	215-0-180-425	215-0-190-225	215-0-190-635
215-0-180-025	215-0-180-435	215-0-190-235	215-0-190-645
215-0-180-035	215-0-180-445	215-0-190-245	215-0-190-655
215-0-180-045	215-0-180-455	215-0-190-255	215-0-190-665
215-0-180-055	215-0-180-465	215-0-190-265	215-0-190-675
215-0-180-065	215-0-180-475	215-0-190-275	215-0-190-685
215-0-180-075	215-0-180-485	215-0-190-285	215-0-190-695
215-0-180-085	215-0-180-495	215-0-190-295	215-0-200-015
215-0-180-095	215-0-180-505	215-0-190-305	215-0-200-025
215-0-180-105	215-0-180-515	215-0-190-315	215-0-200-035
215-0-180-115	215-0-180-525	215-0-190-325	215-0-200-045
215-0-180-125	215-0-180-535	215-0-190-335	215-0-200-055
215-0-180-135	215-0-180-545	215-0-190-345	215-0-200-065
215-0-180-145	215-0-180-555	215-0-190-355	215-0-200-075
215-0-180-155	215-0-180-565	215-0-190-365	215-0-200-085
215-0-180-165	215-0-180-575	215-0-190-375	215-0-200-095
215-0-180-175	215-0-180-585	215-0-190-385	215-0-200-105
215-0-180-185	215-0-180-595	215-0-190-395	215-0-200-115
215-0-180-195	215-0-180-605	215-0-190-405	215-0-200-125
215-0-180-205	215-0-180-615	215-0-190-415	215-0-200-135
215-0-180-215	215-0-190-015	215-0-190-425	215-0-200-145
215-0-180-225	215-0-190-025	215-0-190-435	215-0-200-155
215-0-180-235	215-0-190-035	215-0-190-445	215-0-200-165
215-0-180-245	215-0-190-045	215-0-190-455	215-0-200-175
215-0-180-255	215-0-190-055	215-0-190-465	215-0-200-185
215-0-180-265	215-0-190-065	215-0-190-475	215-0-200-195
215-0-180-275	215-0-190-075	215-0-190-485	215-0-200-205
215-0-180-285	215-0-190-085	215-0-190-495	215-0-200-215
215-0-180-295	215-0-190-095	215-0-190-505	215-0-200-225
215-0-180-305	215-0-190-105	215-0-190-515	215-0-200-235

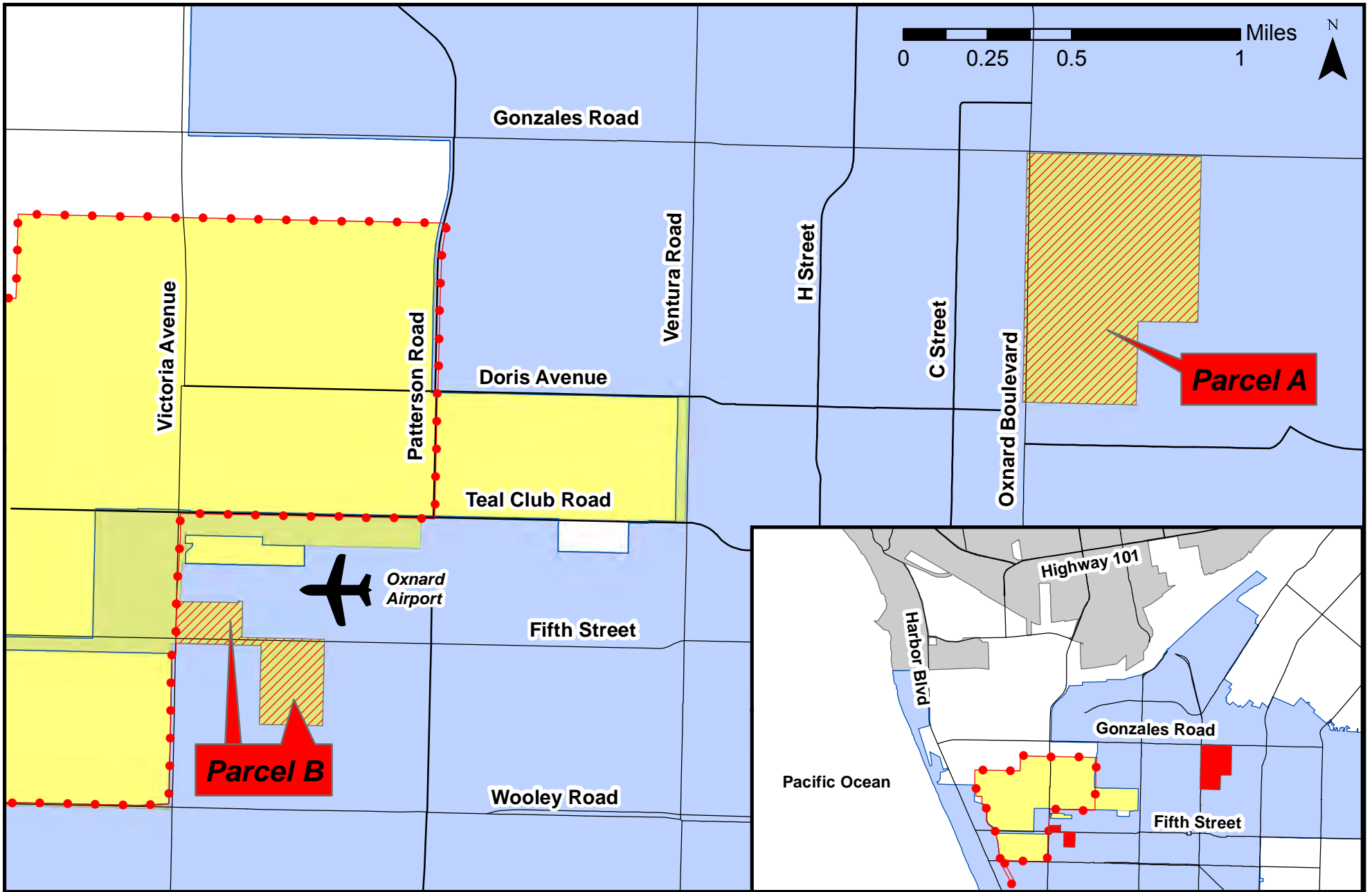
215-0-200-245	215-0-211-125	215-0-212-275	215-0-251-335
215-0-200-255	215-0-211-135	215-0-212-285	215-0-251-345
215-0-200-265	215-0-211-145	215-0-212-295	215-0-251-355
215-0-200-275	215-0-211-155	215-0-212-305	215-0-251-365
215-0-200-285	215-0-211-165	215-0-212-315	215-0-251-375
215-0-200-295	215-0-211-175	215-0-212-325	215-0-251-385
215-0-200-305	215-0-211-185	215-0-212-335	215-0-251-395
215-0-200-315	215-0-211-205	215-0-212-345	215-0-251-405
215-0-200-325	215-0-211-215	215-0-212-355	215-0-251-415
215-0-200-335	215-0-211-225	215-0-212-365	215-0-251-425
215-0-200-345	215-0-211-235	215-0-212-375	215-0-251-435
215-0-200-355	215-0-211-245	215-0-251-015	215-0-251-445
215-0-200-365	215-0-211-255	215-0-251-025	215-0-251-455
215-0-200-375	215-0-211-265	215-0-251-035	215-0-251-465
215-0-200-385	215-0-211-275	215-0-251-045	215-0-251-475
215-0-200-395	215-0-211-285	215-0-251-055	215-0-251-485
215-0-200-405	215-0-211-295	215-0-251-065	215-0-251-495
215-0-200-415	215-0-211-305	215-0-251-075	215-0-251-505
215-0-200-425	215-0-212-015	215-0-251-085	215-0-251-515
215-0-200-435	215-0-212-025	215-0-251-095	215-0-251-525
215-0-200-445	215-0-212-035	215-0-251-105	215-0-251-535
215-0-200-455	215-0-212-045	215-0-251-115	215-0-251-545
215-0-200-465	215-0-212-055	215-0-251-125	215-0-251-555
215-0-200-475	215-0-212-065	215-0-251-135	215-0-251-565
215-0-200-485	215-0-212-075	215-0-251-145	215-0-251-575
215-0-200-495	215-0-212-085	215-0-251-155	215-0-251-585
215-0-200-505	215-0-212-095	215-0-251-165	215-0-251-595
215-0-200-515	215-0-212-105	215-0-251-175	215-0-252-015
215-0-200-525	215-0-212-115	215-0-251-185	215-0-252-025
215-0-200-535	215-0-212-125	215-0-251-195	215-0-252-035
215-0-200-545	215-0-212-135	215-0-251-205	215-0-252-045
215-0-200-555	215-0-212-145	215-0-251-215	215-0-252-055
215-0-211-015	215-0-212-155	215-0-251-225	215-0-252-065
215-0-211-025	215-0-212-165	215-0-251-235	215-0-252-075
215-0-211-035	215-0-212-175	215-0-251-245	215-0-252-085
215-0-211-045	215-0-212-185	215-0-251-255	215-0-252-095
215-0-211-055	215-0-212-205	215-0-251-265	215-0-252-105
215-0-211-065	215-0-212-215	215-0-251-275	215-0-252-115
215-0-211-075	215-0-212-225	215-0-251-285	215-0-252-125
215-0-211-085	215-0-212-235	215-0-251-295	215-0-252-135
215-0-211-095	215-0-212-245	215-0-251-305	215-0-252-145
215-0-211-105	215-0-212-255	215-0-251-315	215-0-252-155
215-0-211-115	215-0-212-265	215-0-251-325	215-0-252-165





215-0-252-175	215-0-253-295	215-0-261-425	215-0-262-125
215-0-252-185	215-0-253-305	215-0-261-435	215-0-262-135
215-0-252-195	215-0-261-015	215-0-261-445	215-0-262-145
215-0-252-205	215-0-261-035	215-0-261-455	215-0-262-155
215-0-252-215	215-0-261-045	215-0-261-465	215-0-262-165
215-0-252-225	215-0-261-055	215-0-261-475	215-0-263-015
215-0-252-235	215-0-261-065	215-0-261-485	215-0-263-025
215-0-252-245	215-0-261-075	215-0-261-495	215-0-263-035
215-0-252-255	215-0-261-085	215-0-261-505	215-0-263-045
215-0-252-265	215-0-261-095	215-0-261-515	215-0-263-055
215-0-252-275	215-0-261-105	215-0-261-525	215-0-263-065
215-0-252-285	215-0-261-115	215-0-261-535	215-0-263-075
215-0-252-295	215-0-261-125	215-0-261-545	215-0-263-085
215-0-252-305	215-0-261-135	215-0-261-555	215-0-263-095
215-0-253-015	215-0-261-145	215-0-261-565	215-0-263-105
215-0-253-025	215-0-261-155	215-0-261-575	215-0-263-115
215-0-253-035	215-0-261-165	215-0-261-585	215-0-263-125
215-0-253-045	215-0-261-175	215-0-261-595	215-0-263-135
215-0-253-055	215-0-261-185	215-0-261-605	215-0-263-145
215-0-253-065	215-0-261-195	215-0-261-615	215-0-263-155
215-0-253-075	215-0-261-205	215-0-261-625	215-0-263-165
215-0-253-085	215-0-261-215	215-0-261-645	215-0-264-015
215-0-253-095	215-0-261-225	215-0-261-655	215-0-264-025
215-0-253-105	215-0-261-235	215-0-261-665	215-0-264-035
215-0-253-115	215-0-261-245	215-0-261-675	215-0-264-045
215-0-253-125	215-0-261-255	215-0-261-685	215-0-264-055
215-0-253-135	215-0-261-265	215-0-261-695	215-0-264-065
215-0-253-145	215-0-261-275	215-0-261-705	215-0-264-075
215-0-253-155	215-0-261-285	215-0-261-715	215-0-264-085
215-0-253-165	215-0-261-295	215-0-261-725	215-0-264-095
215-0-253-175	215-0-261-305	215-0-261-735	215-0-264-105
215-0-253-185	215-0-261-315	215-0-262-015	215-0-264-115
215-0-253-195	215-0-261-325	215-0-262-025	215-0-264-125
215-0-253-205	215-0-261-335	215-0-262-035	215-0-264-135
215-0-253-215	215-0-261-345	215-0-262-045	215-0-264-145
215-0-253-225	215-0-261-355	215-0-262-055	215-0-264-155
215-0-253-235	215-0-261-365	215-0-262-065	215-0-264-165
215-0-253-245	215-0-261-375	215-0-262-075	215-0-265-015
215-0-253-255	215-0-261-385	215-0-262-085	215-0-265-025
215-0-253-265	215-0-261-395	215-0-262-095	215-0-265-035
215-0-253-275	215-0-261-405	215-0-262-105	215-0-265-045
215-0-253-285	215-0-261-415	215-0-262-115	215-0-265-055

215-0-265-065	215-0-281-105	215-0-283-165	215-0-285-105
215-0-265-075	215-0-281-115	215-0-283-175	215-0-285-115
215-0-265-085	215-0-281-125	215-0-283-185	215-0-285-125
215-0-265-095	215-0-281-135	215-0-283-195	215-0-285-135
215-0-265-105	215-0-281-145	215-0-283-205	215-0-285-145
215-0-265-115	215-0-282-015	215-0-283-215	215-0-285-155
215-0-265-125	215-0-282-025	215-0-283-225	215-0-285-165
215-0-265-145	215-0-282-035	215-0-283-235	215-0-285-175
215-0-265-155	215-0-282-045	215-0-283-245	215-0-285-185
215-0-265-165	215-0-282-055	215-0-284-015	215-0-285-195
215-0-265-175	215-0-282-065	215-0-284-025	215-0-285-205
215-0-265-185	215-0-282-075	215-0-284-035	215-0-285-215
215-0-265-195	215-0-282-085	215-0-284-045	215-0-285-225
215-0-265-205	215-0-282-095	215-0-284-055	215-0-286-015
215-0-265-215	215-0-282-105	215-0-284-065	215-0-286-025
215-0-265-225	215-0-282-115	215-0-284-075	215-0-286-035
215-0-265-235	215-0-282-125	215-0-284-085	215-0-286-045
215-0-265-245	215-0-282-135	215-0-284-095	215-0-286-055
215-0-265-255	215-0-282-145	215-0-284-105	215-0-286-065
215-0-265-265	215-0-282-155	215-0-284-115	215-0-286-075
215-0-265-275	215-0-282-165	215-0-284-125	215-0-286-085
215-0-265-285	215-0-282-175	215-0-284-135	215-0-286-095
215-0-265-295	215-0-282-185	215-0-284-145	215-0-286-105
215-0-271-015	215-0-282-195	215-0-284-155	215-0-286-115
215-0-271-025	215-0-282-205	215-0-284-165	215-0-286-125
215-0-271-035	215-0-282-215	215-0-284-175	215-0-286-135
215-0-271-045	215-0-282-225	215-0-284-185	215-0-286-145
215-0-271-055	215-0-283-015	215-0-284-195	215-0-286-155
215-0-271-065	215-0-283-025	215-0-284-205	215-0-286-165
215-0-271-075	215-0-283-035	215-0-284-215	215-0-286-175
215-0-271-085	215-0-283-045	215-0-284-225	215-0-286-185
215-0-271-095	215-0-283-055	215-0-284-235	215-0-286-195
215-0-271-105	215-0-283-065	215-0-284-245	215-0-286-205
215-0-281-015	215-0-283-075	215-0-285-015	215-0-286-215
215-0-281-025	215-0-283-085	215-0-285-025	215-0-286-225
215-0-281-035	215-0-283-095	215-0-285-035	215-0-286-235
215-0-281-045	215-0-283-105	215-0-285-045	215-0-286-245
215-0-281-055	215-0-283-115	215-0-285-055	215-0-286-255
215-0-281-065	215-0-283-125	215-0-285-065	215-0-286-265
215-0-281-075	215-0-283-135	215-0-285-075	215-0-286-275
215-0-281-085	215-0-283-145	215-0-285-085	215-0-286-285
215-0-281-095	215-0-283-155	215-0-285-095	

Assessor Parcel Numbers within Parcel B

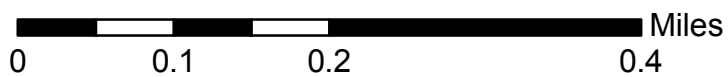
185-0-180-015	185-0-180-285	185-0-180-555	185-0-222-035
185-0-180-025	185-0-180-295	185-0-180-565	185-0-222-045
185-0-180-035	185-0-180-305	185-0-190-010	185-0-222-055
185-0-180-045	185-0-180-315	185-0-190-020	185-0-222-065
185-0-180-055	185-0-180-325	185-0-190-030	185-0-222-075
185-0-180-065	185-0-180-335	185-0-190-040	185-0-222-085
185-0-180-075	185-0-180-345	185-0-190-050	185-0-222-095
185-0-180-085	185-0-180-355	185-0-190-060	185-0-222-105
185-0-180-095	185-0-180-365	185-0-221-025	185-0-222-115
185-0-180-105	185-0-180-375	185-0-221-055	185-0-222-125
185-0-180-115	185-0-180-385	185-0-221-065	185-0-222-135
185-0-180-125	185-0-180-395	185-0-221-075	185-0-222-145
185-0-180-135	185-0-180-405	185-0-221-085	185-0-222-155
185-0-180-145	185-0-180-415	185-0-221-095	185-0-222-165
185-0-180-155	185-0-180-425	185-0-221-105	185-0-222-175
185-0-180-165	185-0-180-435	185-0-221-115	185-0-222-185
185-0-180-175	185-0-180-445	185-0-221-125	185-0-222-195
185-0-180-185	185-0-180-455	185-0-221-135	185-0-222-205
185-0-180-195	185-0-180-465	185-0-221-145	185-0-223-015
185-0-180-205	185-0-180-475	185-0-221-155	185-0-223-025
185-0-180-215	185-0-180-485	185-0-221-165	185-0-223-035
185-0-180-225	185-0-180-495	185-0-221-175	185-0-223-045
185-0-180-235	185-0-180-505	185-0-221-185	185-0-223-055
185-0-180-245	185-0-180-515	185-0-221-195	185-0-223-065
185-0-180-255	185-0-180-525	185-0-221-265	185-0-223-075
185-0-180-265	185-0-180-535	185-0-222-015	
185-0-180-275	185-0-180-545	185-0-222-025	



-  Proposal Area (Parcels A and B)
-  Oxnard Drainage District No. 1 - District Boundary
-  Oxnard Drainage District No. 1 - Sphere of Influence
-  City of Oxnard

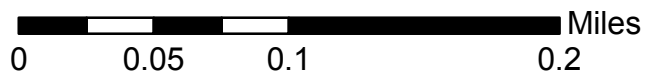
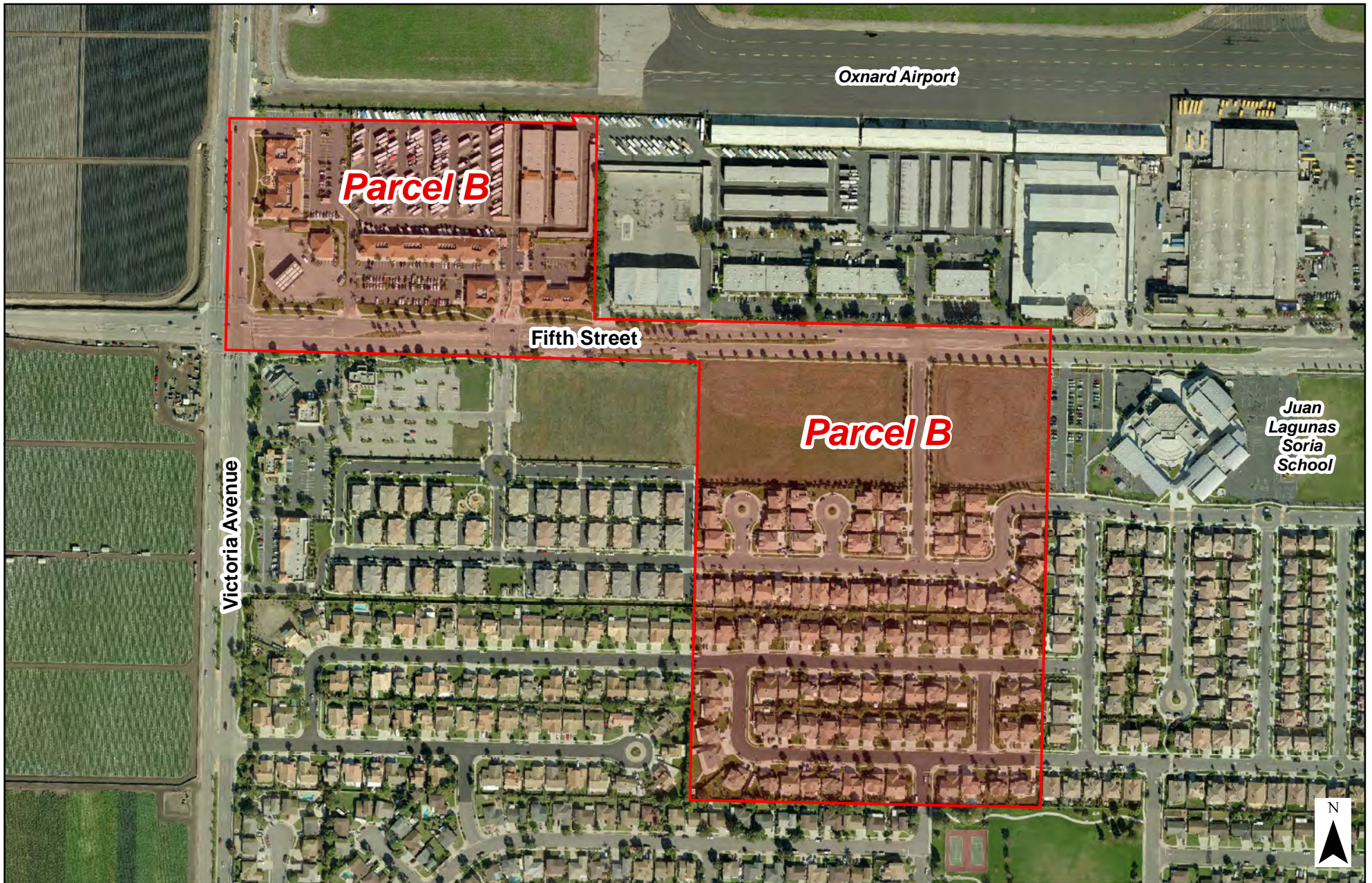
LAFCo 14-12
Oxnard Drainage District No. 1
Detachment No. 4
September 17, 2014
Attachment 2






 Proposal Area (Parcel A)





 Proposal Area (Parcel B)

LAFCo 14-12
Oxnard Drainage District No. 1
Detachment No. 4
Parcel B
September 17, 2014
Attachment 4



LAFCO 14-12

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CHANGE OF ORGANIZATION
PROPOSAL FROM OXNARD DRAINAGE DISTRICT NO. 1
DETACHMENT – DETACHMENT NO. 4 (PARCELS A AND
B)**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission (“LAFCo” or “Commission”) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (§ 56000 et seq. of the California Government Code); and

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

WHEREAS, the proposal was duly considered on September 17, 2014, as specified in the notice of hearing; and

WHEREAS, evidence has been provided to the Commission that the affected territory contains more than 12 registered voters and is therefore inhabited as defined by Government Code § 56046; 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, spheres of influence, and applicable local plans and policies; and

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

WHEREAS, no written opposition against the proposal has been submitted; and

WHEREAS, the Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants of 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 dated September 17, 2014 are adopted; and

- (2) The subject proposal is assigned the following distinctive short form designation:
**LAFCO 14-12 OXNARD DRAINAGE DISTRICT NO. 1 DETACHMENT –
DETACHMENT NO. 4 (PARCELS A AND B)**
- (3) The proposal is exempt from CEQA pursuant to § 15061(b)(3) of the CEQA Guidelines and LAFCo staff is directed to file a Notice of Exemption under § 15062 of the CEQA Guidelines; and
- (4) The Commission finds that the proposal will lead to planned, orderly, and efficient development; and
- (5) The change of organization is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A; and
- (6) The Commission waives conducting authority proceedings pursuant to Government Code § 56663; and
- (7) **The subject change of organization 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 LAFCo Executive Officer; and**
- (8) **The subject change of organization shall not be recorded until maps and legal descriptions consistent with this approval have been approved by the Ventura County Surveyor.**

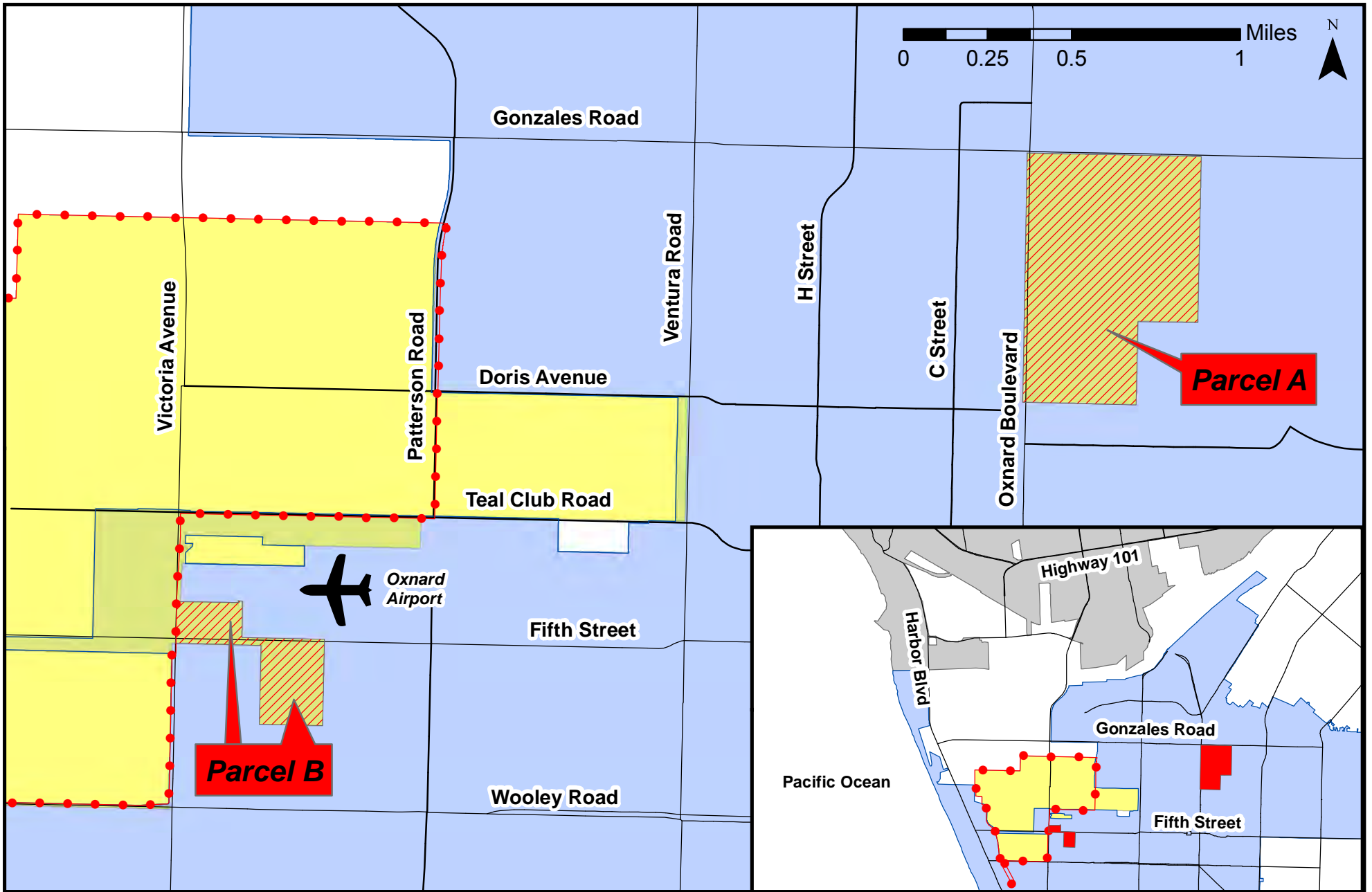
This resolution was adopted on September 17, 2014.





	AYE	NO	ABSTAIN	ABSENT
Commissioner Dandy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ford-McCaffrey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Morehouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Zaragoza	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Bennett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Freeman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dated: _____
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

- c: Oxnard Drainage District No. 1
- City of Oxnard
- Ventura County Assessor
- Ventura County Surveyor
- Ventura County GIS Officer
- Ventura County Elections – Registrar of Voters
- Ventura County Auditor-Controller
- Ventura County Planning Division
- Ventura County Watershed Protection District



-  Proposal Area (Parcels A and B)
-  Oxnard Drainage District No. 1 - District Boundary
-  Oxnard Drainage District No. 1 - Sphere of Influence
-  City of Oxnard

LAFCo 14-12
Oxnard Drainage District No. 1
Detachment No. 4
September 17, 2014
66 Exhibit A





VENTURA LOCAL AGENCY FORMATION COMMISSION
STAFF REPORT

Meeting Date: September 17, 2014

Agenda Item 11

TO: LAFCo Commissioners
FROM: Andrea Ozdy, Analyst *Andrea Ozdy*
SUBJECT: Sphere of Influence Review – No Updates Necessary

Recommendation:

Review the sphere of influence for each of the following agencies, and determine that no sphere of influence update or municipal service review report is necessary pursuant to Government Code § 56430(a):

- Camarillo Sanitary District
- Camrosa Water District
- Meiners Oaks Water District
- Montalvo Community Services District
- Saticoy Sanitary District
- Triunfo Sanitation District

Background:

Pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code § 56000 et seq.), the Commission was required to determine and adopt a sphere of influence for each city and special district on or before January 1, 2008. Every five years thereafter, the Commission must, as necessary, review and update each sphere of influence [Government Code § 56425(g)].

In 2004, the Commission accepted the municipal service review (MSR) report that provided analysis for several special districts, including but not limited to the subject districts (note that the Montalvo Community Services District was then known as the Montalvo Municipal Improvement District). As a result, the Commission reviewed, but did not update, the spheres for the Camrosa Water District, Saticoy Sanitary District, and Triunfo Sanitation District. However, the Commission did update the spheres for the following districts in 2004:

COMMISSIONERS AND STAFF

COUNTY:	CITY:	DISTRICT:	PUBLIC:
Linda Parks, Chair John Zaragoza <i>Alternate:</i> Steve Bennett	Carl Morehouse Janice Parvin <i>Alternate:</i> Carol Smith	Bruce Dandy Vacant <i>Alternate:</i> Elaine Freeman	Linda Ford-McCaffrey, Vice Chair <i>Alternate:</i> Lou Cunningham
Executive Officer Kai Luoma, AICP	Analyst Andrea Ozdy	Office Mgr/Clerk Debbie Schubert	Legal Counsel Michael Walker

- Camarillo Sanitary District
Sphere expansion to align the District sphere in two locations with the Camarillo City Urban Restriction Boundary (CURB)
- Meiners Oaks Water District
Sphere expansion to correct mapping errors, including restoring the sphere boundary to contain water well facilities and land owned by the District
- Montalvo Community Services District
Sphere expansion to reflect District service areas outside the sphere

In 2009, the Commission again reviewed the spheres of influence for the six subject districts. At that time, LAFCo staff and staff from the districts did not identify the need for any further changes to the spheres of influence for these districts, and therefore the Commission reviewed the spheres and determined that no updates were warranted.

Discussion:

In August 2014, LAFCo staff consulted with the staffs of the subject districts to discuss whether they have experienced any changes to their service needs since LAFCo’s 2009 sphere review, and to determine if they anticipate any service changes that would warrant adjustment of the sphere boundaries. Based on LAFCo staff’s comprehensive review of the existing boundaries and spheres, the existing sphere boundaries appear to accurately reflect the current and anticipated service areas for the subject districts over the next five years. Therefore, it is recommended that the Commission review, but not update, the subject spheres of influence.

LAFCo law requires that a MSR be conducted prior to, or in conjunction with, any sphere of influence update [Govt. Code §56430(a)]. If the Commission determines that no sphere updates are necessary for the subject districts, the preparation of MSRs will not be required.

California Environmental Quality Act (CEQA)

A project is defined in CEQA Guidelines § 21065, in part, as “an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” A sphere of influence review is not considered to be a project subject to CEQA because it involves only a confirmation of an existing sphere boundary, without any changes to the potential service area of a district. Therefore, if the Commission determines that no updates to the subject spheres of influence are necessary, no environmental documents are required to be prepared.

Notice of Public Hearing

This matter has been noticed as a public hearing pursuant to Government Code § 56427. Additionally, all affected agencies have been notified of the public hearing.

Analysis

The following discussion includes details about each of the subject districts and the explanations for leaving the subject spheres of influence boundaries in their current configurations.

Camarillo Sanitary District

District Information

The Camarillo Sanitary District is a dependent special district formed in 1955 that provides (1) wastewater collection and treatment service and (2) industrial waste pretreatment service to a service area located within and surrounding the City of Camarillo. The Camarillo City Council is the governing body of the District. The sphere of influence for the District is generally aligned with the sphere of the City of Camarillo (see Attachment 1), except that it: (1) excludes areas within the City limits and City sphere that are generally both east of Calleguas Creek and north of Highway 101 (the Camrosa Water District provides sanitary sewer service to areas within the City of Camarillo's sphere of influence and city limits that are not served by the Camarillo Sanitary District), and (2) includes a few agricultural properties that are east of Calleguas Creek, and west and north of the Camarillo Airport. As noted above, in 2004, the Commission expanded the sphere in two locations to align the District sphere with the Camarillo CURB to include those agricultural properties. The areas that are outside the District boundaries, but within its sphere, are either already being served by the District or are contemplated by the City for urban development. The District sphere of influence covers approximately 12,104 acres (about 19 square miles) (see Attachment 2).

Sphere of Influence Review

Based on information provided by the City of Camarillo staff, the existing sphere of influence boundary continues to reflect the current and probable service area. Therefore, no changes to the sphere of influence for the Camarillo Sanitary District are recommended.

Camrosa Water District

District Information

The Camrosa Water District is an independent special district formed in 1962 that provides potable and non-potable water (irrigation water and recycled water) to the eastern part of the City of Camarillo, California State University Channel Islands, the Tierra Rejada Valley, and the Santa Rosa Valley. In addition, the District provides sanitary sewer collection and treatment services to some areas within its service area. The District obtains the majority of its water from the State Water Project, which is supplied through the Calleguas Municipal Water District (CMWD) as the Metropolitan Water District's local member agency. The remainder of the District's water supply is pumped from local wells. A 5-member Board of Directors is the governing body of the Camrosa Water District. The District's sphere of influence covers approximately 19,300 acres (about 30 square miles), and its boundary is coterminous with its sphere of influence boundary (see Attachment 3).

Sphere of Influence Review

There have been no changes to the District's service area that would require a change to the sphere of influence boundary and no such changes are anticipated in the near future. Therefore, no changes to the sphere of influence for the Camrosa Water District are recommended.

Meiners Oaks Water District

District Information

The Meiners Oaks Water District is an independent special district formed in 1948 that provides potable water to the unincorporated community of Meiners Oaks. The District operates five wells and serves properties in the Meiners Oaks community, immediately west of the City of Ojai city limits. As noted above, the sphere was modified in 2004 to correct mapping errors and restore the sphere boundary to contain well facilities and land owned by the District. A 5-member Board of Directors is the governing body of the Meiners Oaks Water District. The District sphere of influence covers approximately 1,393 acres (about two square miles) (see Attachment 4).

Sphere of Influence Review

Based on information provided by District staff, the existing sphere of influence boundary continues to reflect the current and probable service area. Therefore, no changes to the sphere of influence for the Meiners Oaks Water District are recommended.

Montalvo Community Services District

District Information

The Montalvo Community Services District is an independent district that was formed in 1955 (known at that time as the Montalvo Municipal Improvement District) to provide wastewater collection and treatment service to then-unincorporated areas in the vicinity of the City of Ventura. Today, the District provides wastewater collection and treatment service for much of the community of Montalvo, as well as treatment services for portions of the Ventura Auto Center along Highway 101 between Victoria Avenue and Johnson Drive. The District's sphere of influence is within the City of Ventura's sphere of influence and city limits, except for a 33-acre area located immediately east of the Buenaventura Golf Course that contains the District's wastewater treatment plant and a portion of the Santa Clara River (see Attachment 5).

Earlier in 2014, the Ventura City Council approved a City-initiated project for the realignment of Olivas Park Drive and the construction of a new levee/floodwall along the Santa Clara River. The realignment would extend the roadway eastward through a property that currently is occupied by the District's wastewater treatment facility, and would result in the closure of the facility. Because the areas served by the District are now within the City, the City plans to replace the District as the wastewater treatment provider for the Montalvo area. The District would continue to operate and maintain its wastewater collection infrastructure within its current service area. As part of the City's anticipated request to LAFCo for the annexation of the land involved in the road realignment and levee/floodwall, LAFCo will have the opportunity to make any necessary changes to the District's sphere.

As noted above, the District currently provides wastewater treatment service to properties outside its boundaries and sphere of influence (i.e., the Ventura Auto Center). The City, however, owns and operates the wastewater collection infrastructure in this area. According to information available in the 2009 sphere review, this area is being served under an agreement with the City of Ventura that was in place prior to the requirement for LAFCo to approve such agreements. When the City assumes wastewater treatment service from the District, the District will no longer provide any services in this area and, thus, all areas served by the District will be contained within its existing sphere of influence.

A 5-member Board of Directors is the governing body of the Montalvo Community Services District. The District sphere of influence covers approximately 355 acres (about ½ square mile) (see Attachment 6).

Sphere of Influence Review

Based on information provided by District staff, the existing sphere of influence boundary continues to reflect the current and probable service area. Therefore, no changes to the sphere of influence for the Montalvo Community Services District are recommended.

Saticoy Sanitary District

District Information

The Saticoy Sanitary District is an independent special district formed in 1941 that provides wastewater collection and treatment to the unincorporated community of Saticoy, east of and adjacent to the City of Ventura. The Ventura Regional Sanitation District (VRSD) provides staffing and administrative services to the District by contract. A 5-member Board of Directors is the governing body of the Saticoy Sanitary District. The District’s sphere of influence is approximately 239 acres, and its boundary is coterminous with its sphere of influence boundary (see Attachment 7).

Sphere of Influence Review

Based on information provided by Saticoy Sanitary District staff, the existing sphere of influence boundary continues to reflect the District’s current and probable service area. Therefore, no changes to the sphere of influence for Saticoy Sanitary District are recommended.

Triunfo Sanitation District

District Information

The Triunfo Sanitation District is an independent special district formed in 1963 that provides wastewater collection and pumping of reclaimed water to approximately 50 square miles in the southeastern portion of the County, including the unincorporated communities of Bell Canyon, Oak Park, and Lake Sherwood, and a portion of the Westlake area in the City of Thousand Oaks. Additionally, the District purchases potable water from and sells reclaimed water to the CMWD, and provides potable, retail water to the unincorporated community of Oak Park. The VRSD provides staffing and administrative services to the District by contract. Services are also provided through agreements and contracts with other agencies, such as through a Joint Powers Agreement with the Las Virgenes Municipal Water District in Los Angeles County for wastewater treatment and reclaimed water service.

When the sphere of influence was first adopted in 1981, the District proposed, and LAFCo approved, a sphere that included only areas within the District that were planned

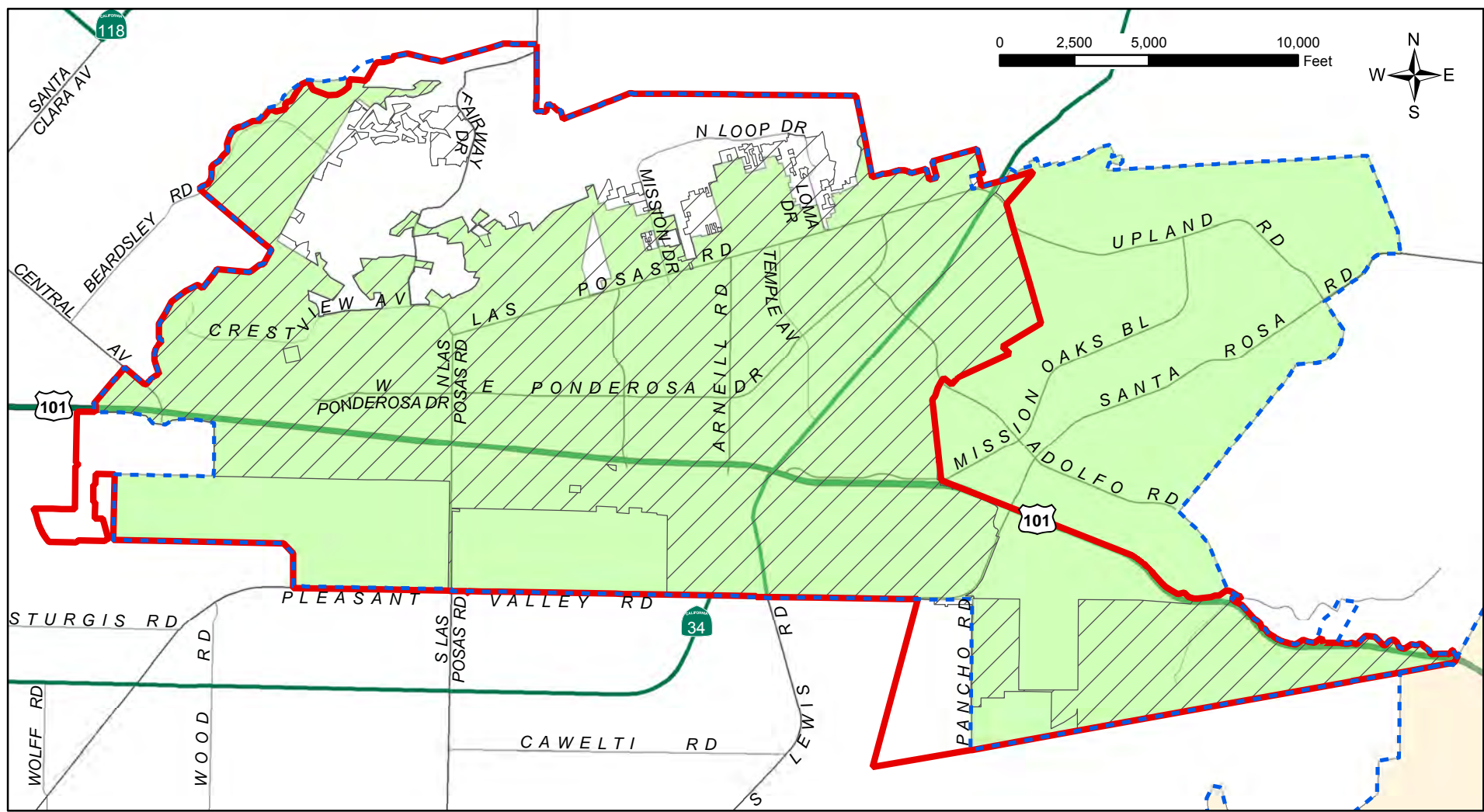
for urban development. Except for some minor amendments, the District's sphere has remained unchanged since 1981. A 5-member Board of Directors is the governing body of the Triunfo Sanitation District. The District's service area covers approximately 23,599 acres, however the sphere of influence covers only approximately 13,039 acres (approximately 20 square miles) (see Attachment 8). The service area includes about 10,000 acres that consist of Chesebro/Palo Comado Canyon within the Santa Monica Mountains National Recreation Area.






Sphere of Influence Review

There have been no changes to the Triunfo Sanitation District's service area that would require changes to the sphere of influence boundary, and no changes are anticipated in the near future. Therefore, no changes to the sphere of influence for the Triunfo Sanitation District are recommended.

Attachments:

1. City of Camarillo and Camarillo Sanitary District Map
2. Camarillo Sanitary District Sphere of Influence Map
3. Camrosa Water District Sphere of Influence Map
4. Meiners Oaks Water District Sphere of Influence Map
5. City of Buenaventura and Montalvo Community Services District Map
6. Montalvo Community Services District Sphere of Influence Map
7. Saticoy Sanitary District Sphere of Influence Map
8. Triunfo Sanitation District Sphere of Influence Map



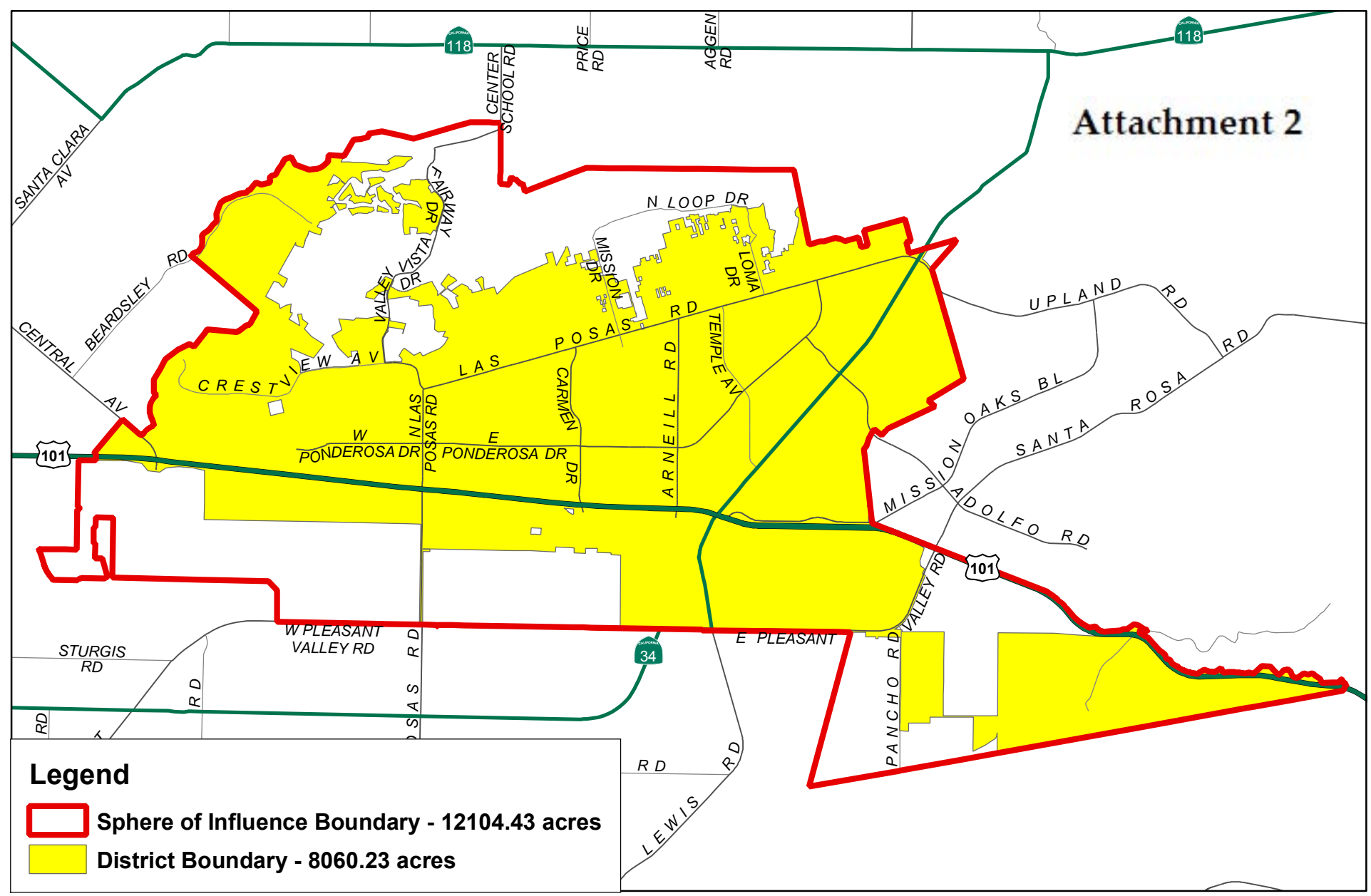
-  Camarillo Sanitary District - District Boundary
-  Camarillo Sanitary District - Sphere of Influence Boundary
-  City of Camarillo
-  City of Thousand Oaks
-  City Sphere of Influence

Camarillo Sanitary District with City of Camarillo Overlay

Attachment 1



Attachment 2

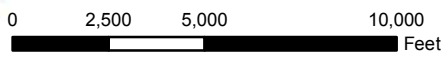


Camarillo Sanitary District Current as of October 16, 2013

Prepared by County of Ventura - Information Systems Department - GIS Division
State Plane Coordinate System California Zone V - NAD 27

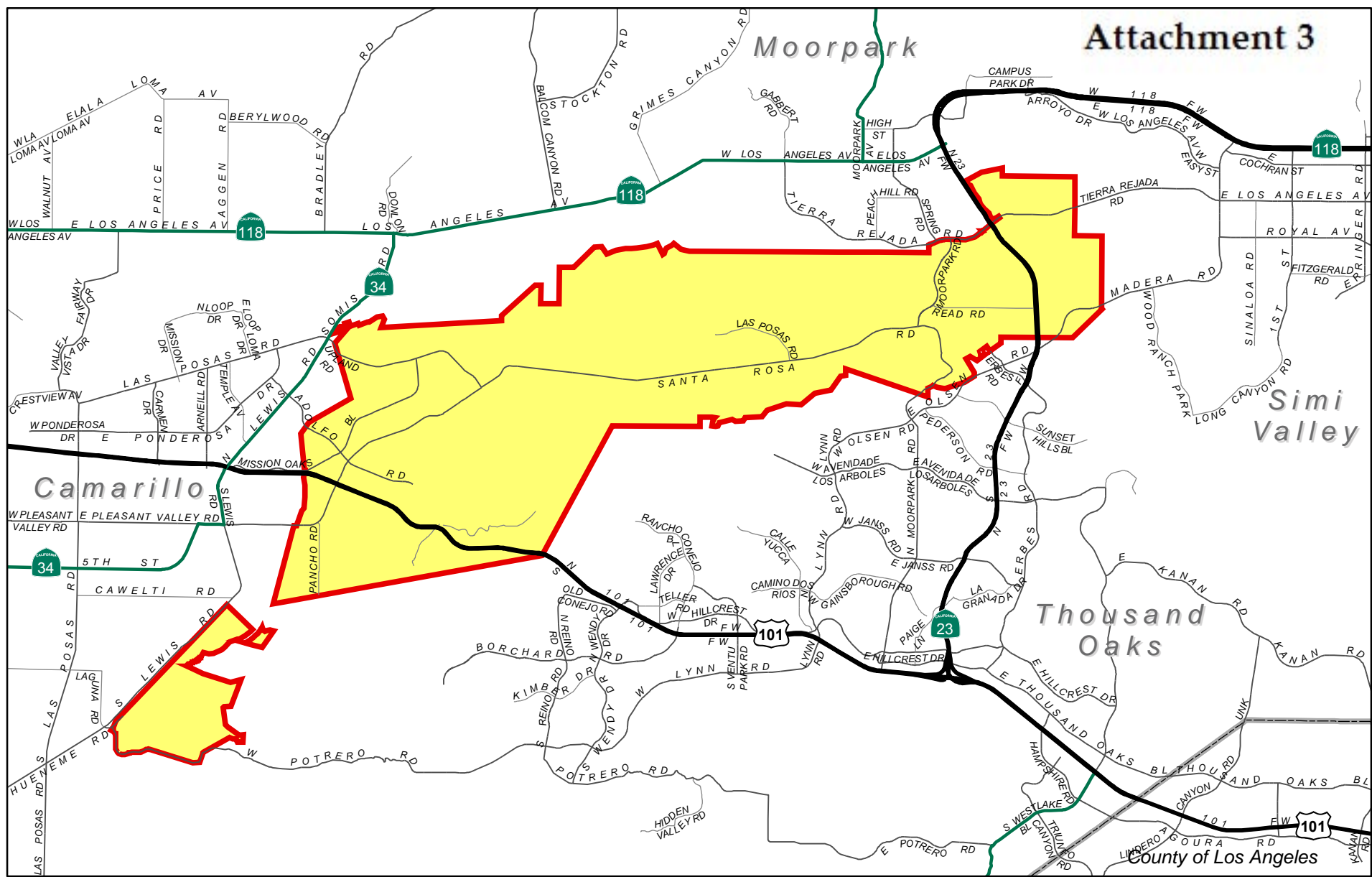
This map was compiled from records and computations

Published **75** April, 2014



Copyright 2014 County of Ventura. Design, maps, index and text of this map are copyrighted. It is unlawful to copy or reproduce, either in digital or paper form, any part thereof for personal use or resale.

WARNING: The information contained hereon was created by the Ventura County Geographic Information System (GIS), which is designed and operated solely for the convenience of the County and related contract entities. The County does not warrant the accuracy of this information, and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



Camrosa Water District

Sphere of Influence

As Reviewed by the Ventura LAFCO - March 18, 2009



Prepared by County of Ventura - Information Systems Department - GIS Division

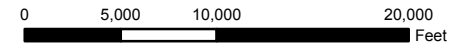
State Plane Coordinate System California Zone V - NAD 27

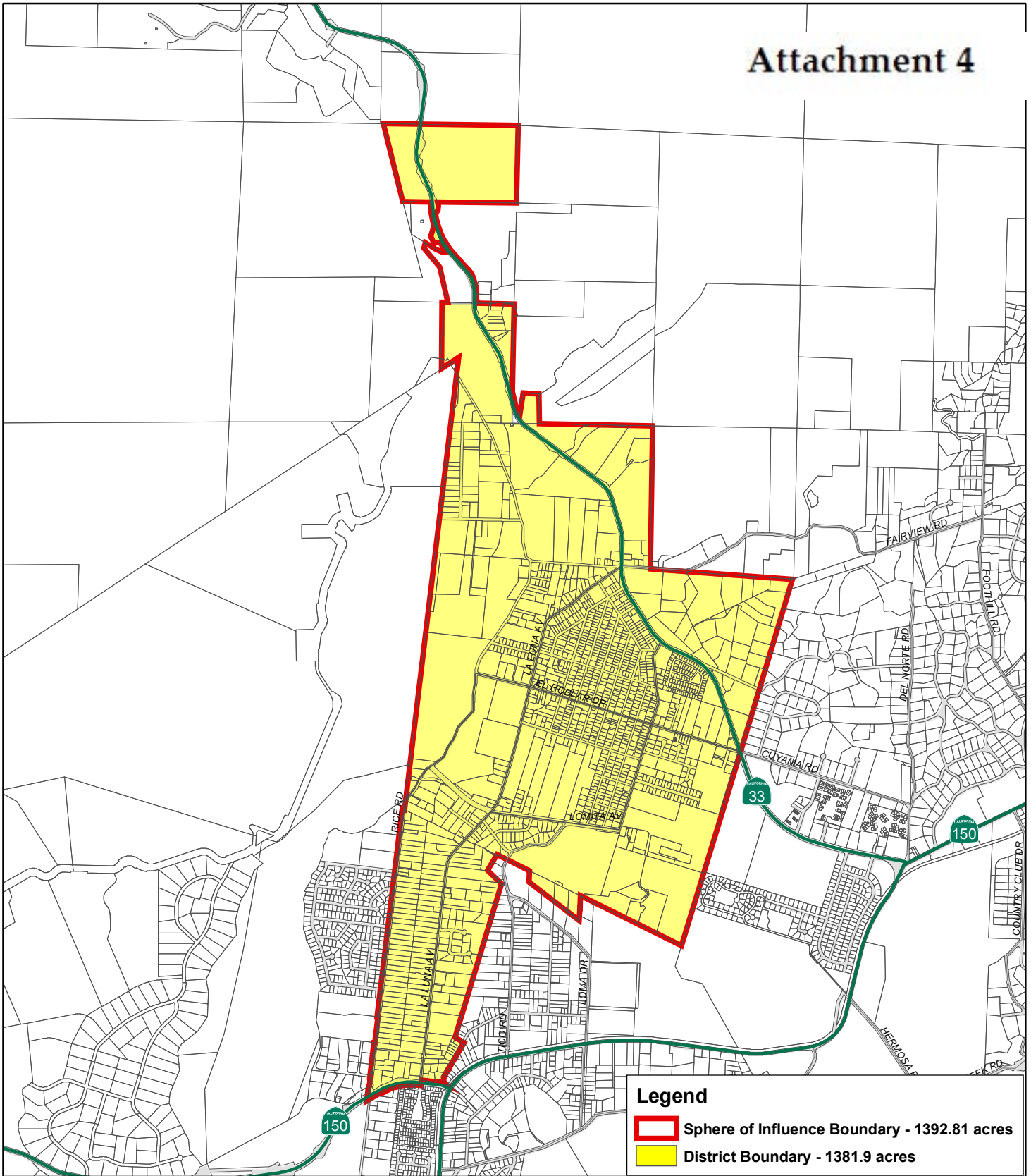
This map was compiled from records and computations

Published: January, 2010

Legend

-  Sphere of Influence Boundary
19,300 acres
-  District Boundary
19,300 acres





Legend

- Sphere of Influence Boundary - 1392.81 acres
- District Boundary - 1381.9 acres

Meiners Oaks Water District

Sphere of Influence

As Reviewed by the Ventura LAFCO - January 21, 2009

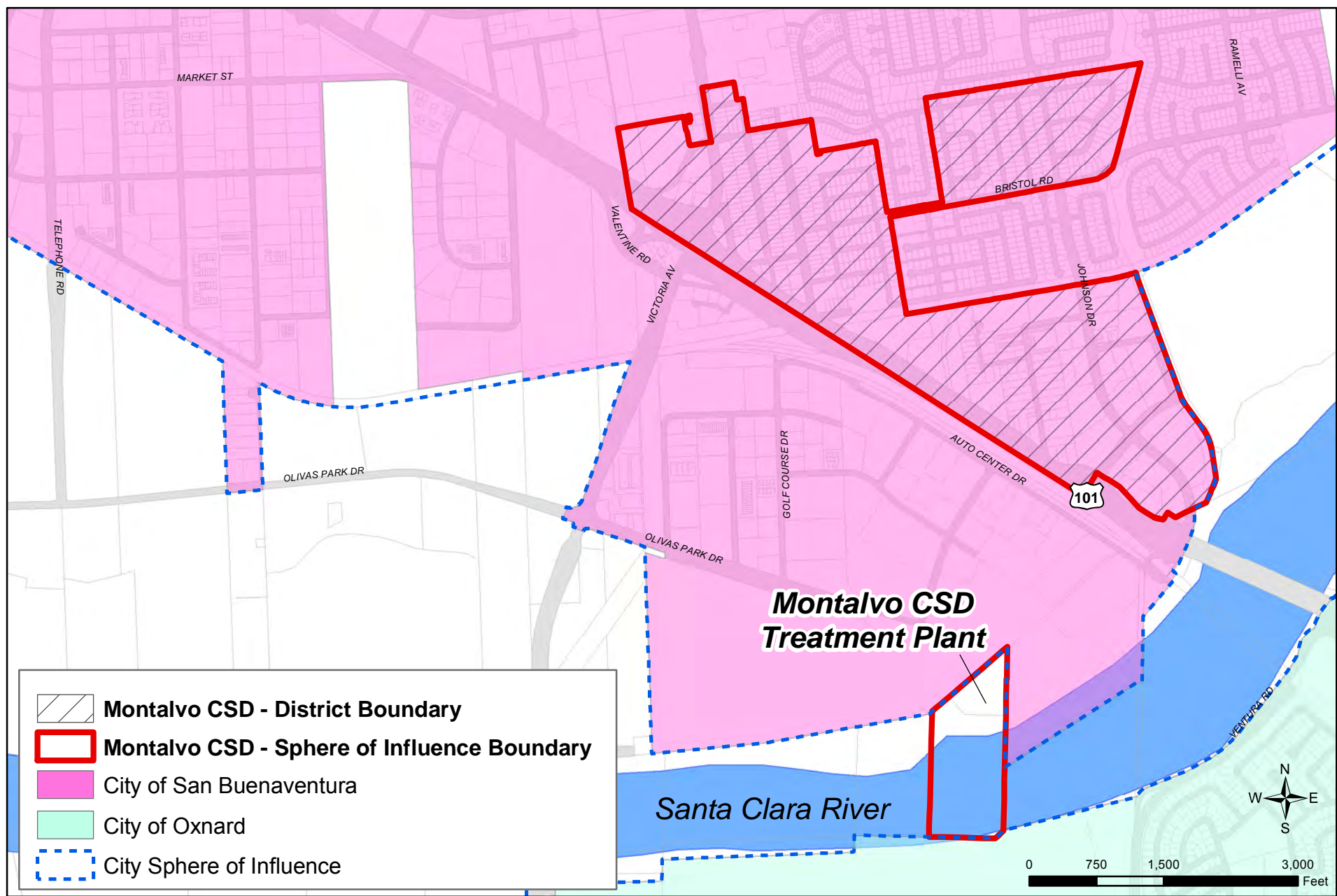
Prepared by County of Ventura - Information Systems Department - GIS Division

State Plane Coordinate System California Zone V - NAD 27

This map was compiled from records and computations



0 1,250 2,500 5,000 Feet

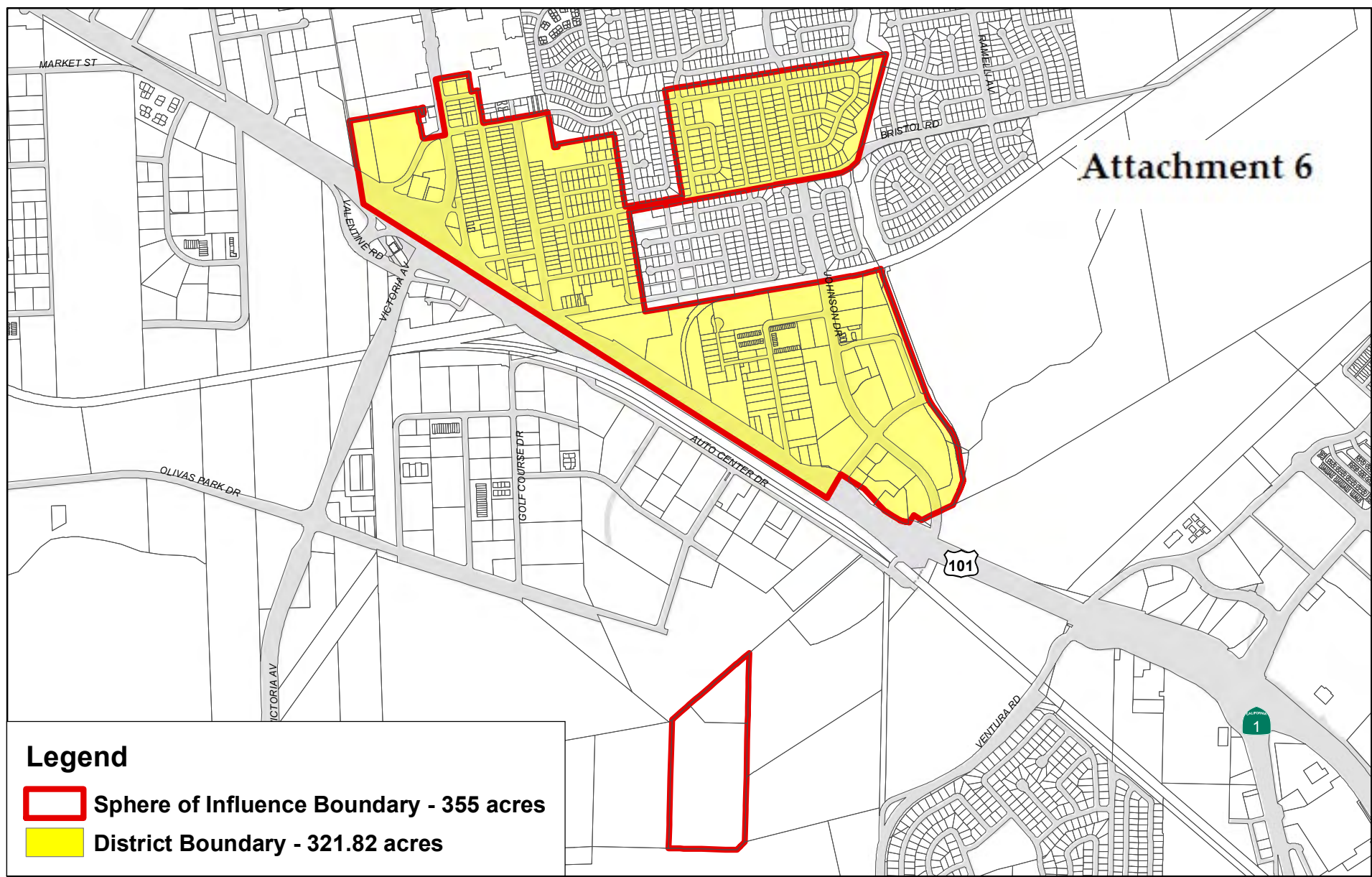


**Montalvo CSD
Treatment Plant**



**Montalvo Community Services District (CSD)
with City of San Buenaventura Overlay**

Attachment 5





Legend

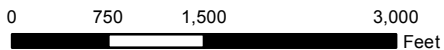
-  Sphere of Influence Boundary - 355 acres
-  District Boundary - 321.82 acres

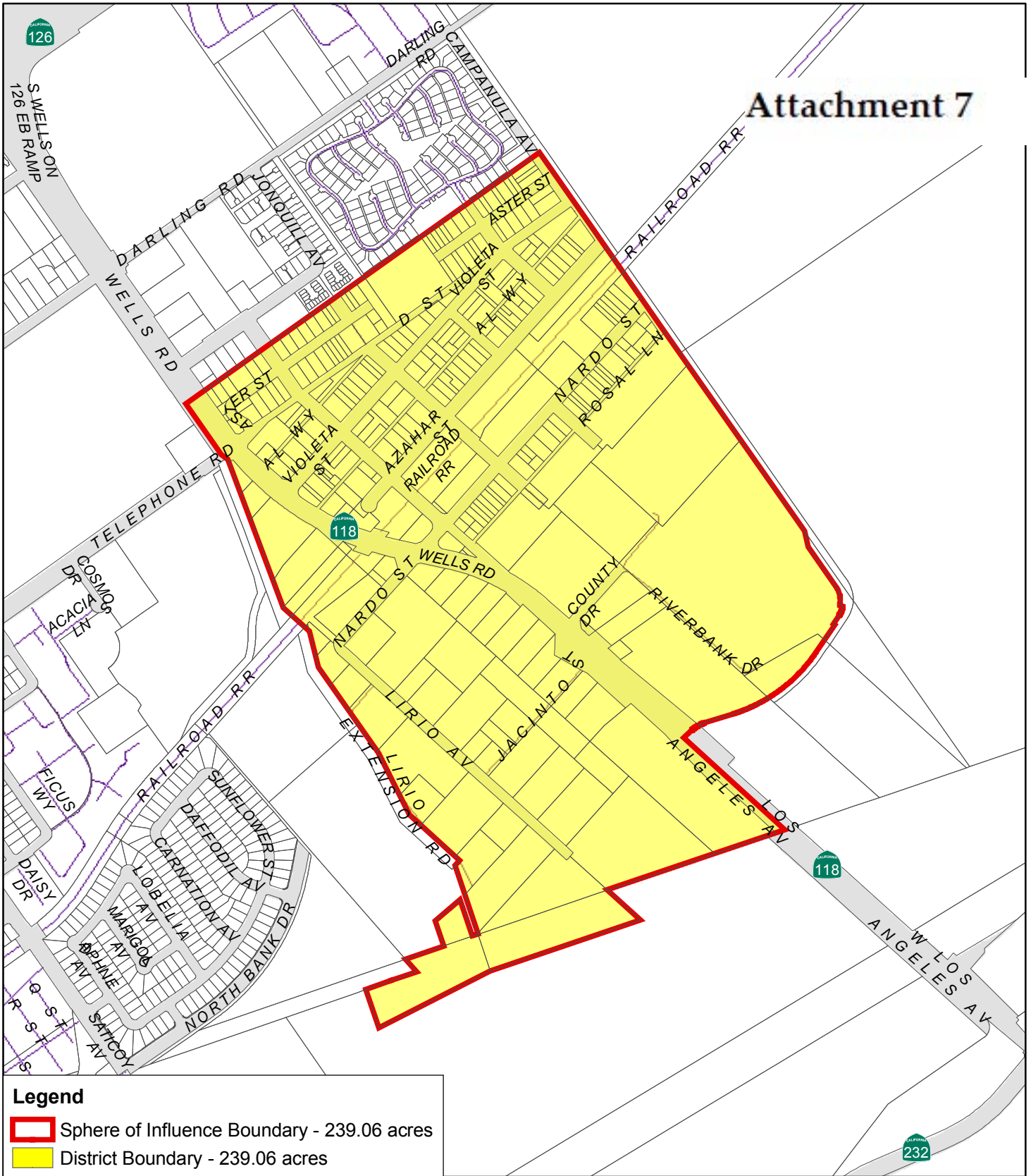
Montalvo Community Services District
Sphere of Influence
As Adopted by the Ventura LAFCO - November 16, 2011

Prepared by County of Ventura - IT Services Department - GIS Services
 State Plane Coordinate System California Zone V - NAD 27

This map was compiled from records and computations

WARNING: The information contained herein was created by the Ventura County Geographic Information System (GIS), which is designed and operated solely for the convenience of the County and related contract entities. The County does not warrant the accuracy of this information, and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





Legend

- Sphere of Influence Boundary - 239.06 acres
- District Boundary - 239.06 acres

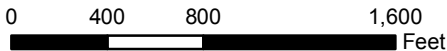


Saticoy Sanitary District
Sphere of Influence

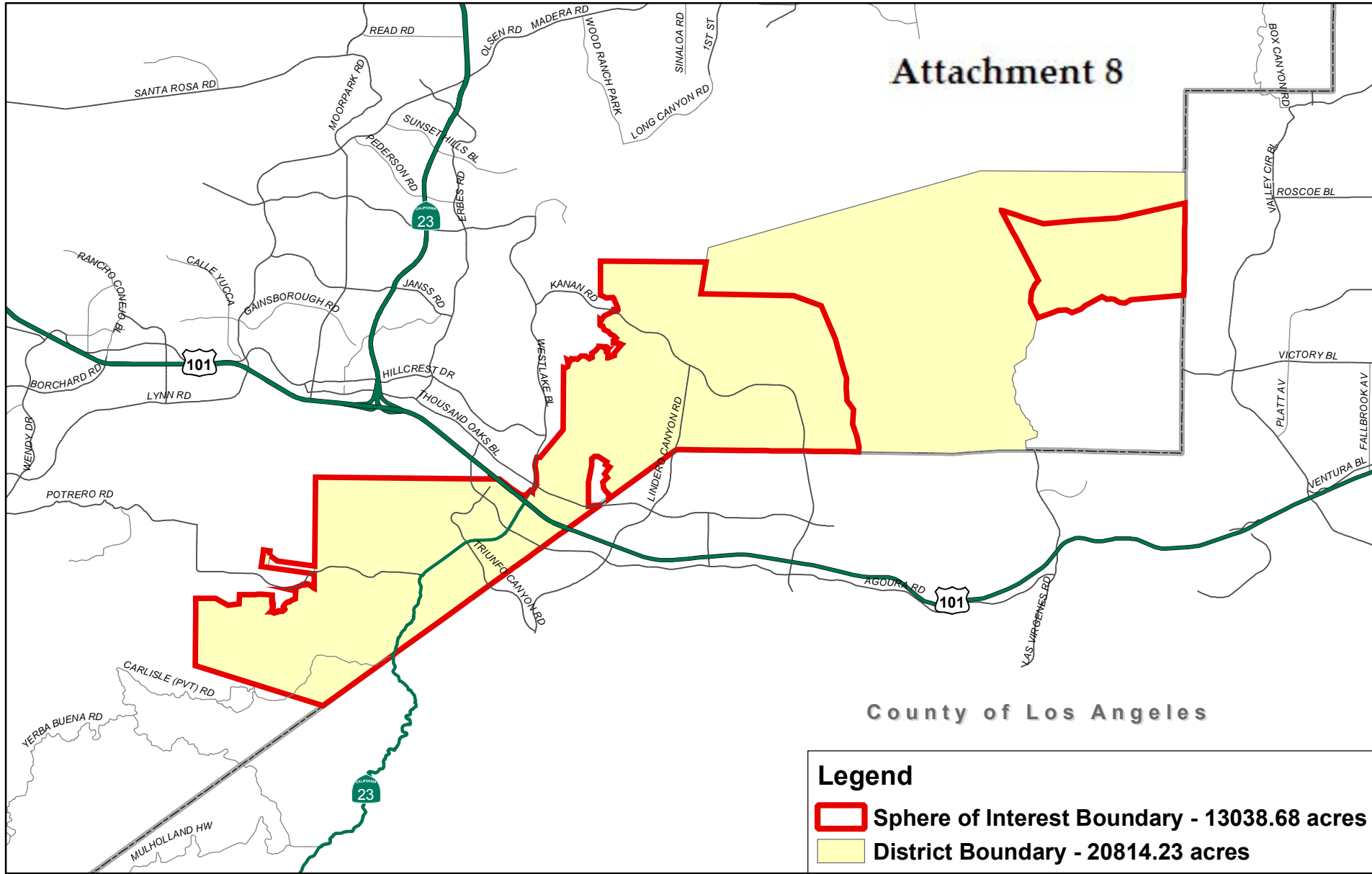
As Reviewed by the Ventura LAFCO - January 21, 2009
Prepared by County of Ventura - Information Systems Department - GIS Services
State Plane Coordinate System California Zone V - NAD 27

This map was compiled from records and computations

Published: October, 2009





Attachment 8



County of Los Angeles

Legend

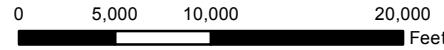
-  Sphere of Interest Boundary - 13038.68 acres
-  District Boundary - 20814.23 acres

Triunfo Sanitation District Sphere of Influence As Reviewed by the Ventura LAFCO - January 21, 2009

Prepared by County of Ventura - Information Systems Department - GIS Division
State Plane Coordinate System California Zone V - NAD 27

This map was compiled from records and computations

Published: May, 2012



Copyright 2012 County of Ventura. Design, maps, index and text of this map are copyrighted. It is unlawful to copy or reproduce, either in digital or paper form, any part thereof for personal use or resale.

WARNING: The information contained hereon was created by the Ventura County Geographic Information System (GIS), which is designed and operated solely for the convenience of the County and related contract entities. The County does not warrant the accuracy of this information, and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



VENTURA LOCAL AGENCY FORMATION COMMISSION

STAFF REPORT

Meeting Date: September 17, 2014

Agenda Item 12

TO: LAFCo Commissioners

FROM: Kai Luoma, Executive Officer

SUBJECT: Presentation by the Oxnard School District on School Siting

RECOMMENDATION:

Receive presentation.

DISCUSSION:

The Oxnard School District will give a presentation on site options for future schools in the Oxnard area.

COMMISSIONERS AND STAFF

COUNTY:
Linda Parks, Chair
John Zaragoza
Alternate:
Steve Bennett

CITY:
Carl Morehouse
Janice Parvin
Alternate:
Carol Smith

DISTRICT:
Bruce Dandy
Vacant
Alternate:
Elaine Freeman

PUBLIC:
Linda Ford-McCaffrey, Vice Chair
Alternate:
Lou Cunningham

Executive Officer
Kai Luoma, AICP

Analyst
Andrea Ozdy

Office Mgr/Clerk
Debbie Schubert

Legal Counsel
Michael Walker




VENTURA LOCAL AGENCY FORMATION COMMISSION
STAFF REPORT

Meeting Date: September 17, 2014

Agenda Item 13

TO: LAFCo Commissioners

FROM: Kai Luoma, Executive Officer 

SUBJECT: CALAFCO Board of Directors Election – Voting Delegates

RECOMMENDATION:

Designate a voting delegate and an alternate voting delegate for the 2014 CALAFCO Board of Directors election.

DISCUSSION:

Each year at the annual CALAFCO Conference a business meeting is held that includes elections for the CALAFCO Board of Directors. Each member LAFCo is eligible to vote through a pre-designated voting delegate. In addition, an alternate voting delegate is selected in the event that the voting delegate becomes unavailable. Typically the Commission Chair serves as the voting delegate and the Vice Chair as the alternate voting delegate.

COMMISSIONERS AND STAFF

COUNTY:
Linda Parks, Chair
John Zaragoza
Alternate:
Steve Bennett

CITY:
Carl Morehouse
Janice Parvin
Alternate:
Carol Smith

DISTRICT:
Bruce Dandy
Vacant
Alternate:
Elaine Freeman

PUBLIC:
Linda Ford-McCaffrey, Vice Chair
Alternate:
Lou Cunningham

Executive Officer
Kai Luoma, AICP

Analyst
Andrea Ozdy

Office Mgr/Clerk
Debbie Schubert


Legal Counsel
Michael Walker



VENTURA LOCAL AGENCY FORMATION COMMISSION
STAFF REPORT

Meeting Date: September 17, 2014

Agenda Item 14

TO: LAFCo Commissioners
FROM: Kai Luoma, AICP, Executive Officer 
SUBJECT: Closed Session – Public Employee Performance Evaluation

Pursuant to Government Code Section 54957, a closed session will be held to consider a performance evaluation for the LAFCo Executive Officer.

COMMISSIONERS AND STAFF

COUNTY:
Linda Parks, Chair
John Zaragoza
Alternate:
Steve Bennett

CITY:
Carl Morehouse
Janice Parvin
Alternate:
Carol Smith

DISTRICT:
Bruce Dandy
Vacant
Alternate:
Elaine Freeman

PUBLIC:
Linda Ford-McCaffrey, Vice Chair
Alternate:
Lou Cunningham

Executive Officer:
Kai Luoma, AICP

Analyst
Andrea Ozdy

Office Mgr/Clerk
Debbie Schubert


Legal Counsel
Michael Walker



VENTURA LOCAL AGENCY FORMATION COMMISSION
STAFF REPORT

Meeting Date: September 17, 2014

Agenda Item 15

TO: LAFCo Commissioners
FROM: Kai Luoma, AICP, Executive Officer 
SUBJECT: Compensation of the Executive Officer

Consideration of granting a merit increase for the LAFCo Executive Officer. (*Materials will be available at the meeting*)

COMMISSIONERS AND STAFF

COUNTY:
Linda Parks, Chair
John Zaragoza
Alternate:
Steve Bennett

CITY:
Carl Morehouse
Janice Parvin
Alternate:
Carol Smith

DISTRICT:
Bruce Dandy
Vacant
Alternate:
Elaine Freeman

PUBLIC:
Linda Ford-McCaffrey, Vice Chair
Alternate:
Lou Cunningham

Executive Officer:
Kai Luoma, AICP

Analyst
Andrea Ozdy

Office Mgr/Clerk
Debbie Schubert

Legal Counsel
Michael Walker



VENTURA LOCAL AGENCY FORMATION COMMISSION
STAFF REPORT

Meeting Date: September 17, 2014

Agenda Item 16

TO: LAFCo Commissioners

FROM: Kai Luoma, AICP, Executive Officer 

SUBJECT: Cancellation of the October 15, 2014 Regular Meeting

RECOMMENDATION:

Cancel the October 15, 2014 regular LAFCo 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:

Due to the fact that there is only one pending application tentatively scheduled for Commission consideration at the October meeting, staff is recommending that the Commission cancel the October meeting. The next scheduled meeting would occur on November 19, 2014.

In addition, the October meeting is scheduled to occur on the same day that the CALAFCO Annual Conference begins. The meeting would conflict with Commissioner/staff travel times to the conference as well as with the conference activities/sessions scheduled for that morning.

COMMISSIONERS AND STAFF

COUNTY:
Linda Parks, Chair
John Zaragoza
Alternate:
Steve Bennett

CITY:
Carl Morehouse
Janice Parvin
Alternate:
Carol Smith

DISTRICT:
Bruce Dandy
Vacant
Alternate:
Elaine Freeman

PUBLIC:
Linda Ford-McCaffrey, Vice Chair
Alternate:
Lou Cunningham

Executive Officer:
Kai Luoma, AICP

Analyst
Andrea Ozdy

Office Mgr/Clerk
Debbie Schubert

Legal Counsel
Michael Walker