



VENTURA LOCAL AGENCY FORMATION COMMISSION
STAFF REPORT

Meeting Date: March 20, 2024

TO: LAFCo Commissioners

FROM: Andrea Ozdy, Deputy Executive Officer *Andrea Ozdy*

SUBJECT: Sphere of Influence Review and Update:
 LAFCo 24-02S Pleasant Valley County Water District

Recommendation:

Adopt Resolution LAFCo 24-02S (Attachment 4) making determinations and reviewing the sphere of influence for the Pleasant Valley County Water District (PVCWD) pursuant to Government Code Section 56425(g) and updating the sphere of influence for the PVCWD.

District Information:

The PVCWD, governed by a 5-person board of directors, is an independent special district formed in 1956 that operates and maintains a distribution system for irrigation water that serves approximately 12,000 acres spanning across Las Posas Road between Highway 101 and Highway 1. The sphere of influence for the PVCWD is generally consistent its service boundary, except for: (1) an approximately 205-acre area located easterly of Las Posas Road and southerly of Highway 101 which is within the service boundary but outside of the sphere of influence (an area that contains existing development within the City and an area expected to contain urban development within the foreseeable future), and (2) a 13.5-acre area located within the City of Camarillo at the northeast corner of Pleasant Valley Road and Southfield Road that is developed with a paper packaging facility. The PVCWD’s sphere of influence covers approximately 11,809 acres (about 18.5 square miles) (see Attachment 1).

Background:

Pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.), the Commission was required to determine and adopt a sphere of influence (or “sphere”) for each city and special district on or before January 1, 2008. A sphere of influence is defined in Government Code Section 56076 as the probable physical boundary and service area of a local agency, as determined by the Commission. Every

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Executive Officer Kai Luoma	Deputy Executive Officer Andrea Ozdy	Office Manager/Clerk Richelle Beltran	Legal Counsel Jeffrey Barnes

five years thereafter, the Commission must, as necessary, review and update each sphere of influence (Government Code Section 56425(g)). Before it may update an agency's sphere, LAFCo is required to conduct a Municipal Service Review (MSR) pursuant to Government Code Section 56430.

In compliance with Government Code Section 56425(g), the Commission accepted an MSR report on September 17, 2003, for the District, entitled *Water and Wastewater Municipal Service Review Report*, which addressed agencies within the Calleguas watershed.

LAFCo's past sphere of influence reviews resulted in the following: (1) an update (i.e., modification) of the sphere in 2004, (2) an update of the sphere in 2009, and (3) a review (i.e., no changes) of the sphere in 2014.

Discussion:

Sphere of Influence Evaluation

LAFCo staff consulted with the District's general manager to discuss the sphere of influence, and to determine: (1) if the District has experienced any changes to its service needs or areas since LAFCo's most recent evaluation of its sphere of influence, and (2) if the District staff anticipates any service changes that would warrant adjustment of the sphere boundaries. The following discussion provides a summary of Commission actions regarding sphere of influence reviews/updates pertaining to the District, and explains why an update to the District's sphere is now appropriate. A sphere of influence update is defined in Section 4.1.2(b) of the Ventura LAFCo Commissioner's Handbook as "a comprehensive review and modification of a sphere of influence that is not associated with a concurrent proposal for a change of organization or an out of agency service agreement."

On May 19, 2004, (in response to LAFCo's September 17, 2003, MSR prepared for the District), the Commission updated the District's sphere of influence, reducing it by 83 acres to remove land between Highway 101 and the Camarillo Airport, immediately west of Las Posas Road, that is developed within the City of Camarillo (i.e., the eastern portion of the Camarillo Town Center shopping center containing a Target store). As the District no longer provides irrigation water to the land following its development with urban uses, it need not be located within the District's sphere and should be considered for detachment by the District.

On July 15, 2009, the Commission again updated the District's sphere, reducing it by an additional 115 acres, to accommodate removal of the subsequent phase of development of the Camarillo Town Center (i.e., the western portion containing a Home Depot store and area to the west of that which is anticipated for future development, including a new Costco store near Springville Drive). As with the prior sphere update, development of the territory within the City meant that the District's service to the territory was no longer needed. This territory, too, should be considered for detachment by the District.

On November 19, 2014, the Commission reviewed, but did not update, the District's sphere of influence.

In response to the contents of the MSR report¹, staff recommends that the Commission update the District's sphere, resulting in a reduction of the sphere through the exclusion of a 10.81-acre parcel (plus 2.69 acres of contiguous roadway) located at the northeast corner of Pleasant Valley Road and Southfield Road, near the intersection of Pleasant Valley Road and Fifth Street, in the northeastern portion of the District and entirely within the City of Camarillo (Assessor's Parcel Number 229-0-030-06) and associated roadway, as depicted in Attachments 2 and 3. Removal of this area from the sphere is appropriate because the territory is fully developed with a paper packaging facility and is no longer in need of agricultural water supplied by the District. The recommended update to PVCWD's sphere would not result in changes to PVCWD's current service area boundaries. Instead, it would more accurately reflect the District's existing and probable service area. District staff has reviewed the recommended sphere update and has no objections. The existing sphere of influence boundary otherwise continues to reflect the District's current and probable service area, and is justified based on the MSR report, which demonstrates that the District has the ability to provide services at acceptable levels.

The sphere of influence update is not subject to the California Environmental Quality Act (CEQA) because removal of a developed area from the District's sphere that is not currently within the District's jurisdictional area and it not anticipated to need services provided by the District "will not result in a direct or reasonably foreseeable indirect physical change in the environment" (CEQA Guidelines Section 15060(c)(2)).

Written Determinations

Government Code Section 56425(e) requires that, in determining the sphere of influence of an agency, the Commission consider and prepare a written statement of its determinations with respect to each of the following:

- (1) *The present and planned land uses in the area, including agricultural and open-space lands.* (Section 56425(e)(1))

The District's sphere of influence consists of agricultural land, primarily within the unincorporated County area south of the City of Camarillo, with some area in the City of Camarillo immediately east of the Camarillo Airport. None of the area within the District's sphere is designated for urban use or expected to experience notable population growth; the unincorporated area is designated by the County's General Plan as *Agricultural*, and the area within the City of Camarillo is designated by the City's General Plan as *Agriculture, Public, and Industrial*. The 13.5-acre area to be removed from the District's sphere is

¹ The MSR report is included as part of Agenda Item 11 for Commission consideration at the Commission's March 20, 2024, meeting. The staff recommendation regarding the sphere of influence is based, in part, on the information provided in the draft MSR report.

entirely within the City of Camarillo and has City General Plan designations of *Industrial* (i.e., the 10.81-acre developed parcel, which is the only area within the District's sphere that is designated for industrial use) and *Agriculture* (i.e., 2.69 acres of surrounding roadway). Based on the land use designations contained in the County's General Plan and the City's General Plan and characteristics of the territory, the existing uses of the land are expected to remain unchanged.

(2) *The present and probable need for public facilities and services in the area.* (Section 56425(e)(2))

The PVCWD operates and maintains a distribution system for irrigation water serving approximately 12,000 acres of land being cultivated in agriculture. The District's sphere of influence consists of agricultural land (except for the industrially-designated parcel discussed below), primarily within the unincorporated County area south of the City of Camarillo, with some area in the City of Camarillo immediately east of the Camarillo Airport. None of the area within the District's sphere is designated for urban use or expected to experience notable population growth; the unincorporated area is designated by the County's General Plan as *Agricultural*, and the area within the City of Camarillo is designated by the City's General Plan as *Agriculture*, *Public*, and *Industrial*. The 13.5-acre industrial area to be removed from the District's sphere is entirely within the City of Camarillo and does not receive services from the District. The property is anticipated to remain in its current developed land use within the City of Camarillo. Upon modification, the District's sphere would match the District's jurisdictional boundaries for this area and would better represent the District's existing and probable service area.

(3) *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.* (Section 56425(e)(3))

The PVCWD operates and maintains a distribution system for irrigation water serving approximately 12,000 acres of land being cultivated in agriculture. Upon modification of the District's sphere (i.e., reduction to exclude 13.5 acres of developed land), the sphere would match the District's jurisdictional boundaries for this area. Based on the evaluation contained in the MSR considered by the Commission on March 20, 2024, the District has the ability to continue to provide irrigation water service within its service area and sphere of influence.

(4) *The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.* (Section 56425(e)(4))

The District's sphere of influence does not include territory that is known to be a community of interest. No disadvantaged unincorporated communities (defined in Government Code Section 56033.5 as communities having an annual median household income that is less than 80 percent of the statewide annual median household income), are

located within or contiguous to the District's sphere of influence. Therefore, the sphere of influence update would not result in a detrimental impact to any social or economic communities of interest.

- (5) *For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection. . . the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.*
(Section 56425(e)(5))

No disadvantaged unincorporated communities are located within or contiguous to the District's sphere of influence. Therefore, the recommended sphere update will not result in changes to available service within any disadvantaged unincorporated communities.

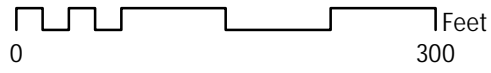
Notice of Public Hearing

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

Attachments:

1. Existing Sphere of Influence Map for PVCWD
2. Recommended Sphere of Influence Update Map for PVCWD (Location Map)
3. Recommended Sphere of Influence Update Map for PVCWD (Close-Up)
4. LAFCo 24-02S Resolution

LAFCo makes every effort to offer legible map files with the online and printed versions of our reports; however, occasionally 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.





AREA TO BE
CONSIDERED
FOR REMOVAL
FROM PVCWD
SPHERE

SOUTHFIELD RD

PLEASANT VALLEY RD

LAFCo 24-02S
Pleasant Valley County Water District
(PVCWD)
Sphere of Influence Update
March 20, 2024

-  Area to be Considered for Removal from PVCWD Sphere
-  Pleasant Valley County Water District

LAFCO 24-02S**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND REVIEWING
AND UPDATING THE SPHERE OF INFLUENCE FOR THE
PLEASANT VALLEY COUNTY WATER DISTRICT**

WHEREAS, Government Code § 56425 et seq. requires the Local Agency Formation Commission (LAFCo or Commission) to develop and determine the sphere of influence of each local governmental agency within the County; and

WHEREAS, Government Code § 56425(g) requires that on or before January 1, 2008, and every five years thereafter, the Commission shall, as necessary, review and update the sphere of influence of each city and special district; and

WHEREAS, the Commission updated the sphere of influence for the Pleasant Valley County Water District (PVCWD or District) in 2004 and 2009, and reviewed the sphere in 2014; and

WHEREAS, the Commission most recently accepted a Municipal Service Review (MSR) report for the District on March 20, 2024; and

WHEREAS, the Commission desires to review and update the sphere of influence for the District; and

WHEREAS, no change in regulation, land use, or development will occur as a result of updating the sphere of influence for the District; and

WHEREAS, at the times and in the manner required by law, the LAFCo Executive Officer gave notice of the consideration of this item by the Commission; and

WHEREAS, the sphere of influence update item was duly considered at a public hearing on March 20, 2024, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed, and considered all oral and written testimony for and against the sphere of influence update including, but not limited to, the LAFCo Staff Report dated March 20, 2024, and recommendations.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the Commission as follows:

- (1) The LAFCo Staff Report dated March 20, 2024, and recommended update of the sphere of influence for the District are adopted; and
- (2) The subject sphere of influence update is assigned the following distinctive short form designation:
LAFCO 24-02S PLEASANT VALLEY COUNTY WATER DISTRICT SPHERE OF INFLUENCE UPDATE; and
- (3) The Commission has considered the criteria set forth in Government Code § 56425(e) and determines as follows:

a. *The present and planned land uses in the area, including agricultural and open-space lands. (§ 56425(e)(1))*

The District's sphere of influence consists of agricultural land, primarily within the unincorporated County area south of the City of Camarillo, with some area in the City of Camarillo immediately east of the Camarillo Airport. None of the area within the District's sphere is designated for urban use or expected to experience notable population growth; the unincorporated area is designated by the County's General Plan as *Agricultural*, and the area within the City of Camarillo is designated by the City's General Plan as *Agriculture, Public, and Industrial*. The 13.5-acre area to be removed from the District's sphere is entirely within the City of Camarillo and has City General Plan designations of *Industrial* (i.e., the 10.81-acre developed parcel, which is the only area within the District's sphere that is designated for industrial use) and *Agriculture* (i.e., 2.69 acres of surrounding roadway). Based on the land use designations contained in the County's General Plan and the City's General Plan and characteristics of the territory, the existing uses of the land are expected to remain unchanged.

b. *The present and probable need for public facilities and services in the area. (§ 56425(e)(2))*

The PVCWD operates and maintains a distribution system for irrigation water serving approximately 12,000 acres of land being cultivated in agriculture. The District's sphere of influence consists of agricultural land (except for the

industrially-designated parcel discussed below), primarily within the unincorporated County area south of the City of Camarillo, with some area in the City of Camarillo immediately east of the Camarillo Airport. None of the area within the District's sphere is designated for urban use or expected to experience notable population growth; the unincorporated area is designated by the County's General Plan as *Agricultural*, and the area within the City of Camarillo is designated by the City's General Plan as *Agriculture, Public, and Industrial*. The 13.5-acre industrial area to be removed from the District's sphere is entirely within the City of Camarillo and does not receive services from the District. The property is anticipated to remain in its current developed land use within the City of Camarillo. Upon modification, the District's sphere would match the District's jurisdictional boundaries for this area and would better represent the District's existing and probable service area.

c. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide. (§ 56425(e)(3))*

The PVCWD operates and maintains a distribution system for irrigation water serving approximately 12,000 acres of land being cultivated in agriculture. Upon modification of the District's sphere (i.e., reduction to exclude 13.5 acres of developed land), the sphere would match the District's jurisdictional boundaries for this area. Based on the evaluation contained in the MSR considered by the Commission on March 20, 2024, the District has the ability to continue to provide irrigation water service within its service area and sphere of influence.

d. *The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency. (§ 56425(e)(4))*

The District's sphere of influence does not include territory that is known to be a community of interest. No disadvantaged unincorporated communities (defined in Government Code Section 56033.5 as communities having an annual median household income that is less than 80 percent of the statewide annual median household income), are located within or contiguous to the District's sphere of

influence. Therefore, the sphere of influence update would not result in a detrimental impact to any social or economic communities of interest.

- e. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection. . . the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence. (§ 56425(e)(5))***

No disadvantaged unincorporated communities are located within or contiguous to the District's sphere of influence. Therefore, the recommended sphere update will not result in changes to available service within any disadvantaged unincorporated communities.

- (4) The sphere of influence for the District is hereby updated as generally depicted in Exhibit A, "Pleasant Valley County Water District – Sphere of Influence Update, March 20, 2024," attached hereto; and
- (5) LAFCo staff is directed to have the official Geographic Information System (GIS) sphere of influence data maintained for the Ventura LAFCo by the Ventura County Information Technology Services Department as the official sphere of influence record for the District updated consistent with this action.

This resolution was adopted on March 20, 2024.

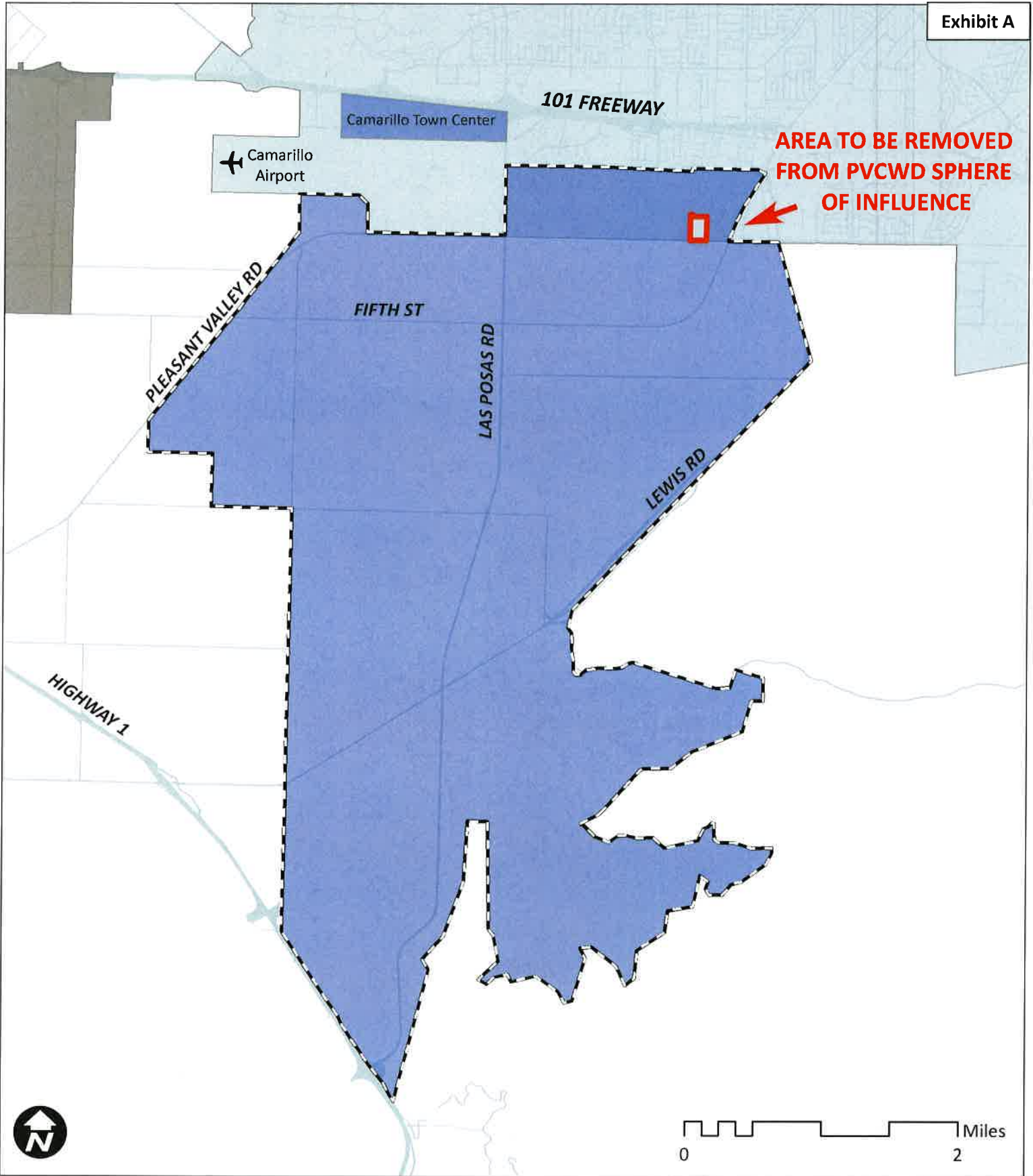
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Commissioner Crosswhite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Commissioner Richards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Rooney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Zaragoza	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Hasan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3-20-24
Date







Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

c: Pleasant Valley County Water District
Ventura County Information Technology Services Department



LAFCo 24-025
Pleasant Valley County Water District
(PVCWD)
Sphere of Influence Update
March 20, 2024

-  Area to be Removed from PVCWD Sphere
-  PVCWD - Sphere of Influence
-  PVCWD - District
-  City of Camarillo
-  City of Oxnard