



VENTURA LOCAL AGENCY FORMATION COMMISSION

MEETING AGENDA

Wednesday July 18, 2012

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. Commission Presentations and Announcements

PUBLIC COMMENTS

5. 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: Kathy Long Linda Parks <i>Alternate:</i> Steve Bennett	CITY: Carl Morehouse Janice Parvin, Chair <i>Alternate:</i> Carol Smith	DISTRICT: Elaine Freeman Gail Pringle, Vice Chair <i>Alternate:</i> Bruce Dandy	PUBLIC: Lou Cunningham <i>Alternate:</i> Linda Ford-McCaffrey
Executive Officer: Kim Uhlich	Dep. Exec. Officer Kai Luoma	Office Mgr/Clerk Debbie Schubert	Legal Counsel Michael Walker

CONSENT ITEMS

- 6. Minutes of the Ventura LAFCo May 16, 2012 Regular Meeting
- 7. Budget to Actual Report: April and May 2012

RECOMMENDED ACTION: Approval Item 6
 Receive and File Item 7

TIME CERTAIN ITEMS

9:30 AM - CLOSED SESSION

- 8. 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

PUBLIC HEARING ITEMS

- 9. LAFCo 12-06 City of San Buenaventura Reorganization – Montalvo Islands
 To annex nine islands totaling 255 Assessor parcels, which consist primarily of residential development, and portions of various rights of way to the City of San Buenaventura and the Ventura Port District. The same territory is to be detached from the Ventura County Resource Conservation District, the Ventura County Fire Protection District and County Service Area Nos.14 and 32.

RECOMMENDED ACTION: Approval

ACTION ITEMS

- 10. LAFCo 12-08 Ventura County Waterworks District No. 1 Annexation – Moorpark West Studios
 A proposal to annex a vacant parcel to Ventura County Waterworks District No. 1 to allow the district to provide potable water and sanitary sewer service to a movie/television studio development approved by the City of Moorpark.

RECOMMENDED ACTION: Approval

- 11. Extension of Time to Complete Reorganization Proceedings for LAFCo 11-04 City of Oxnard Reorganization/Calleguas Municipal Water District Annexation – Crossroads (Parcels A & B)
 Consider whether to adopt Resolution LAFCo 11-04-A1 to authorize an extension of time to complete proceedings for LAFCo 11-04 City of Oxnard Reorganization/ Calleguas Municipal Water District Annexation – Crossroads (Parcels A and B) from July 20, 2012 to January 20, 2013.

RECOMMENDED ACTION: Approval

12. Proposed High School Adjacent to the Camarillo Library on Las Posas Road – Status Update

Receive information and discuss the status of a proposal by the Oxnard Union High School District to construct a 700 student academy high school on a site located outside of the current boundary of the City of Camarillo.

RECOMMENDED ACTION: Receive information and provide direction as appropriate

13. Review of LAFCo Conflict of Interest Code

Review the LAFCo Conflict of Interest Code and determine that no changes are necessary.

RECOMMENDED ACTION: Approval

14. CALAFCO Board of Directors Nominations

Authorize the Chair to submit nominations for the CALAFCO Board of Directors as may be approved by the Commission.

RECOMMENDED ACTION: Authorize the Chair to submit nominations

15. CALAFCO Achievement Award Nominations

Authorize staff to submit nominations for the 2012 CALAFCO Achievement Awards

RECOMMENDED ACTION: Authorize staff to submit nominations

16. Compensation of Executive Officer

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

EXECUTIVE OFFICER'S REPORT

Legislative update

Next meeting scheduled for September 19, 2012

COMMISSIONER COMMENTS

ADJOURNMENT

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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

STAFF REPORT

Meeting Date: July 18, 2012

Agenda Item 9

LAFCo CASE NAME & NO: LAFCo 12-06 City of San Buenaventura Reorganization – Montalvo Islands (Parcels A-I)

PROPOSAL: To annex 255 Assessor parcels and portions of various rights of way to the City of San Buenaventura and the Ventura Port District. The same territory is to be detached from the Ventura County Resource Conservation District, the Ventura County Fire Protection District and County Service Area Nos.14 and 32. The proposal will allow the City to extend a full range of municipal services to the territory, which consists primarily of residential development.

SIZE: Parcel A: Approximately 50.5 acres / 233 Assessor parcels
Parcel B: Approximately 0.5 acres / 1 Assessor parcel
Parcel C: Approximately 1 acre / 6 Assessor parcels
Parcel D: Approximately 0.9 acres / 5 Assessor parcels
Parcel E: Approximately 1.6 acres / 3 Assessor parcels
Parcel F: Approximately 0.4 acres / 2 Assessor parcels
Parcel G: Approximately 0.16 acres / 1 Assessor parcel
Parcel H: Approximately 1.1 acres / 3 Assessor parcels
Parcel I: Approximately 0.3 acres / 1 Assessor parcel

The total proposal area is approximately 56 acres in size. Parcels range in size from approximately 3,000 square feet to approximately 1.25 acres. The majority are residential parcels of 5,000-7,000 square feet.

LOCATION: Parcels A through H are generally located in the developed area northeast of the intersection of Victoria Avenue and State Route 101 and are completely surrounded by the City of San Buenaventura. Parcel I is located on Foothill Road north of Ventura College (see Attachments 1 and 2). The proposal area is within the City sphere of influence.

PROPONENTS: City of San Buenaventura by resolution. The City’s resolution initiating LAFCo proceedings requested that proceedings

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commence pursuant to Govt. Code § 56375.3 relating to unincorporated islands.

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

PARCEL INFORMATION: See Attachment 3 for a listing of the Assessor parcels included in the proposal.

RECOMMENDATION:

Adopt the attached resolution LAFCo 12-06 making determinations and approving the LAFCo 12-06 City of San Buenaventura Reorganization – Montalvo Islands

BACKGROUND

On October 19, 2011 the Commission approved LAFCo 11-06, a reorganization proposal submitted by the City of San Buenaventura to annex approximately 54 acres of vacant territory to allow for the development of the Parklands Specific Plan, which includes up to 499 residential units, approximately 25,000 square feet of commercial/retail space, and approximately 6,500 square feet of civic space. The Commission’s approval of the Parklands proposal was conditioned on the submittal of an application by the City to annex all remaining unincorporated islands, pursuant to Commissioner’s Handbook Section 3.2.3. The subject proposal under consideration by the Commission is intended to fulfill that condition.

COMMISSION PROCEEDINGS

Govt. Code § 56375 provides that the Commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory if the Commission finds that the proposal involves unincorporated islands meeting the requirements of § 56375.3. Govt. Code § 56375.3(a)(1) provides that LAFCo shall approve, after notice and hearing, the reorganization of a city, and waive protest proceedings entirely, if the following are true:

- (A) The change of organization or reorganization is initiated on or after January 1, 2000, and prior to January 1, 2014.*
- (B) The change of organization or reorganization is proposed by resolution adopted by the affected city.*
- (C) The Commission finds that the territory contained in the change of organization or reorganization proposal meets all of the requirements set forth in § 56375.3(b).*

Regarding subsection (A), the City submitted the application for LAFCo consideration of the proposal on April 19, 2012. Regarding subsection (B), the City adopted a resolution initiating reorganization proceedings on March 19, 2012. In regards to subsection (C), Government Code § 56375.3(b) provides six requirements which must be met, as determined by the Commission. Each is listed below followed by staff’s analysis:

1. *The territory does not exceed 150 acres in area, and that area constitutes the entire island.*

The entirety of the proposal area is approximately 56 acres in size.

2. *The territory constitutes an entire unincorporated island located within the limits of the city, or constitutes a reorganization containing a number of individual unincorporated islands.*

The proposal is a reorganization containing nine individual unincorporated islands.

3. *The territory is surrounded, or substantially surrounded, by the city to which annexation is proposed.*

Each of the nine unincorporated islands is entirely surrounded by the City.

4. *The territory is substantially developed or developing.*

Of the 255 parcels, 246 are developed with residential uses, primarily single-family, and generally range from 5,000 square feet to 7,000 square feet in size. The remaining 9 parcels are developed with commercial and light industrial uses, the largest of which is approximately 1.25 acres.

5. *The territory is not prime agricultural land.*

The proposal area is built out with urban uses and is not prime agricultural land.

6. *The territory will benefit from the reorganization or is receiving benefits from the annexing city.*

The territory will benefit from the increased level of services provided by the City, including emergency response, street maintenance, drainage, etc. In addition, the proposal area is currently receiving various benefits from the City, such as potable water service. It also benefits from mutual aid agreements between the County of Ventura and the City.

Wastewater collection and treatment services are currently provided to Parcels A-H by the Montalvo Community Services District. This service will not be affected as a result of the reorganization.

If the Commission finds that all six of the above described requirements are met and also finds that the subject proposal was initiated between January 1, 2000 and January 1, 2014, and it was proposed by resolution of the affected city, the Commission has no alternative but to approve the reorganization proposal and waive protest proceedings entirely.

With respect to the annexation of the territory to the Ventura Port District, the Harbors and Navigation Code provides that any territory annexed to the City of San Buenaventura is automatically annexed into the Port District, without any separate action by LAFCo. Accordingly, no separate analysis is required for the annexation to the Port District.

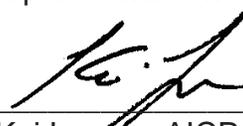
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Staff has determined that the proposal is categorically exempt from CEQA pursuant to Section 15319(a) [annexation of private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency, whichever is more restrictive, provided that the extension of utility services would have the capacity to serve only the existing facilities] of the CEQA Guidelines. As the purpose of the annexation is to extend City services to the parcels within the proposal area, each of which has been developed consistent with the existing zoning, staff believes that the proposal is exempt from CEQA. No additional utility service extensions are necessary in conjunction with the proposal.

ALTERNATIVE ACTIONS AVAILABLE:

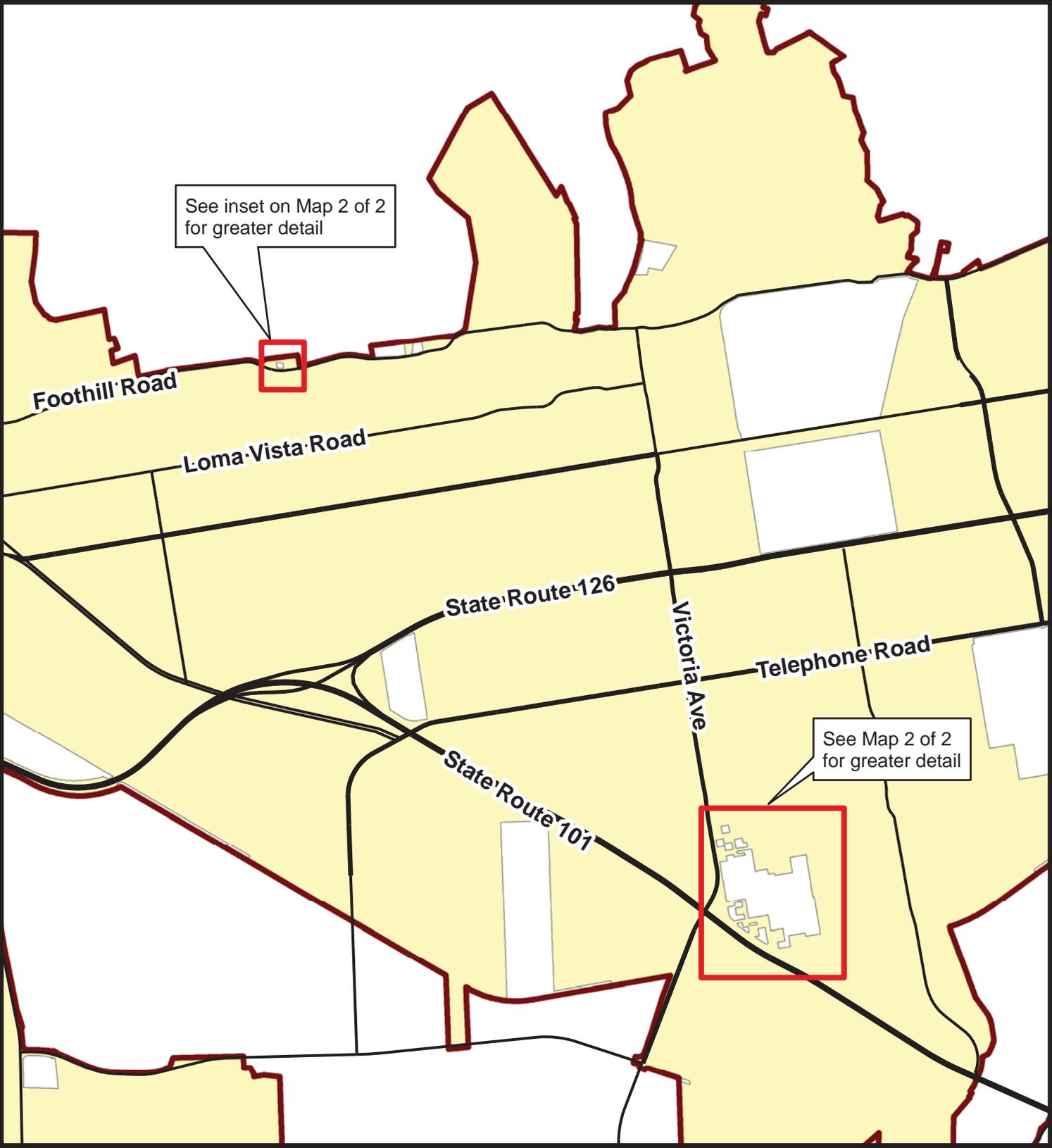
- A. If the Commission, following public testimony and review of the materials submitted, determines that further information is necessary, a motion to continue the annexation proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of the materials submitted, finds that any of the considerations listed in Govt. Code §56375.3(a)(1)(A), (B), or (C) are not true, the Commission may deny or modify the proposal, in which case a motion to deny or modify should include direction that the matter be continued to the next meeting and that staff prepare a new report consistent with the evidence submitted and the anticipated decision.

BY: _____


Kai Luoma, AICP
Deputy Executive Officer

- Attachments: (1) Vicinity Map
(2) Detail Map
(3) List of Assessor parcels and street addresses
(4) LAFCo 12-06 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.



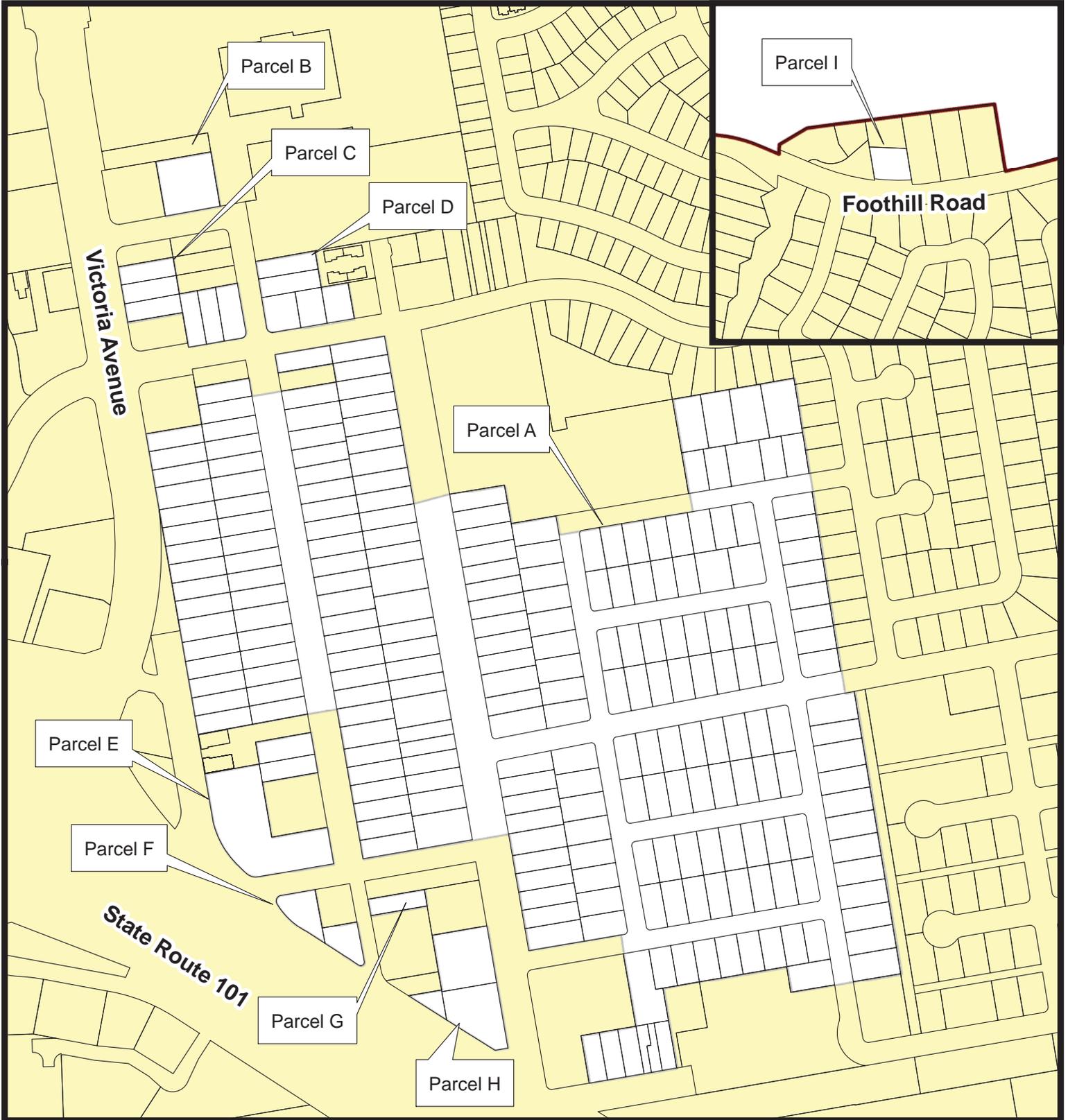
Legend

-  12-06 Proposal Area
-  City of San Buenaventura
-  City Sphere of Influence

LAFCo 12-06
 City of San Buenaventura Reorganization
 Montalvo Islands (Parcels A - I)
 Map 1 of 2



VENTURA LOCAL AGENCY
 FORMATION COMMISSION



LAFCo 12-06
 City of San Buenaventura Reorganization
 Montalvo Islands (Parcels A - I)
 Map 2 of 2



Legend

-  12-06 Proposal Area
-  City of San Buenaventura
-  City Sphere of Influence



VENTURA LOCAL AGENCY
 FORMATION COMMISSION

LAFCo 12-06
 City Of San Buenaventura Reorganization – Montalvo Islands (Parcels A-I)

<u>APN</u>	<u>Address</u>	<u>Street</u>					
Parcel A							
135007102	0 2021	ALAMEDA	AV	135007213	5 2177	GRAND	AV
135007103	5 2035	ALAMEDA	AV	135007214	0 2192	ALAMEDA	AV
135007104	0 2051	ALAMEDA	AV	135007215	0 2178	ALAMEDA	AV
135007105	0 2065	ALAMEDA	AV	135007216	0 2164	ALAMEDA	AV
135007106	0 2077	ALAMEDA	AV	135007217	0 2150	ALAMEDA	AV
135007107	0 2091	ALAMEDA	AV	135007218	0 2138	ALAMEDA	AV
135007108	5 2107	ALAMEDA	AV	135007219	5 2122	ALAMEDA	AV
135007109	5 2123	ALAMEDA	AV	135007220	5 2108	ALAMEDA	AV
135007110	5 2135	ALAMEDA	AV	135007221	0 2092	ALAMEDA	AV
135007111	5 2151	ALAMEDA	AV	135007222	5 2074	ALAMEDA	AV
135007112	0 2165	ALAMEDA	AV	135007223	0 2064	ALAMEDA	AV
135007113	5 2177	ALAMEDA	AV	135007224	5 2048	ALAMEDA	AV
135007114	0 2191	ALAMEDA	AV	135007225	0 2036	ALAMEDA	AV
135007115	0 2192	VICTORIA	AV	135007227	0 2008	ALAMEDA	AV
135007116	0 2178	VENTURA	AV	135007302	0 2157	JAMES	AV
135007117	5 2164	VICTORIA	AV	135007303	5 2177	JAMES	AV
135007118	5 2148	VICTORIA	AV	135007304	0 2178	GRAND	AV
135007119	0 2138	VICTORIA	AV	135007305	0 2168	GRAND	AV
135007120	5 2124	VICTORIA	AV	135007306	5 2154	GRAND	AV
135007121	0 2108	VICTORIA	AV	135007307	5 2142	GRAND	AV
135007122	5 2092	VICTORIA	AV	135007308	0 2130	GRAND	AV
135007123	5 2080	VICTORIA	AV	135008101	5 6315	BELL	ST
135007124	5 2064	VICTORIA	AV	135008102	0 6301	BELL	ST
135007125	5 2050	VICTORIA	AV	135008103	0 6295	BELL	ST
135007201	0 6082	MOON	DR	135008104	0 6279	BELL	ST
135007202	5 2021	GRAND	AV	135008108	0 6269	BELL	PL
135007203	5 2037	GRAND	AV	135008109	5 6275	BELL	PL
135007204	5 2051	GRAND	AV	135008110	5 6299	BELL	PL
135007205	5 2065	GRAND	AV	135008111	5 6311	BELL	PL
135007206	5 2077	GRAND	AV	135008112	5 6261	BELL	ST
135007207	0 2091	GRAND	AV	135008201	0 6285	CLARA	ST
135007208	0 2107	GRAND	AV	135008202	5 6271	CLARA	ST
135007209	5 2123	GRAND	AV	135008203	0 6257	CLARA	ST
135007210	5 2135	GRAND	AV	135008204	0 6245	CLARA	ST
135007211	0 2149	GRAND	AV	135008205	0 6233	CLARA	ST
135007212	0 2165	GRAND	AV	135008206	0 6221	CLARA	ST
135008209	5 6220	BELL	ST	135008207	0 6207	CLARA	ST
				135008208	5 2180	JAMES	AV

135008210	5	6232	BELL	ST	135014204	5	2251	GRAND	AV
135008211	5	6244	BELL	ST	135014205	0	2265	GRAND	AV
135008212	5	6256	BELL	ST	135014206	0	2277	GRAND	AV
135008213	5	6268	BELL	ST	135014208	5	2325	GRAND	AV
135008214	5	6280	BELL	ST	135014209	5	2341	GRAND	AV
135008215	0	6292	BELL	ST	135014210	0	2355	GRAND	AV
135008301	0	6291	BRISTOL	RD	135014211	5	2377	GRAND	AV
135008302	0	6275	BRISTOL	RD	135014212	5	6001	THIRD	ST
135008303	5	6271	BRISTOL	RD	135014214	0	2340	ALAMEDA	AV
135008304	5	6251	BRISTOL	RD	135014215	5	2322	ALAMEDA	AV
135008305	0	6239	BRISTOL	RD	135014216	0	2308	ALAMEDA	AV
135008306	5	6233	BRISTOL	RD	135014217	0	2288	ALAMEDA	AV
135008307	5	6221	BRISTOL	RD	135014218	5	2278	ALAMEDA	AV
135008308	5	2282	JAMES	AV	135014219	0	2264	ALAMEDA	AV
135008309	0	6206	CLARA	ST	135014220	0	2250	ALAMEDA	AV
135008310	0	6220	CLARA	ST	135014221	5	2238	ALAMEDA	AV
135008311	5	6232	CLARA	ST	135014222	0	2232	ALAMEDA	AV
135008312	5	6244	CLARA	ST	135014223	5	2208	ALAMEDA	AV
135008313	0	6256	CLARA	ST	135014224	5	2366	ALAMEDA	AV
135008314	5	6272	CLARA	ST	135014225	5	2350	ALAMEDA	AV
135008315	5	6278	CLARA		135014226	5	2313	GRAND	AV
135008316	0	2245	KATHERINE	AV	135014227	5	2313	GRAND	AV
135008401	5	6312	BELL	ST	135014301	0	2191	JAMES	AV
135008402	0	2182	KATHERINE	AV	135014302	5	2207	JAMES	AV
135008403	5	2210	KATHERINE	AV	135014303	5	2223	JAMES	AV
135008404	5	2222	KATHERINE	AV	135014304	0	2237	JAMES	AV
135008405	5	2232	KATHERINE	AV	135014305	5	2265	JAMES	AV
135008406	5	2264	KATHERINE	AV	135014306	0	2279	JAMES	AV
135008407	0	2270	KATHERINE	AV	135014307	0	6191	BRISTOL	RD
135008408	5	2288	KATHERINE	AV	135014308	5	6153	BRISTOL	RD
135014101	0	2205	ALAMEDA	AV	135014309	0	2278	GRAND	AV
135014102	0	2221	ALAMEDA	AV	135014310	5	2266	GRAND	AV
135014103	5	2235	ALAMEDA	AV	135014311	0	2250	GRAND	AV
135014104	5	2249	ALAMEDA	AV	135014312	5	2238	GRAND	AV
135014105	0	2263	ALAMEDA	AV	135014313	0	2222	GRAND	AV
135014111	0	2262	VICTORIA	AV	135014314	0	2208	GRAND	AV
135014112	5	2250	VICTORIA	AV	135014315	5	2192	GRAND	AV
135014113	5	2238	VICTORIA	AV	135019101	0	6170	BRISTOL	RD
135014114	5	2224	VICTORIA	AV	135019102	5	2353	JAMES	AV
135014115	0	2208	VICTORIA	AV	135019103	5	2381	JAMES	AV
135014201	5	2207	GRAND	AV	135019104	0	2395	JAMES	AV
135014202	5	2223	GRAND	AV	135019105	5	2401	JAMES	AV
135014203	0	2237-2235	GRAND	AV	135019106	5	2425	JAMES	AV

135019107	0	2451	JAMES	AV	135019316	0	6201	MONTALVO	DR
135019108	0	2475	JAMES	AV	135019401	5	2302	KATHERINE	AV
135019109	0	2466	GRAND	AV	135019402	0	2326	KATHERINE	AV
135019110	5	2464	GRAND	AV	135019403	5	2350	KATHERINE	AV
135019111	5	2442	GRAND	AV	135019404	5	2376	KATHERINE	AV
135019112	5	2426	GRAND	AV	135019405	0	2402	KATHERINE	AV
135019113	0	2410	GRAND	AV	135019406	5	2410	KATHERINE	AV
135019114	0	2396	GRAND	AV	135019407	5	2426	KATHERINE	AV
135019115	5	2388	GRAND	AV	135019408	5	2456	KATHERINE	AV
135019116	5	2374	GRAND	AV	135019409	0	2476	KATHERINE	AV
135019117	0	2358	GRAND	AV	135022001	0	6200	MONTALVO	DR
135019118	0	2334	GRAND	AV	135022002	0	6208	MONTALVO	DR
135019201	0	6208	BRISTOL	RD	135022003	0	6220	MONTALVO	DR
135019202	0	6220	BRISTOL	RD	135022004	0	6232	MONTALVO	DR
135019203	0	6232	BRISTOL	RD	135022005	5	6244	MONTALVO	DR
135019204	0	6240	BRISTOL	RD	135022006	5	6256	MONTALVO	DR
135019205	0	6256	BRISTOL	RD	135022007	5	6268	MONTALVO	DR
135019206	5	6268	BRISTOL	RD	135022008	0	6280	MONTALVO	DR
135019207	5	6280	BRISTOL	RD	135022009	0	6290	MONTALVO	DR
135019208	5	6290	BRISTOL	RD	135022010	5	2525	KATHERINE	AV
135019209	5	6287	GENEVA	ST	135022012	0	2502	KATHERINE	AV
135019210	0	6279	GENEVA	ST	135022013	0	2520	KATHERINE	AV
135019211	5	6263	GENEVA	ST	135022014	0	2530	KATHERINE	AV
135019212	5	6251	GENEVA	ST	135022024	5	6137	INEZ	ST
135019213	0	6239	GENEVA	ST	135022033	5	6155	INEZ	ST
135019214	5	6227	GENEVA	ST	135022035	5			
135019215	0	6215	GENEVA	ST	135022039	5	6187	INEZ	ST
135019216	0	6201	GENEVA	ST	135022040	5			
135019301	0	6208	GENEVA	ST	135022041	5	6197	INEZ	ST
135019302	0	6220	GENEVA	ST					
135019303	0	6232	GENEVA	ST	Parcel B				
135019304	0	6244	GENEVA	ST	135006101	0	5971	EIGHTH	ST
135019305	0	6256	GENEVA	ST					
135019306	0	6268	GENEVA	ST	Parcel C				
135019307	0	6280	GENEVA	ST	135006203	5	5971	MOON	DR
135019308	5	2415	KATHERINE	ST	135006204	5	5941	MOON	DR
135019309	5	6287	MONTALVO	DR	135006208	0	1930	VICTORIA	AV
135019310	5	6279	MONTALVO	DR	135006217	5	5995	MOON	ST
135019311	0	6263	MONTALVO	DR	135006220	0	1950	VICTORIA	AV
135019312	5	6251	MONTALVO	DR	135006221	0	1960	VICTORIA	AV
135019313	5	6239	MONTALVO	DR					
135019314	5	6227	MONTALVO	DR	Parcel D				
135019315	0	6215	MONTALVO	DR	135006303	0	6061	MOON	DR

135006304	0	6041	SEVENTH	ST
135006308	0	1942	ALAMEDA	AV
135006309	0	1952	ALAMEDA	AV
135006310	0	6033	MOON	DR
Parcel E				
135014107	5	2285	ALAMEDA	AV
135014123	5	2307	ALAMEDA	ST
135014126	5	2350	VICTORIA	AV
Parcel F				
135015102	5	2423	ALAMEDA	AV
135015104	5	5950	SEAHAWK	ST
Parcel G				
135015208	5	2422	ALAMEDA	AV
Parcel H				
135015204	5	6035	VENTURA	BL
135015212	5	2521	GRAND	AV
135015215	5	2463	GRAND	AV
Parcel I				
078006207	0	4205	FOOTHILL	RD

LAFCO 12-06

RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE CITY OF SAN BUENAVENTURA REORGANIZATION – MONTALVO ISLANDS (PARCELS A-I); ANNEXATION TO THE CITY OF SAN BUENAVENTURA AND THE VENTURA PORT DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT, THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT, AND COUNTY SERVICE AREA NOS. 14 AND 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 (Section 56000 et seq. of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of a public hearing on the matter; and

WHEREAS, the proposal was duly considered at a public hearing on July 18, 2012; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the determinations required pursuant to Government Code § 56375 and § 56375.3, the LAFCo Staff Report and recommendation, the environmental determination, sphere of influence and applicable local plans and policies; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the City of San Buenaventura and within the affected territory, and the organization of local governmental agencies within Ventura County.

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

- (1) The LAFCo Staff Report and recommendation for approval dated July 18, 2012 are adopted.
- (2) The Commission has considered the criteria set forth in Government Code § 56375 and § 5637.3 and finds the following:

The City submitted the application for LAFCo consideration of the proposal on April 19, 2012;

The City adopted a resolution initiating reorganization proceedings on March 19, 2012;

The entirety of the proposal area is approximately 56 acres in size;

The proposal is a reorganization containing nine individual unincorporated islands;

Each of the nine unincorporated islands is entirely surrounded by the City;

Of the 255 parcels, 246 are developed with residential uses, primarily single-family, and generally range from 5,000 square feet to 7,000 square feet in size. The remaining 9 parcels are developed with commercial and light industrial uses, the largest of which is approximately 1.25 acres;

The proposal area is built out with urban uses and is not prime agricultural land; and

The territory will benefit from the increased level of services provided by the City, including emergency response, street maintenance, drainage, etc. In addition, the proposal area is currently receiving various benefits from the City, such as potable water service. It also benefits from mutual aid agreements between the County of Ventura and the City.

- (3) In accordance with staff's determination that the proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15319(a) of the CEQA Guidelines, the Commission hereby finds the proposal to be categorically exempt.
- (4) The Commission directs staff to file a Notice of Exemption pursuant to Section 15062 of the CEQA Guidelines.
- (5) The reorganization is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (6) The subject proposal is assigned the following distinctive short form designation:
**LAFCO 12-06 CITY OF SAN BUENAVENTURA REORGANIZATION –
MONTALVO ISLANDS (PARCELS A-I).**

- (7) The Commission hereby waives conducting authority proceedings entirely pursuant to Govt. Code § 56375.3(a).
- (8) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.
- (9) **This reorganization shall not be recorded until all LAFCo fees have been paid and until fees necessary for filing with the State Board of Equalization have been submitted to the LAFCo Executive Officer.**
- (10) **This annexation shall not be recorded until a map and legal description consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCo Executive Officer.**

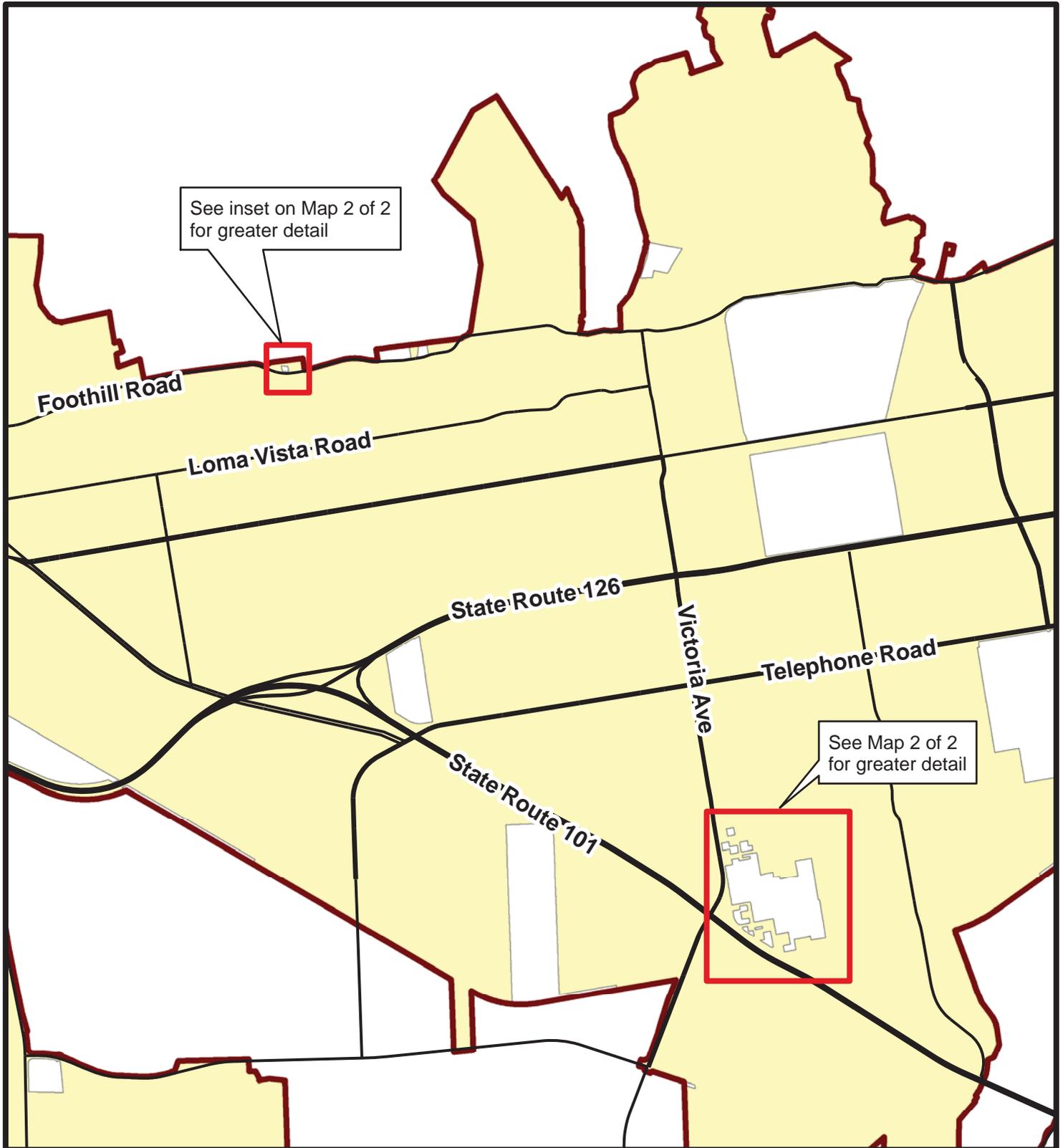
This resolution was adopted on July 18, 2012.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Long	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Freeman	<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 Pringle	<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 Dandy	<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"/>
Alt. Commissioner Ford-McCaffrey	<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 San Buenaventura
Ventura Port District
Southern California Edison Co.
Southern California Gas Co.
Ventura County Watershed Protection District
Ventura County Assessor
Ventura County Auditor
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



Legend

-  12-06 Proposal Area
-  City of San Buenaventura
-  City Sphere of Influence

LAFCo 12-06
City of San Buenaventura Reorganization
Montalvo Islands (Parcels A - I)
Map 1 of 2



VENTURA LOCAL AGENCY
FORMATION COMMISSION



Legend

-  12-06 Proposal Area
-  City of San Buenaventura
-  City Sphere of Influence

LAFCo 12-06
 City of San Buenaventura Reorganization
 Montalvo Islands (Parcels A - I)
 Map 2 of 2



VENTURA LOCAL AGENCY
 FORMATION COMMISSION