



STAFF REPORT

Meeting Date: January 19, 2005
CONSENT

**LAFCO CASE
NAME & NO:**

LAFCO 04-25 Ojai Valley Sanitary District Annexation – Montessori
(Parcels A, B & C)

PROPOSAL:

To annex three lots and a portion of North Ventura Avenue
(Highway 33) into the Ojai Valley Sanitary District for the purpose of
providing sanitary sewer service.

SIZE:

Parcel A: Approximately 10 acres
Parcel B: Approximately 0.29 acres
Parcel C: Approximately 0.43 acres

LOCATION:

Parcel A: One lot with a street address of 806 W. Baldwin Road
(Highway 150) in the Ojai Area of interest.
Parcel B: One lot with a street address of 622 W. Baldwin Road
(Highway 150) in the Ojai Area of Interest.
Parcel C: One lot with a street address of 750 Spring Street and a
portion of N. Ventura Avenue (Highway 33) in the Ojai Area of
Interest.

PROPONENT:

Ojai Valley Sanitary District by resolution.

NOTICE:

This matter has been noticed as prescribed by law.

PARCEL INFORMATION:

Parcel	Assessor's Parcel	Property Address	Property Owner(s)
A	032-0-010-035	806 W. Baldwin Road	Montessori School
B	032-0-041-025	622 W. Baldwin Road	Simonds
C	061-0-132-115	982 Amber Drive	Macaluso

COMMISSIONERS AND STAFF

COUNTY:

Kathy Long
Linda Parks
Alternate:
Steve Bennett

CITY:

Don Waunch
John Zaragoza
Alternate:
Janice Parvin

SPECIAL DISTRICT:

Ted Grandsen
Dick Richardson
Alternate:
George Lange

PUBLIC:

Kenneth M. Hess
Alternate:
Vacant

EXECUTIVE OFFICER:

Everett Millais

LAFCO ANALYST:

Vacant

OFFICE MANAGER/CLERK:

Debbie Schubert

LEGAL COUNSEL:

Leroy Smith

RECOMMENDATIONS

- A. Certify that the Commission has reviewed and considered the information contained in the CEQA Notice of Exemption prepared by the Ojai Valley Sanitary District as lead agency, dated August 25, 2004, and determine that the reorganization is exempt under Section 15319(a) of the CEQA Guidelines.
- B. Adopt the attached resolution (LAFCO 04-25) making determinations and approving the Ojai Valley Sanitary District Annexation – Montessori (Parcels A, B & C).

GENERAL ANALYSIS

1. Land Use

Site Information

	Land Use	Zone District Classification	General Plan Designation
Parcel A	Montessori School of Ojai/ Institutional	County: R-E-5Ac (Rural Exclusive- 5 acre lots. minimum)	County: Rural
Parcel B	One Single Family Dwelling/ Residential	County: R-1-20 (Residential, 20,000 sq. ft. lots. minimum)	County: Existing Community
Parcel C	One Single Family Dwelling/ Residential	County: R-E-1Ac (Rural Exclusive- 1 acre lots. minimum)	County: Existing Community

No changes are proposed to the land use, zoning or County General Plan Designations for any of the three Parcels.

Surrounding Land Uses and Zoning and General Plan Designations

Parcels A & B are located on the southerly side of Baldwin Road (Highway 150) near Burnham Road and Los Encinos Road.

Parcel C is located on the easterly side of Spring Street near Oak View and the back of the lot adjoins N. Ventura Avenue (Highway 33). The nearby land uses are primarily residential and the zoning and general plan designations are similar to the zoning and general plan designations for Parcels C.

Topography, Natural Features and Drainage

Parcels A is relatively flat with an overall slope of less than five percent, but with a steep-sided seasonal creek along the south boundary. The Parcel also contains a number of mature Live Oak trees. Drainage is both to Baldwin Road to the north and to the seasonal creek to the south.

Parcel B is relatively level with slopes of less than 5% and drains to Burnham Road to the north. The Parcel is extensively landscaped and contains a few mature Live Oak trees.

Most of Parcel C is level and drains easterly toward Spring Street, but part of the area has a steep southwesterly slope to the Highway 33 right-of-way. Parcel C also includes a portion of the Highway 33 right-of way that contains a slope of between 5 and 10%.

There are no significant natural features on any of the three Parcels.

Conformity with Plans

All three Parcels are within the Sphere of Influence of the Ojai Valley Sanitary District. None are in the Sphere of Influence of any city.

The existing land use is consistent with the County General Plan land use designations for each Parcel.

None of the three Parcels are located in areas affected by the County's SOAR ordinance.

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

Agricultural Land and Agriculture

All three Parcels are located in developed areas, are zoned for residential uses and have existing development. There are no agricultural uses on any of the three Parcels, nor any adjoining agricultural uses.

None of the three Parcels are subject to a Land Conservation Act contract or a Farmland Security Zone agreement, and none are located within a greenbelt.

Open Space

None of the three Parcels are considered open space pursuant to Government Code Sections 56059 and 65560.

3. Population

Parcel A contains a school, and Parcels B and C each contain one single-family residence. According to the County Registrar of Voters, there are less than 12 registered voters on all three Parcels. As such, the annexation proposal area is considered to be uninhabited under the provisions of LAFCO law relating to protest proceedings.

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

The proposal involves annexation to the Ojai Valley Sanitary District so that each affected lot can connect to the District's wastewater collection and treatment system. The District has sewer lines in the adjacent streets. The District has represented that it has the ability and capacity to service the annexation proposal area.

The property owners will be required to finance all necessary improvements and connections to the District's facilities. On-going maintenance and operational costs will be financed by residential user fees.

There will be no change to any other existing services.

5. Boundaries and Lines of Assessment

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

The maps and legal descriptions for this proposal received from the proponent have been checked by the County Surveyor and have been certified as being accurate and sufficient for the preparation of a certificate of completion pursuant to Government Code Section 57201 and for filing with the State Board of Equalization.

6. Assessed Value, Tax Rates and Indebtedness

According to the County Assessor, Parcel A is now and will remain in tax rate area 91149. Parcel B is in tax rate area 91043 and will be assigned to tax rate area 91118 upon the completion of proceedings. Parcel C is in tax rate area 91081 and will be assigned to tax rate area 91155 upon the completion of proceedings. All of these tax rate areas have a property tax rate of \$1.069534 per \$100 of assessed valuation. Thus, the annexation proposal will not result in any change in property taxes.

The assessed land value of each lot per the 2004 - 2005 tax roll is:

Assessor's Parcel	Property Address	Property Owner(s)	Assessed Land Value
032-0-010-035	806 W. Baldwin Road	Montessori School	\$363,665
032-0-041-025	622 W. Baldwin Road	Simonds	\$114,550
061-0-132-115	982 Amber Drive	Macaluso	\$245,000
TOTAL			\$723,215

7. Environmental Impact of the Proposal

The Ojai Valley Sanitary District is the lead agency for this proposal and found the proposal to be categorically exempt under Section 15319(a) (annexation to a special district of areas developed to the density allowed by the current zoning) of the California Environmental Quality Act Guidelines. As the annexation is to provide sanitary sewer service to existing lots with existing development, a categorical exemption is appropriate for this proposal.

8. Regional Housing Needs

According to the California Housing and Community Development Department the County of Ventura adopted an updated General Plan Housing Element on June 19, 2001 and completed State review for compliance on October 18, 2001. The annexation proposal area is fully developed consistent with the County's General Plan. Therefore, the proposal will have no effect on the fair share of the regional housing needs for the County of Ventura.

9. Landowner and Annexing Agency Consent

The Ojai Valley Sanitary District has provided proof that all landowners have given their written consent to this proposal and has requested that the Commission waive all protest proceedings.

ALTERNATIVE ACTIONS AVAILABLE:

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

- B. If the Commission, following public testimony and review of materials submitted, wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

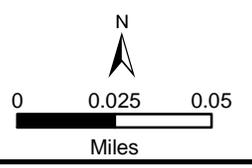
BY: _____
Everett Millais, Executive Officer

Attachments: (1) Vicinity Maps
(2) LAFCO 04-25 Resolution



- Parcels A & B
- Ojai Valley Sanitary District
- Parcel Lines

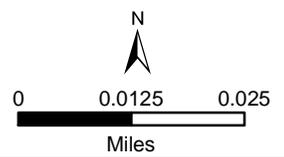
Annexation to Ojai Valley Sanitation District
 LAFCO 04-25 - Montessori
 Parcels A & B





-  Parcel C
-  Ojai Valley Sanitary District
-  Parcel Lines

Annexation to Ojai Valley Sanitation District
LAFCO 04-25 - Montessori
Parcel C



LAFCO 04-25

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE OJAI VALLEY SANITARY
DISTRICT ANNEXATION – MONTESSORI (PARCELS A,
B & C)**

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

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

WHEREAS, the proposal was duly considered on January 19, 2005; 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 Executive Officer's Staff Report and recommendation, the environmental document or determination, Sphere of Influence and applicable General and Specific Plans; and

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

WHEREAS, proof has been given to the Commission that the affected territory has less than 12 registered voters and is considered uninhabited; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the Ojai Valley Sanitary District 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 Local Agency Formation Commission of Ventura County as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated November 17, 2004, and January 19, 2005, is adopted.
- (2) The annexation to the Ojai Valley Sanitary District is hereby approved, and the boundaries are established generally as set forth in the attached Exhibit A.

- (3) The affected territory is uninhabited as defined by Government Code §56046.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 04-25 OJAI VALLEY SANITARY DISTRICT ANNEXATION – MONTESSORI (Parcels A, B & C).**
- (5) The Commission has reviewed and considered the lead agency's determination that the reorganization is categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines, and finds the reorganization to be categorically exempt under Section 15319(a).
- (6) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency, under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) The Commission, consistent with California Government Code Section 56663(c), hereby waives protest proceedings entirely.
- (8) **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 Executive Officer.**

This resolution was adopted on January 19, 2005.

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Copies: Ojai Valley Sanitary District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning

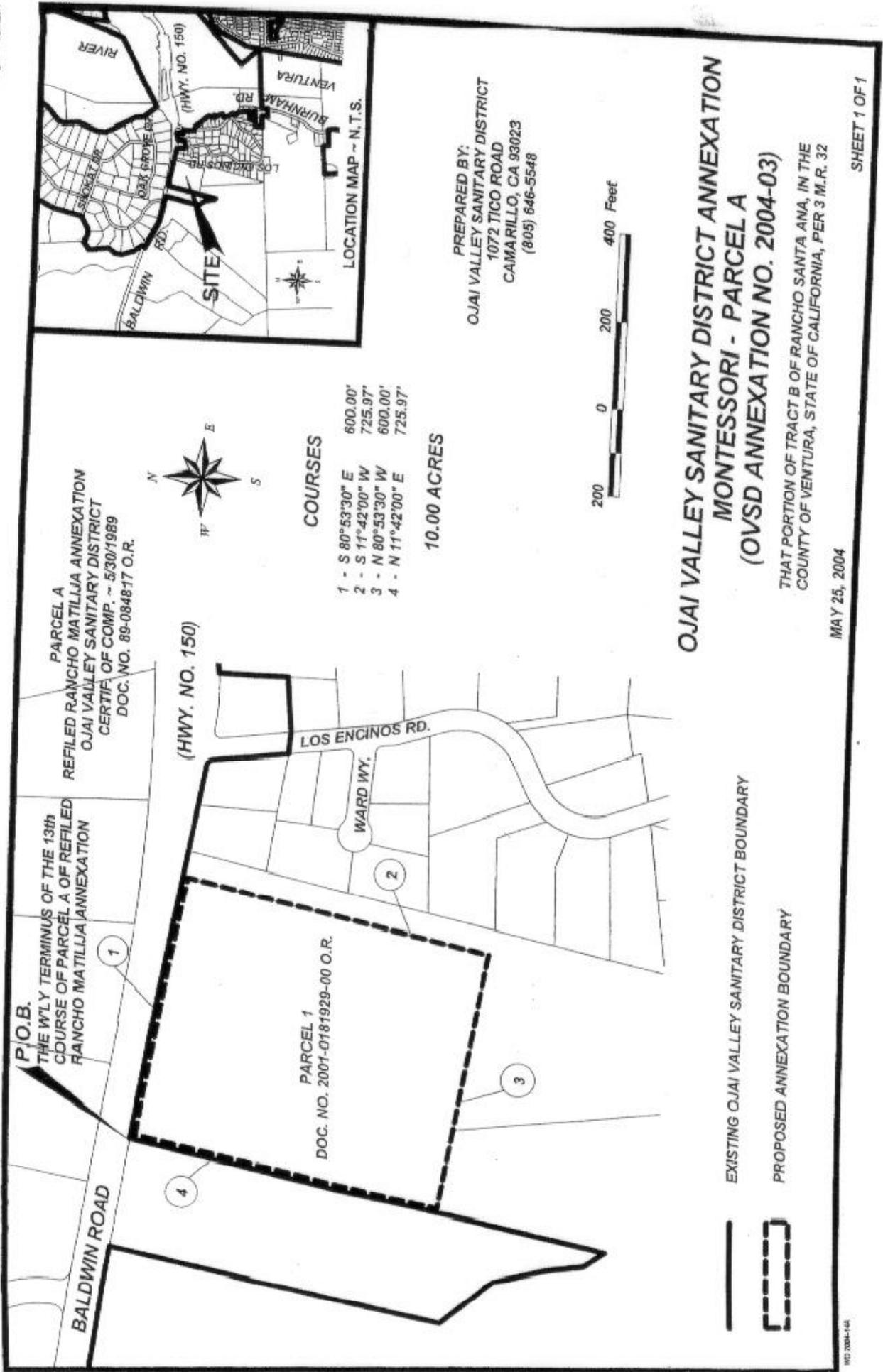
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Rawstorn*

Date: *11/17/04*

01-25

EXHIBIT A



04-25

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
MONTESSORI – PARCEL A
(OVSD ANNEXATION NO. 2004-03)**

EXHIBIT A

That portion of Tract B of Rancho Santa Ana, in the County of Ventura, State of California, as said Tract B is shown on the map recorded in the Office of the County Recorder of said County in Book 3, Page 32 of Miscellaneous Records, described as follows:

Beginning at a point in the southerly line of Baldwin Road (Hwy. 150), said point being the westerly terminus of the 13th course of Parcel A of the Refiled Rancho Matilija Annexation to the Ojai Valley Sanitary District as shown and described in the Certificate of Completion recorded in the Office of said County Recorder on May 30, 1989 as Document No. 89-084817 of Official Records; thence, along said southerly line and the existing boundary of said Ojai Valley Sanitary District,

- 1st - South 80°53'30" East 600.00 feet to the easterly line of Parcel 1 described in the Grant Deed recorded in the Office of said County Recorder on September 14, 2001 as Document No. 2001-0181929-00 of Official Records; thence, leaving said southerly line and said existing district boundary along the boundary of said Parcel 1 by the following three courses:
- 2nd - South 11°42'00" West 725.97 feet; thence,
- 3rd - North 80°53'30" West 600.00 feet to said existing boundary of said Ojai Valley Sanitary District; thence, along said existing boundary,
- 4th - North 11°42'00" East 725.97 feet to the point of beginning and containing 10.00 acres.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Rautins*

Date: *11/17/04*

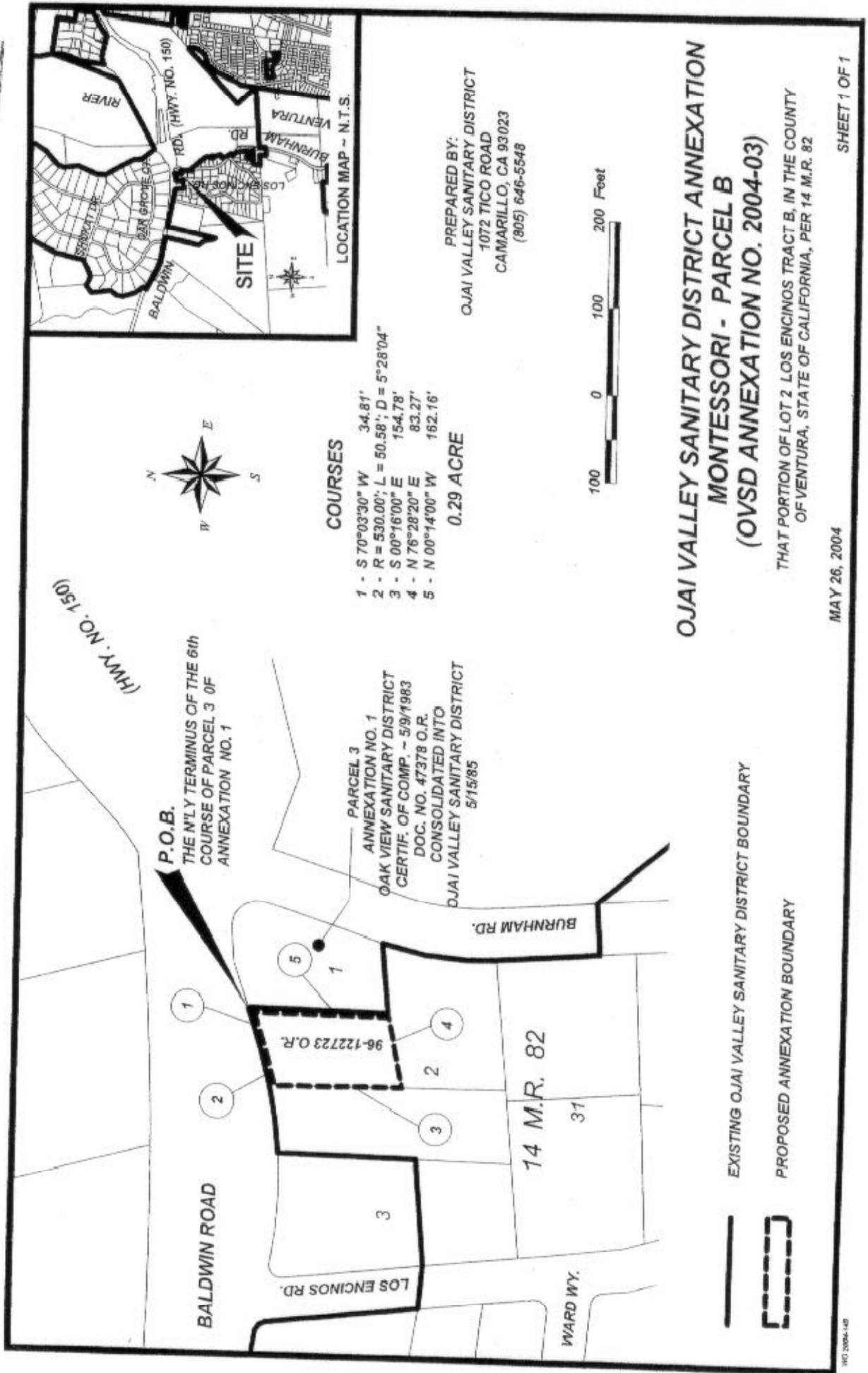
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Kautant*

Date: *11/17/04*

04-25

EXHIBIT A



(HWY. NO. 150)

P.O.B.
THE N'LY TERMINUS OF THE 6th COURSE OF PARCEL 3 OF ANNEXATION NO. 1

PARCEL 3 ANNEXATION NO. 1
OAK VIEW SANITARY DISTRICT
CERTIF. OF COMP. - 5/9/1983
DOC. NO. 47378 O.R.
CONSOLIDATED INTO
OJAI VALLEY SANITARY DISTRICT
5/15/85

14 M.R. 82
31

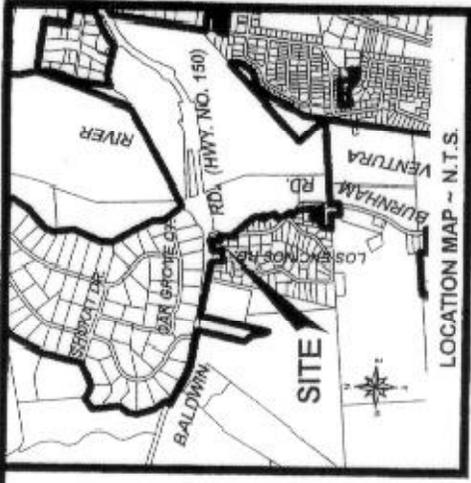
EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY
PROPOSED ANNEXATION BOUNDARY



COURSES

- 1 - S 70°03'30" W 34.81'
- 2 - R = 530.00'; L = 50.58'; D = 5°28'04"
- 3 - S 00°16'00" E 154.78'
- 4 - N 76°28'20" E 83.27'
- 5 - N 00°14'00" W 162.16'

0.29 ACRE



PREPARED BY:
OJAI VALLEY SANITARY DISTRICT
1072 TICO ROAD
CAMARILLO, CA 93023
(805) 646-5548

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
MONTESSORI - PARCEL B
(OVSD ANNEXATION NO. 2004-03)**

THAT PORTION OF LOT 2 LOS ENCINOS TRACT B, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 14 M.R. 82

MAY 26, 2004

SHEET 1 OF 1

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
MONTESSORI - PARCEL B
(OVSD ANNEXATION NO. 2004-03)**

EXHIBIT A

That portion of Lot 2 of Los Encinos Tract, in the County of Ventura, State of California, as said Lot 2 is shown on the map recorded in the Office of the County Recorder of said County in Book 14, Page 82 of Miscellaneous Records, described as follows:

Beginning at the most northerly corner of said Lot 2, same being in the southerly line of Baldwin Road (Hwy. 150), same also being the northerly terminus of the 6th course of Parcel 3 of Annexation No. 1 to the Oak View Sanitary District as shown and described in the Certificate of Completion recorded in the Office of said County Recorder on May 9, 1983, as Document No. 47378 of Official Records, and having since been consolidated into the Ojai Valley Sanitary District on May 15, 1985; thence, along said southerly line and the existing boundary of said Ojai Valley Sanitary District by the following two courses:

- 1st - South 70°03'30" West 34.81 feet to the beginning of a curve concaved northerly and having a radius of 530.00 feet; thence, along said curve,
- 2nd - Westerly 50.58 feet through a central angle of 5°28'04" to the northwesterly corner of the parcel described in the Executor's Deed recorded in the Office of said County Recorder on September 9, 1996 as Document No. 96-122723 of Official Records; thence, along the boundary of said parcel by the following three courses:
- 3rd - South 0°16'00" East 154.78 feet; thence,
- 4th - North 76°28'20" East 83.27 feet to the existing boundary of said Ojai Valley Sanitary District; thence, along said district boundary,
- 5th - North 0°14'00" West 162.16 feet to the point of beginning and containing 0.29 acre.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Raudonis*

Date: *11/17/04*

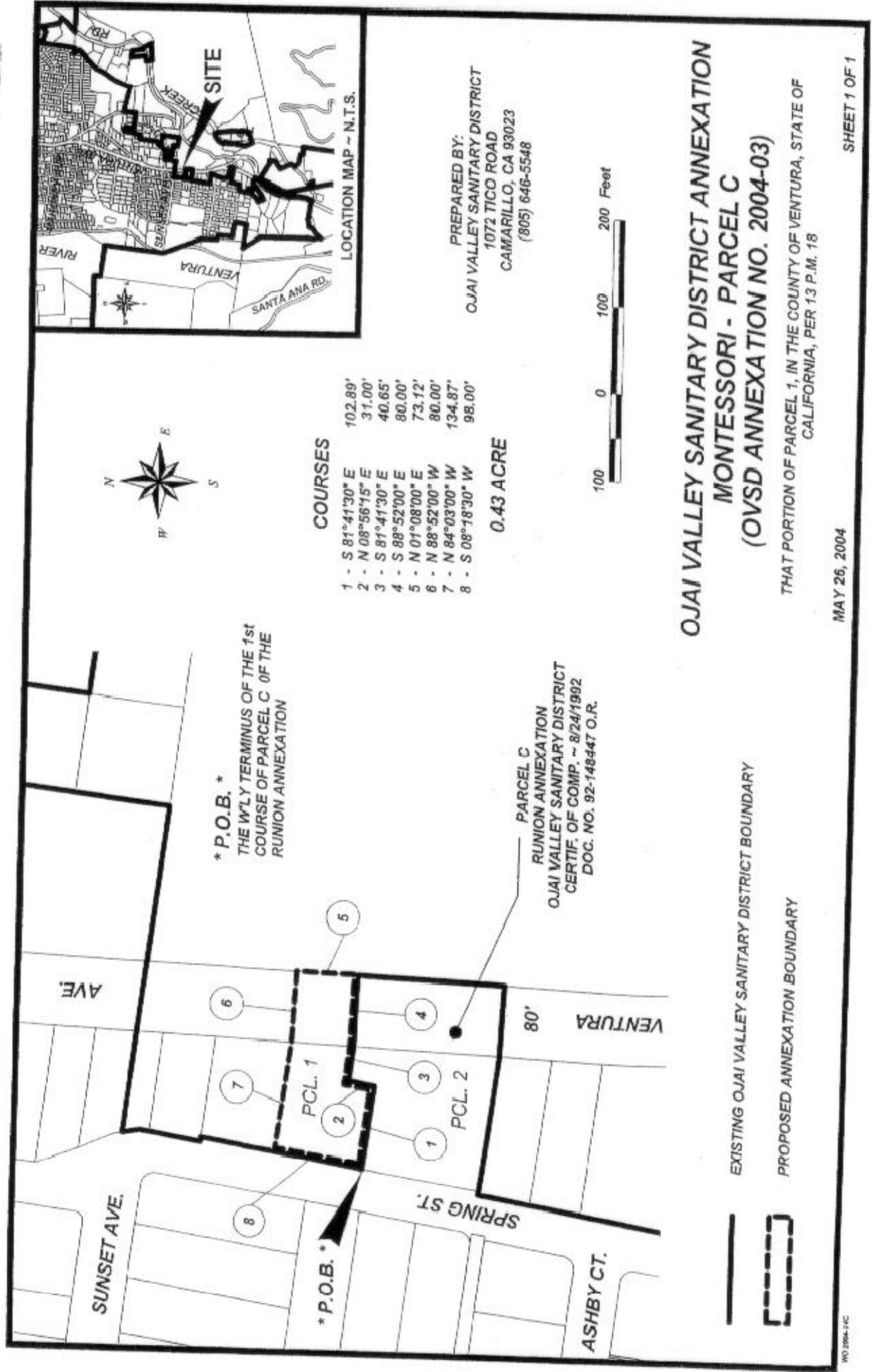
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Rawshay*

Date: *11/17/04*

04-25

EXHIBIT A



**OJAI VALLEY SANITARY DISTRICT ANNEXATION
MONTESSORI - PARCEL C
(OVSD ANNEXATION NO. 2004-03)**

THAT PORTION OF PARCEL 1, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 13 P.M. 18

MAY 26, 2004

SHEET 1 OF 1

RD 3086-11C

04-25

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
MONTESSORI – PARCEL C
(OVSD ANNEXATION NO. 2004-03)**

That portion of Parcel 1, in the County of Ventura, State of California, as said parcel are shown on the map recorded in the Office of the County Recorder of said County in Book 13, Page 18 of Parcel Maps, described as follows:

Beginning at the southwesterly corner of said Parcel 1, said corner also being the westerly terminus of the 1st course of Parcel C of the Runion Annexation to Ojai Valley Sanitary District as shown and described in the Certificate of Completion recorded in the Office of said County Recorder on August 24, 1992 as Document No. 92-148447 of Official Records; thence, along the southerly line of said Parcel 1 by the following course and along the existing boundary of said Ojai Valley Sanitary District by the following four courses:

- 1st - South 81°41'30" East 102.89 feet; thence,
- 2nd - North 8°56'15" East 31.00 feet; thence,
- 3rd - South 81°41'30" East 40.65 feet to the westerly line of Ventura Avenue (Hwy. 33), 80.00 feet wide; thence,
- 4th - South 88°52'00" East 80.00 feet to the easterly line of said Ventura Avenue; thence, along said easterly line,
- 5th - North 1°08'00" East 73.12 feet to a line that is at right angles to said easterly line of said Ventura Avenue that passes through the northeasterly corner of said Parcel 1; thence, along said right angle line,
- 6th - North 88°52'00" West 80.00 feet to said northeasterly corner of said Parcel 1; thence, along the boundary of said Parcel 1 by the following two courses:
- 7th - North 84°03'00" West 134.87 feet to said existing boundary of said Ojai Valley Sanitary District; thence, along said existing boundary,
- 8th - South 8°18'30" West 98.00 feet to the point of beginning and containing 0.43 acre.

2004/04-14C - May 25, 2004

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

Zell Rawlins

Date:

11/17/04