



# TRIUNFO SANITATION DISTRICT

A PUBLIC AGENCY

October 20, 2011

Board of Directors  
Triunfo Sanitation District  
Ventura County, California

## INITIATION OF DETACHMENT OF AHMANSON RANCH COMMUNITY SERVICES DISTRICT

### Summary

Kim Uhlich, Executive Officer of the Ventura County Local Agency Formation Commission (LAFCo) will be present at the Board meeting to discuss the attached request.

Please contact me by email me at [DougAnders@vrsd.com](mailto:DougAnders@vrsd.com) or by telephone at (805) 658-4606 with any questions regarding this matter.

### Recommendation

Receive a presentation regarding initiation of detachment of Ahmanson Ranch Community Services District and direct staff as appropriate.

APPROVED FOR THE OCTOBER 24, 2011 AGENDA

  
\_\_\_\_\_  
Doug Anders – Acting District Manager

Item 12-1



Ventura  
Local Agency Formation Commission

October 13, 2011

Chairman Paule and Members of the Board of Directors  
Triunfo Sanitation District  
1001 Partridge Drive, Suite 150  
Ventura, CA 93003-0704

Subject: Potential Detachment of Territory from the Triunfo Sanitation District

Dear Chairman Paule and Members of the Board of Directors:

The Ventura Local Agency Formation Commission (LAFCo) would appreciate your consideration regarding a potential detachment of territory from the Triunfo Sanitation District. Of the approximately 23,600 acres of territory within the Triunfo service area boundary, approximately 2,800 acres are within the boundary of the Ahmanson Ranch Community Services District (please see attached map). LAFCo has received a request from the Ventura County Board of Supervisors, acting as the Board of Directors for the Ahmanson Ranch Community Services District (ARCSD), to approve the dissolution of the ARCSD. The ARCSD was formed in 1993 as the primary provider of urban services to the Ahmanson Ranch development, which was approved by the County in 1992. As approved, the development consisted of 2,700 residential units, approximately 150,000 square feet of commercial space, 250,000 square feet of office space, a hotel, schools, two golf courses, and other supporting development on approximately 2,800 acres.

Following approval by the County, development was delayed for several years and was ultimately never initiated due to public opposition and litigation. In 2003, the area was purchased by the State and placed under the management of the Santa Monica Mountains Conservancy with the intent of preserving it as undeveloped open space. Because none of the Specific Plan was constructed, the ARCSD was never funded and no services were ever provided. Now that the territory is in public ownership, it is unlikely ever to be developed and will not require the urban services that the ARCSD was formed to provide. Thus, the dissolution of the ARCSD appears reasonable and will further the protection of the open space by eliminating a potential provider of urban services.

Although the intention may have been for Triunfo to provide sewage collection and treatment services at the time the Ahmanson Ranch development was approved, it is our understanding that Triunfo does not currently own facilities or provide any services within the ARCSD boundary. Santa Monica Mountains Conservancy staff have indicated that public restrooms may one day be constructed to serve the trailheads at the terminus of Las Virgenes Road and/or Victory Boulevard, but due to the likely impracticality and expense of extending Triunfo's sewer infrastructure, it is expected

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Chairman Paule and Members of Board of Directors  
October 13, 2011  
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that sewage disposal will be dealt with through the use of individual sewage disposal systems or by public sewer providers in Los Angeles County. As it appears that there will be no future need for Triunfo to provide sewer services within the Ahmanson Ranch area, LAFCo's preference is for it to be detached.

Although LAFCo is granted with the authority to review and act on proceedings for changes of organization such as dissolutions, annexations and detachments, only affected local agencies (such as Triunfo or the ARCSD) are authorized to initiate such proceedings. If Triunfo wished to initiate the detachment proceedings and file an application requesting LAFCo approval, Triunfo would normally be responsible for paying the cost to do so, which would total approximately \$7,000. However, because the same detachment proceedings could be combined with the County's application to dissolve the ARCSD at very little additional cost beyond the filing fees already paid by the County, I am writing to request your support for this option. While I cannot predict with certainty that the dissolution proposal (either with or without a Triunfo detachment proposal) will be approved, we are aware of no issues or concerns at this time.

Should your Board agree to detach the territory, initiating the detachment proceedings and requesting that LAFCo review it in conjunction with the dissolution proceedings would be a fairly simple process. We would need to receive a resolution from your Board initiating detachment proceedings, a letter requesting LAFCo to consider dissolution in conjunction with the County's request to dissolve the ARCSD, and a check for \$300 made payable to the California Board of Equalization. Clearly, this would present the most efficient and cost effective means by which to modify the Triunfo boundary to best reflect your actual service area.

In closing, I appreciate your consideration of this request and will be present at your Board meeting on October 24 to provide additional information and answer any questions that you may have.

Sincerely,



Kim Uhlich  
Executive Officer  
Attachment

**TRIUNFO SANITATION DISTRICT  
RESOLUTION NO. \_\_\_\_\_  
RESOLUTION OF APPLICATION INITIATING PROCEEDINGS FOR THE  
DETACHMENT OF THE TERRITORY WITHIN THE AHMANSON RANCH  
COMMUNITY SERVICES DISTRICT**

WHEREAS, in 1992 Ventura County approved the Ahmanson Ranch Specific Plan and related entitlements for the development of up to 2,700 residential units and several hundred thousand square feet of commercial and office uses in an unincorporated area of southeastern Ventura County; and

WHEREAS, in 1993 at the request of the County of Ventura, Ventura LAFCo formed the Ahmanson Ranch Community Services District (ARCSD) to provide services for the proposed Ahmanson Ranch development; and

WHEREAS, construction of the Ahmanson Ranch development never occurred; and

WHEREAS, in 2003 the State of California purchased the property on which the Ahmanson Ranch development was approved with the intent of preserving it as undeveloped open space; and

WHEREAS, the County Board of Supervisors, which is also the legislative body of the ARCSD, initiated proceedings to dissolve the ARCSD; and

WHEREAS, the ARCSD is within the boundaries of the Triunfo Sanitation District (TSD); and

WHEREAS, the TSD Board of Directors desires to initiate detachment proceedings.

NOW, THEREFORE, the Board hereby resolves and orders as follows:

1. This proposal is made under Part 3 of Division 3 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56650 of the California Government Code.

2. The nature of the proposal is to detach the territory of the TSD that is within the ARCSD because none of the services that could potentially be provided by the TSD will be needs within the ARCSD in the foreseeable future.

3. The boundary of the detachment encompasses the territory known as the Ahmanson Ranch in southeasterly Ventura County and includes the following Assessor parcel numbers: 685-0-070-090, 685-0-070-040, 685-0-070-160, 685-0-070-080, 685-0-070-140, 685-0-070-120, 685-0-060-040, 685-0-060-360. A map showing the boundaries of ARCSD are set forth in Exhibit A, which is attached to this Resolution and incorporated herein by this reference.

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4. There are no terms or conditions for this proposal.

5. The reasons for the proposal are that: (a) sanitation and related urban services are unnecessary because the Ahmanson Ranch residential development was never constructed; (b) sanitation and related urban services will be unnecessary in the future because the territory has been purchased by the State of California with the intent to preserve it as undeveloped open space; (c) TSD provides no services to the territory and owns no assets within it.

6. The Board requests that proceedings be taken for the proposal to detach the territory pursuant to Part 3 of Division 3 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56650 of the California Government Code.

7. The proposal is consistent with the sphere of influence of any affected city or affected district.

8. This action is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15378 of the CEQA Guidelines because the detachment of territory is an administrative action that will not result in any direct or indirect physical change in the environment. If CEQA did apply, the action would be categorically exempt pursuant to Section 15061, subdivision (b)(3), of the CEQA Guidelines because the detachment does not have the potential for causing a significant effect to the environment.  
County of Ventura, State of California.

APPROVED AND ADOPTED THIS \_\_\_\_ day of \_\_\_\_\_, 2011.

TRIUNFO SANITATION DISTRICT

\_\_\_\_\_  
MICHAEL PAULE, CHAIRMAN

ATTEST:

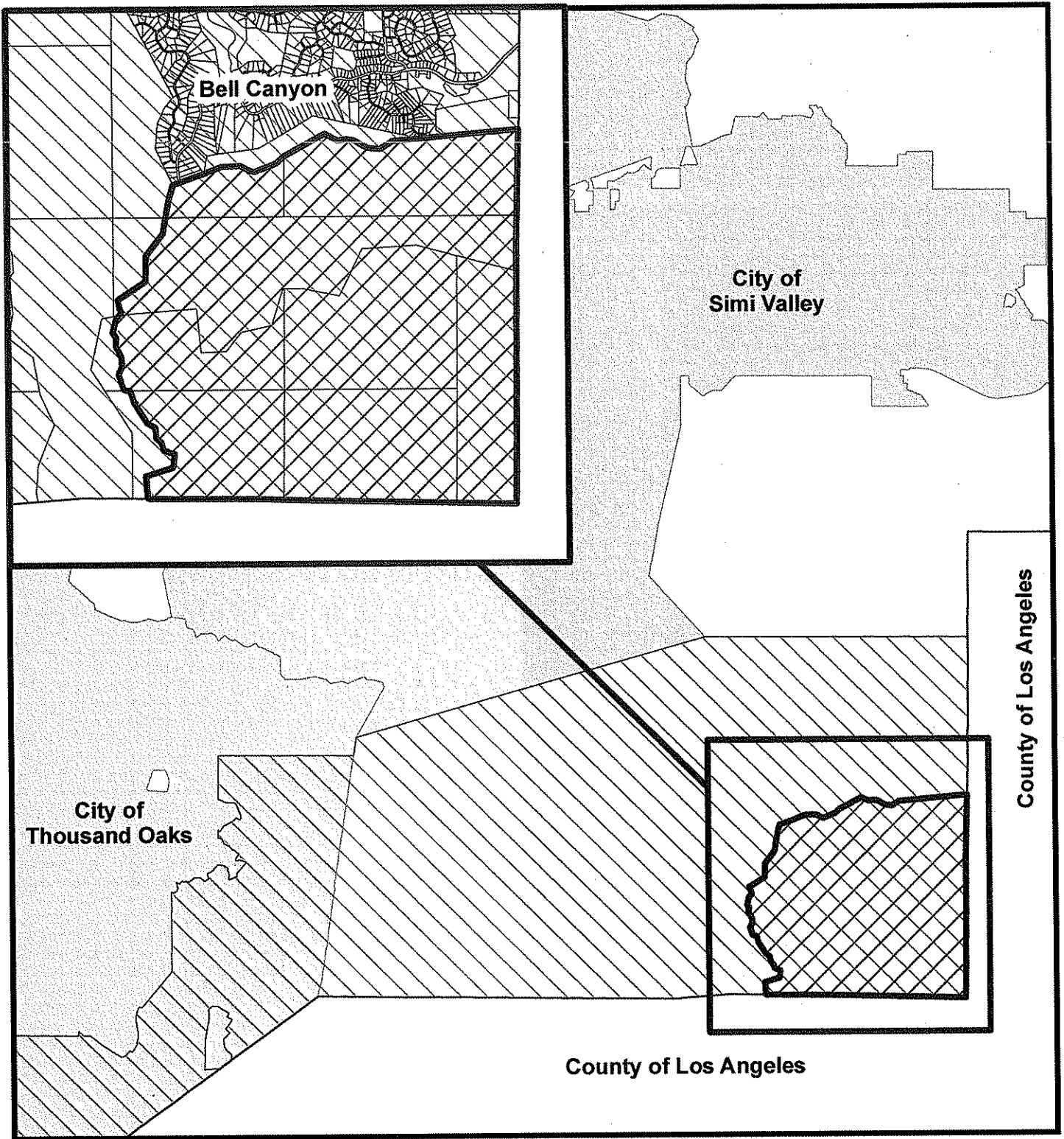
\_\_\_\_\_  
Josie Guzmán, CMC  
Clerk of the Board

Resolution No. \_\_\_\_


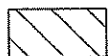
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EXHIBIT "A"



**Legend**

-  Ahmanson Ranch Community Services District
-  Triunfo Sanitation District

