



STAFF REPORT

Agenda Item 10

Meeting Date: September 21, 2005

**LAFCO CASE
NAME & NO:**

LAFCO 05-14 Ojai Valley Sanitary District Annexation – Sycamore
(Parcels A -D)

PROPOSAL:

To annex 18 lots, a portion of the Ojai Valley Trail, a flood control channel, and portions of Edison Drive, Sycamore Drive, Ranch Road, and Ventura Avenue into the Ojai Valley Sanitary District for the purpose of providing sanitary sewer service.

SIZE:

Parcel A: Approximately 3.01 acres

Parcel B: Approximately 1.34 acres

Parcel C: Approximately 1.47 acres

Parcel D: Approximately .38 acres

LOCATION:

Generally, the proposal area is bounded by Highway 33 (Ventura Avenue) to the east, the Ventura River to the west, Ranch Road to the north and a Southern California Edison facility to the south in the community of Casitas Springs (Ojai Area of Interest).

Parcel A: Thirteen lots with street addresses of 14, 29, 34, 41, 50, 51, 55, 66, and 93 Sycamore Drive and 8282, 8289, 8305, and 8349 Edison Drive; a flood control channel; a portion of the Ojai Valley Trail; a portion of Edison Drive; a portion of Sycamore Drive; and a portion of Ventura Avenue.

Parcel B: Three lots with street addresses as 8380, 8390 and 8406 Edison Drive; and a portion of Ventura Avenue.

Parcel C: One lot with a street address of 8437 Edison Drive; a portion of Edison Drive; and a portion of Ranch Road.

Parcel D: One lot with a street address of 8357 Edison Drive; and a portion of the Ojai Valley Trail.

COMMISSIONERS AND STAFF

COUNTY:
Linda Parks, Vice Chair
Kathy Long
Alternate:
Steve Bennett

CITY:
Don Waunch
John Zaragoza
Alternate:
Janice Parvin

SPECIAL DISTRICT:
Dick Richardson, Chair
Ted Grandsen
Alternate:
George Lange

PUBLIC:
Kenneth M. Hess
Alternate:
Louis Cunningham

EXECUTIVE OFFICER:
Everett Millais

LAFCO ANALYST:
Kim Uhlich

OFFICE MANAGER/CLERK:
Debbie Schubert

LEGAL COUNSEL:
Leroy Smith

PROPONENT: Ojai Valley Sanitary District by resolution.

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

PARCEL INFORMATION:

	Assessor's Parcel	Property Address	Property Owner(s)
Parcel A	061-0-230-420	66 Sycamore Dr.	Howie, Donald & June
	061-0-230-260	50 Sycamore Dr.	Tarrats, Dave & Kathleen
	061-0-230-270	34 Sycamore Dr.	Bennett, Charles
	061-0-230-290	14 Sycamore Dr.	Leivas, Lawrence & Barbara
	061-0-212-200	29 Sycamore Dr.	Romo, Ignacio E., ET AL
	061-0-212-215	41 Sycamore Dr.	Burch, David G & Joanne L
	061-0-212-220	51 Sycamore Dr.	Anderson Wayne R & Patricia
	061-0-212-230	55 Sycamore Dr.	Parsa, Daryush J & Kathleen
	061-0-212-015	93 Sycamore Dr.	Shillito, Michele C
	061-0-211-145	8349 Edison Dr.	La Salle, John H Tr
	061-0-211-135	8305 Edison Dr.	Dickenson, John
	061-0-211-065	8289 Edison Dr.	Aldrich, Russell & Margaret
	061-0-230-430	8282 Edison Dr.	Harrison, Brian & Jean
	Parcel B	061-0-212-165	8406 Edison Dr.
061-0-212-055		8380 Edison Dr.	La Salle John H RT
061-0-212-045		8390 Edison Dr	Mac Lean Yvonne M
Parcel C	061-0-211-045	8437 Edison Dr.	Vta. Co. General Services Agency
Parcel D	061-0-211-205	8357 Edison Dr.	Fink Rufus B & Marilyn V Trust

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 July 25, 2005, and determine that the change of organization is exempt under Section 15319(a) of the CEQA Guidelines.
- B. Provided no written opposition from registered voters or landowners within the affected territory is received prior to the conclusion of the hearing, waive further protest proceedings including subsequent protest and election proceedings, and adopt the attached resolution (LAFCO 05-14) making determinations and approving the Ojai Valley Sanitary District Annexation – Sycamore (Parcels A-D).

GENERAL ANALYSIS

1. Land Use

Site Information

	Land Use	Zone District Classification	General Plan Designation
Existing	A: Single Family Dwellings	County: A: RE-1ac (Rural Exclusive, 1 ac. min.); R-1-6,000 sq ft (Urban Residential, 6,000 sq. ft. min.)	County: A: Existing Community
	B: Single Family Dwellings	B: RE-1ac (Rural Exclusive, 1 ac. min.)	B: Existing Community
	C: Community Center	C: RE-1ac (Rural Exclusive, 1 ac. min.)	C: Existing Community
	D: Single Family Dwelling	D: RE-1ac (Rural Exclusive, 1 ac. min.)	D: Existing Community
		City: NA	City: NA
Proposed	No Change	No Change	No Change

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

Surrounding Land Uses and Zoning and General Plan Designations

This proposal will have no effect on surrounding land uses, zoning or general plan designations.

Topography, Natural Features and Drainage

The proposal area is situated on a river terrace formed by the Ventura River. The elevation is approximately 275 feet with an overall slope of less than five percent draining generally to the west. The lots are landscaped with a variety of native and non-native flora.

Conformity with Plans

All of the lots are within the Sphere of Influence of the Ojai Valley Sanitary District.

The existing land uses (single-family residential and public facilities) are consistent with the County's Ojai Valley Area Plan designations.

None of the lots in the proposal area are affected by the County's SOAR ordinance.

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

Agricultural Land and Agriculture

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

None of the four lots 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 lots in the proposal area are considered open space pursuant to Government Code Sections 56059 and 65560, and the proposal will not impact open space lands.

3. Population

According to the County of Ventura Registrar of Voters, there are 23 registered voters in the proposal area. Because there are 12 or more registered voters within the proposal area, the area is considered as “inhabited” in terms of LAFCO proceedings.

Due to the number of registered voters within the proposal area this matter has been noticed as a public hearing. Further discussion about the law, notice and protest proceedings is contained in the Special Analysis section of this report.

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

For 13 of the 18 lots within the proposal area, the annexation to the Ojai Valley Sanitary District will enable the property owners to connect to the Ojai Valley Sanitary District wastewater collection and treatment system. Following completion of annexation proceedings, the Sanitary District will construct sewer mainlines along both Sycamore Drive and Edison Drive. The Ojai Valley Sanitary District has represented that it has the capacity to provide sanitary sewer service, including treatment plant capacity, to each lot within the proposal area immediately upon annexation.

The other five lots within the proposal area have prior connections and are currently being served but are outside of the District’s boundary: 50 and 66 Sycamore Drive; and 8282, 8390, and 8437 Edison Drive.

For those property owners who are not yet connected, they 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, all lots within the proposal area are currently in tax rate area 91068 and will be assigned to tax rate area 91172 upon completion of proceedings. However the current tax rate of \$1.069534 per \$100 of assessed valuation will remain the same upon annexation.

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
061-0-230-420	66 Sycamore Drive	Howie, Donald & June	\$19,937
061-0-230-260	50 Sycamore Drive	Tarrats, Dave & Kathleen	\$29,712
061-0-230-270	34 Sycamore Drive	Bennett, Charles	\$83,041
061-0-230-290	14 Sycamore Drive	Leivas, Lawrence & Barbara	\$5,247
061-0-212-200	29 Sycamore Drive	Romo, Ignacio E., ET AL	\$289,900
061-0-212-215	41 Sycamore Drive	Burch, David G & Joanne L	\$55,131
061-0-212-220	51 Sycamore Drive	Anderson Wayne R & Patricia	\$107,629
061-0-212-230	55 Sycamore Drive	Parsa, Daryush J & Kathleen	\$29,131
061-0-212-015	93 Sycamore Drive	Shillito, Michele C	\$67,479
061-0-211-145	8349 Edison Drive	La Salle, John H Tr	\$6,104
061-0-211-135	8305 Edison Drive	Dickenson, John	\$107,824
061-0-211-065	8289 Edison Drive	Aldrich, Russell & Margaret	\$49,013
061-0-230-430	8282 Edison Drive	Harrison, Brian & Jean	\$109,984
061-0-212-165	8406 Edison Drive	Price, Bert TR	\$10,742
061-0-212-055	8380 Edison Drive	La Salle John H RT	\$6,115
061-0-212-045	8390 Edison Drive	Mac Lean Yvonne M	\$207,807
061-0-211-205	8357 Edison Drive	Fink Rufus B & Marilyn V Trust	\$6,115
TOTAL			\$1,190,911

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 containing existing structures 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.

SPECIAL ANALYSIS:

Protest Proceedings

When one hundred percent of the affected landowners consent to a change of organization, the Commission may conduct proceedings without notice, hearing, or an election. In this instance, however, even though all the property owners have consented to the annexation, the area is considered to be inhabited [there are 12 or more registered voters residing in the proposal area (23 in this case)]. Due to this fact, the Commission can waive protest proceedings only if all registered voters and landowners within the affected area have been provided written notice of the LAFCO proceedings, including the fact that further protest proceedings may be waived, and only if before the conclusion of the meeting no landowner or registered voter files written opposition to the proposal (Government Code Section 56663).

Written notice to all landowners and registered voters within the proposal area has been provided for the hearing on this matter.

The recommendation to approve this proposal and to waive protest proceedings is based on the assumption that no landowner or registered voter within the proposal area will file a written objection before the conclusion of the September 21 meeting. If any landowner or any registered voter within the proposal area files a written protest before the conclusion of the September 21 meeting, then subsequent protest proceedings must be held and the attached recommended resolution will need to be modified accordingly to direct that such proceedings occur. Subsequent protest proceedings will involve further notice and at least an administrative protest hearing. Such additional actions require several months to complete. As is the case for all changes of organization and reorganizations, if a majority protest occurs all proceedings will be terminated.

If no landowner and no registered voter from within the proposal area files a written objection prior to the conclusion of the September 21 meeting, then the Commission can proceed as recommended. That is, the Commission can adopt the attached recommended resolution and all further protest proceedings, including any further notice, can be waived and the annexation can be finalized after the conclusion of the 30-day reconsideration and CEQA posting periods.

ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and the 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 the review of the materials submitted, determines that the boundaries of the proposal area should be modified, or 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 boundary changes and/or any changes or additions to the terms and conditions of approval.
- C. If any landowner or registered voter from within the proposal area files written opposition to the proposal, the Commission must conduct subsequent protest proceedings, and should direct staff to alter the attached resolution of approval accordingly to provide for such proceedings.
- D. If the Commission, following public testimony and review of materials submitted with this application wishes to deny this proposal, a motion to deny should

include adoption of this Report and all referenced materials as part of the public record.

BY: Kim Uhlich
Kim Uhlich, Senior Analyst

Attachments: (1) Vicinity Map
(2) LAFCO 05-14 Resolution

ATTACHMENT 1

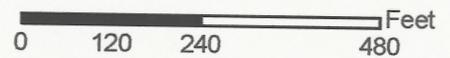


Legend

- Parcels
- Sycamore Annexation
- Ojai Valley Sanitary District Boundary
- Ojai Valley Sanitary District Sphere

Ventura LAFCO Vicinity Map

LAFCO 05-14 Ojai Valley Sanitary District
Annexation - Sycamore (Parcels A - D)



ATTACHMENT 2

LAFCO 05-14

RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE OJAI VALLEY SANITARY DISTRICT ANNEXATION – SYCAMORE (PARCELS A - D)

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 public hearing by the Commission of the proposal; and

WHEREAS, the proposal was duly considered on September 21, 2005, as specified in the notice of hearing; 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 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 more than 12 registered voters and is considered inhabited; and

WHEREAS, prior to the conclusion of the hearing on this matter, no written opposition was received from any landowner or any registered voter within the affected territory, 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 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 September 21, 2005 is adopted.
- (2) Said annexation is hereby approved as submitted.

- (3) The subject proposal is assigned the following distinctive short form designation: **LAFCO 05-14 OJAI VALLEY SANITARY DISTRICT ANNEXATION – SYCAMORE (Parcels A - D).**
- (4) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.
- (5) The Commission has reviewed and considered the lead agency's determination that the change of organization is categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines, and finds the change of organization 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) Pursuant to Government Code Section 56663(d), written notice of the Commission proceedings has been provided to all registered voters and landowners within the affected territory and no written opposition from registered voters or landowners with the affected territory has been received, and all affected agencies that will gain territory as a result of the proposal have consented in writing to the waiver of protest proceedings. The Commission hereby waives protest proceedings entirely.
- (8) **This change of 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 September 21, 2005.

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

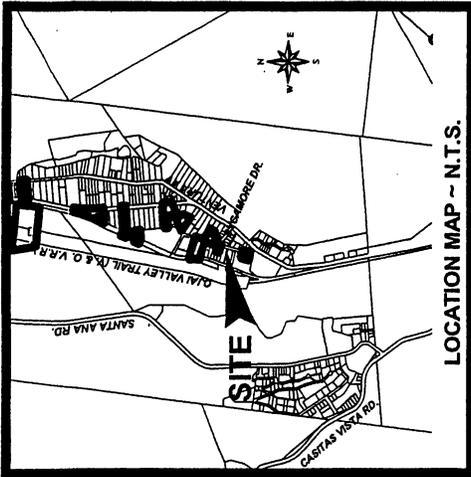
Attachments: Exhibit A

Copies: Ojai Valley Sanitary District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning
Ventura County Elections – Registrar of Voters

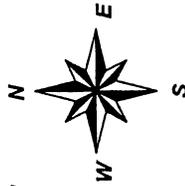
05-14

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 Rawls
Date: 8-22-05



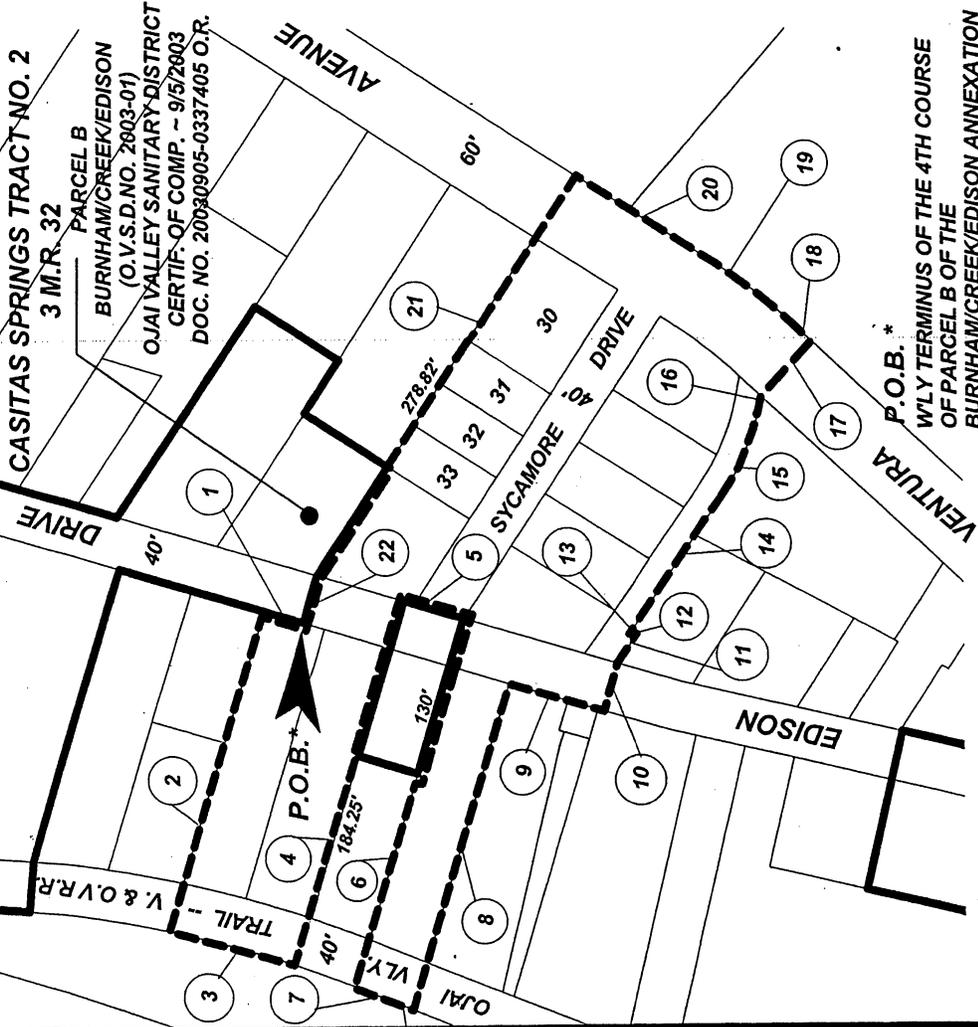
PREPARED BY:
OJAI VALLEY SANITARY DISTRICT
1072 TICO ROAD
OJAI, CA 93023
(805) 646-5548



COURSES

1 - N 15°43'00" E	26.86'
2 - N 74°17'00" W	269.07'
3 - R=886.00'; L=102.01'; D=6°35'49"	
RAD = S 74°55'17" E	314.25'
4 - S 74°17'00" E	50.00'
5 - S 15°43'00" W	319.46'
6 - N 74°17'00" W	50.27'
7 - S 21°40'32" W	284.68'
8 - S 74°17'00" E	75.58'
9 - S 15°43'00" W	40.00'
10 - S 74°17'00" E	25.00'
11 - S 61°43'00" E	3.74'
12 - N 15°43'00" W	
13 - R=190.00'; L=11.42'; D=3°26'38"	
RAD = N 29°35'02" E	121.65'
14 - S 56°58'20" E	7.46'
15 - R=210.00'; L=81.81'; D=22°19'15"	
16 - S 79°17'35" E	60.00'
17 - S 47°45'30" E	27.10'
18 - N 42°14'30" E	
19 - R=430.00'; L=76.80'; D=10°14'00"	
20 - N 32°00'30" E	129.11'
21 - N 58°00'00" W	383.64'
22 - N 74°17'00" W	40.00'

3.01 ACRES



**OJAI VALLEY SANITARY DISTRICT ANNEXATION
SYCAMORE - PARCEL A
(OVSD NO. 2005-07)**

THAT PORTION OF TRACT C, RANCHO SANTA ANA, IN THE COUNTY OF VENTURA,
STATE OF CALIFORNIA, PER 3 M.R. 32

EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY
PROPOSED ANNEXATION BOUNDARY

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
SYCAMORE – PARCEL A
(O.V.S.D. 2005-07)**

COPY

05-14

That portion of Tract C of Rancho Santa Ana, in the County of Ventura, State of California, as 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 westerly line of Edison Drive, 40.00 feet wide, as said westerly line is shown on the Casitas Springs Tract No. 2 recorded in the office of said County Recorder in Book 15, Page 32 of Miscellaneous Records, said point also being the westerly terminus of the 4th course of Parcel B of the Burnham/Creek/Edison Annexation (O.V.S.D. No. 2003-01) to the Ojai Valley Sanitary District as shown and described in the Certificate of Completion recorded in the office of said County Recorder on September 5, 2003 as Document No. 20030905-0337405 of Official Records; thence, along said westerly line and the existing boundary of said Ojai Valley Sanitary District,

- 1st - North 15°43'00" East 26.86 feet to the northerly line of Lot 75 of said Casitas Springs Tract No. 2; thence, leaving said district boundary, along said northerly line and the westerly prolongation thereof,
- 2nd - North 74°17'00" West 269.07 feet to a point in the westerly line of the Ojai Valley Trail (formerly V. & O.V.R.R.), said westerly line being a curve concaved westerly, having a radius of 886.00 feet, and having a radial to said point bearing South 74°55'17" East; thence, along said westerly line and curve,
- 3rd - Southerly 102.01 feet through a central angle of 6°35'49" to the westerly prolongation of a line that is parallel with and distant 14.00 feet northerly of the southerly line of Lot 73 of said Casitas Springs Tract No. 2; thence, along said prolongation,
- 4th - South 74°17'00" East 314.25 feet, at 184.25 feet begins said existing district boundary, at 314.25 feet the easterly line of said Edison Drive, 40.00 feet wide; thence, along said easterly line by the following course and continuing along said existing district boundary by the following two courses:
- 5th - South 15°43'00" West 50.00 feet to a line that is parallel with and distant 4.00 feet northerly of the southerly line of Lot 72 of said Casitas Springs Tract No. 2; thence, along said prolongation,
- 6th - North 74°17'00" West 319.46 feet, at 130.00 feet leaving said existing district boundary, at 319.46 feet said westerly line of said Ojai Valley Trail (formerly V. & O.V.R.R.); thence, along said westerly line,

- 7th - South $21^{\circ}40'32''$ West 50.27 feet to a line that is parallel with and distant 6.00 feet southerly of the northerly line of Lot 70 of said Casitas Springs Tract No. 2; thence, along said prolongation,
- 8th - South $74^{\circ}17'00''$ East 284.68 feet to the westerly line of said Edison Drive, 40.00 feet wide; thence, along said westerly line,
- 9th - South $15^{\circ}43'00''$ West 75.58 feet to a line that is perpendicular to said westerly line that passes through the intersection of the southerly line of Fresno Canyon Drain and the easterly line of said Edison Drive, 40.00 feet wide; thence, along said perpendicular line,
- 10th - South $74^{\circ}17'00''$ East 40.00 feet to said intersection of the southerly line of said Fresno Canyon Drain and said easterly line of said Edison Drive; thence, along said southerly line by the following six courses:
- 11th - South $61^{\circ}13'00''$ East 25.00 feet; thence,
- 12th - North $15^{\circ}43'00''$ West 3.74 feet to a point of cusp with a nontangent curve concaved southwesterly, having a radius of 190.00 feet, and having a radial to said point bearing North $29^{\circ}35'02''$ East; thence, along said curve,
- 13th - Southeasterly 11.42 feet through a central angle of $3^{\circ}26'38''$; thence,
- 14th - South $56^{\circ}58'20''$ East 121.65 feet to the beginning of a curve concaved northerly and having a radius of 210.00 feet; thence, along said curve,
- 15th - Southeasterly and easterly 81.81 feet through a central angle of $22^{\circ}19'15''$; thence,
- 16th - South $79^{\circ}17'35''$ East 7.46 feet to the westerly line of Ventura Avenue, 60.00 feet wide; thence, perpendicular to said westerly line,
- 17th - South $47^{\circ}45'30''$ East 60.00 feet to the easterly line of said Ventura Avenue, 60.00 feet wide; thence, along said easterly line by the following three courses:
- 18th - North $42^{\circ}14'30''$ East 27.10 feet to the beginning of a curve concaved northwesterly and having a radius of 430.00 feet; thence, along said curve,
- 19th - Northeasterly 76.80 feet through a central angle of $10^{\circ}14'00''$; thence,
- 20th - North $32^{\circ}00'30''$ East 129.11 feet to the easterly prolongation of the northerly line of Lot 30 of said Casitas Springs Tract No. 2; thence, along said prolongation and said northerly line to and along the northerly line of Lots 32 through 35 of said Casitas Springs Tract No. 2,

21st - North 58°00'00" West 383.64 feet, at 278.82 feet begins the existing boundary of said Ojai Valley Sanitary District, at 383.64 feet the easterly line of said Edison Drive, 40.00 feet wide; thence, along said easterly line and continuing along said existing district boundary,

22nd - North 74°17'00" West 40.00 feet to the point of beginning and containing 3.01 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 Rawlins*

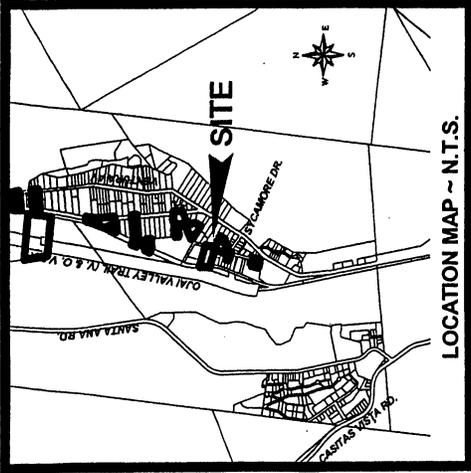
Date: *8-22-05*

EXHIBIT A

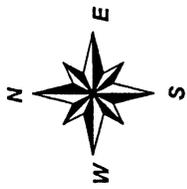
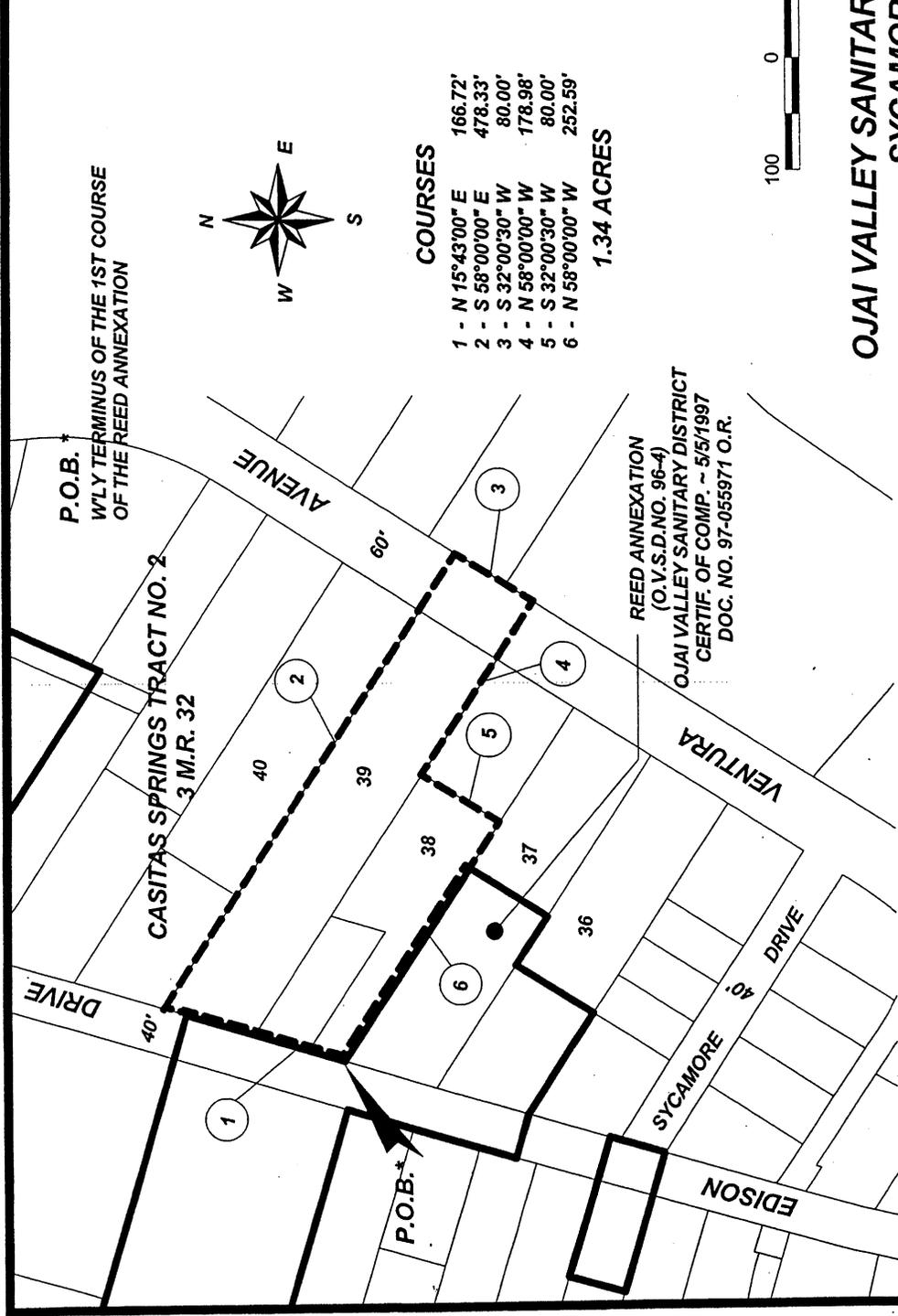
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Kowalski*

Date: *8-22-05*



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



COURSES

- 1 - N 15°43'00" E 166.72'
- 2 - S 58°00'00" E 478.33'
- 3 - S 32°00'30" W 80.00'
- 4 - N 58°00'00" W 178.98'
- 5 - S 32°00'30" W 80.00'
- 6 - N 58°00'00" W 252.59'

1.34 ACRES

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
SYCAMORE - PARCEL B
(OVSD NO. 2005-07)**

ALL OF LOT 39 AND A PORTION OF LOT 38 OF CASITAS SPRINGS TRACT NO. 2,
IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 15 M.R. 32

JUNE 9, 2005 ~ REVISED 6/10/2005

SHEET 1 OF 1

OJAI VALLEY SANITARY DISTRICT ANNEXATION
SYCAMORE – PARCEL B
(O.V.S.D. 2005-07)

All of Lot 39 and a portion of Lot 38 of Casitas Springs Tract No. 2, in the County of Ventura, State of California, as shown on the map recorded in the office of the County Recorder of said County, in Book 15, Page 32 of Miscellaneous Records, described as follows:

Beginning at the southwesterly corner of said Lot 38, said corner also being the westerly terminus of the 1st course of the Reed Annexation (O.V.S.D. No. 96-4) 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 5, 1997 as Document No. 97-055971 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District by the following course and along the westerly line of said Lot 38 to and along the westerly line of said Lot 39,

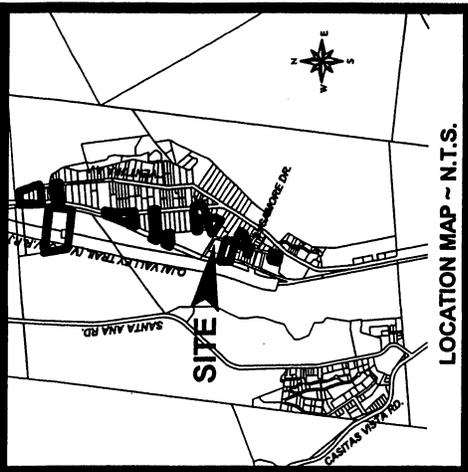
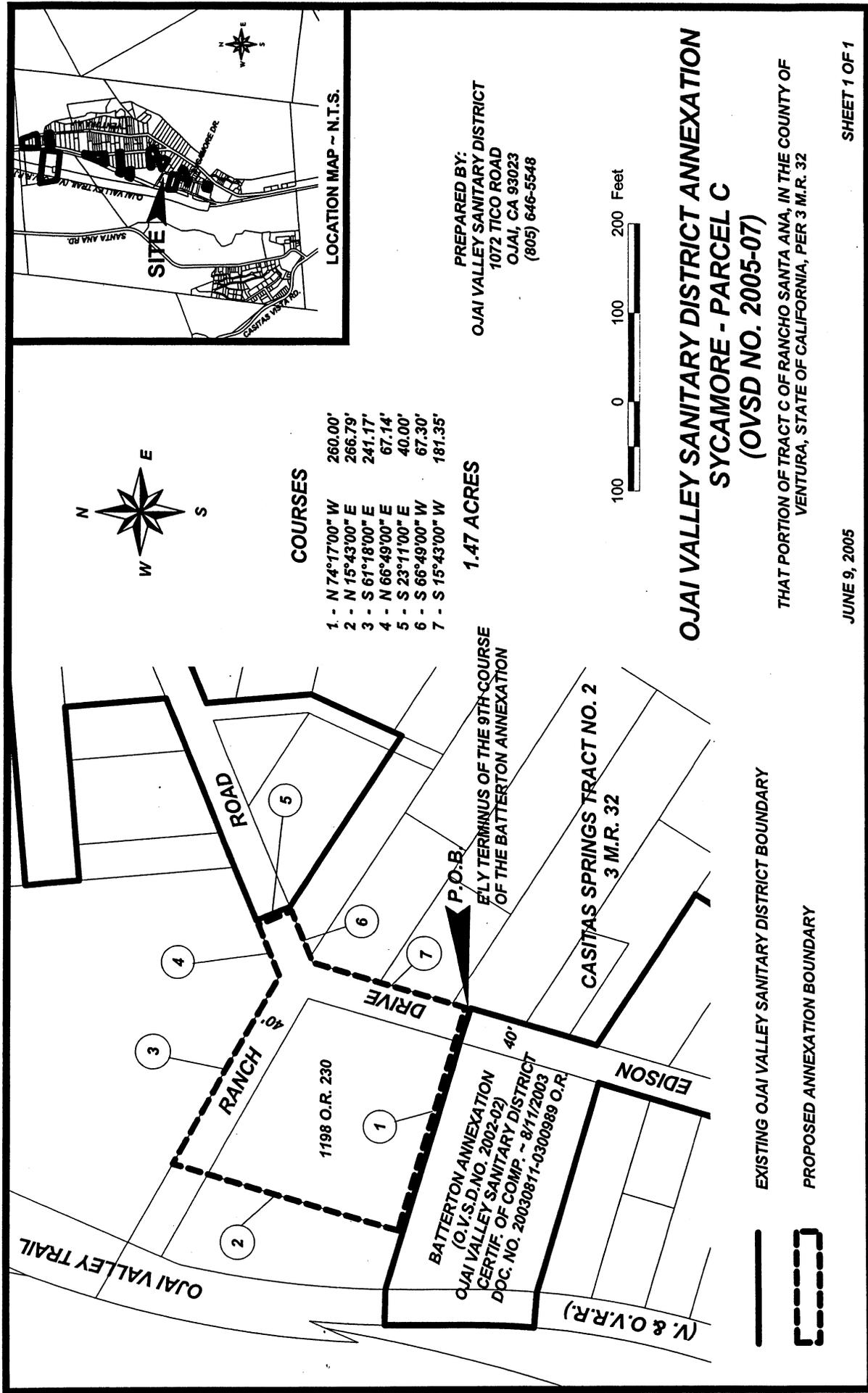
- 1st - North 15°43'00" East 166.69 feet to the northerly line of said Lot 39; thence, along said northerly line and the easterly prolongation thereof,
- 2nd - South 58°00'00" East 478.33 feet to the easterly line of Ventura Avenue, 60.00 feet wide; thence, along said easterly line,
- 3rd - South 32°00'30" West 80.00 feet to the easterly prolongation of the southerly line of said Lot 39; thence, along said prolongation and southerly line,
- 4th - North 58°00'00" West 178.98 feet to the easterly line of the parcel described in the Grant Deed recorded in the office of said County Recorder on July 30, 2002 as Document No. 2002-0178384-00 of Official Records; thence, along said easterly line,
- 5th - South 32°00'30" West 80.00 feet to the southerly line of said Lot 38; thence, along said southerly line,
- 6th - North 58°00'00" West 252.59 feet to the point of beginning and containing 1.34 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 Rawls*

Date: *8-22-05*

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.
 Certified by: *Jill Rowland*
 Date: 9-6-05



COURSES

- 1 - N 74°17'00" W 260.00'
- 2 - N 15°43'00" E 266.79'
- 3 - S 61°18'00" E 241.17'
- 4 - N 66°49'00" E 67.14'
- 5 - S 23°11'00" E 40.00'
- 6 - S 66°49'00" W 67.30'
- 7 - S 15°43'00" W 181.35'

1.47 ACRES

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



**OJAI VALLEY SANITARY DISTRICT ANNEXATION
 SYCAMORE - PARCEL C
 (OVSD NO. 2005-07)**

THAT PORTION OF TRACT C OF RANCHO SANTA ANA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 3 M.R. 32

EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY
 PROPOSED ANNEXATION BOUNDARY

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
SYCAMORE – PARCEL C
(O.V.S.D. 2005-07)**

That portion of Tract C of Rancho Santa Ana, in the County of Ventura, State of California, as 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 easterly line of Edison Drive, 40.00 feet wide, as said easterly line is shown on map of Casitas Springs Tract No. 2, recorded in the office of said County Recorder in Book 15, Page 32 of Miscellaneous Records, said point also being the easterly terminus of the 9th course of the Batterton Annexation (O.V.S.D. No. 2002-02) to the Ojai Valley Sanitary District, as shown and described in the Certificate of Completion recorded in the office of said County Recorder, on August 11, 2003 as Document No. 20030811-0300989 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District,

- 1st - North 74°17'00" West 260.00 feet to the westerly line of the parcel described in the Grant Deed recorded in the office of said County Recorder on April 26, 1954 in Book 1198, Page 230 of Official Records; thence, leaving said district boundary along said westerly line and the northerly prolongation thereof,
- 2nd - North 15°43'00" East 266.76 feet to the northerly line of Ranch Road, 40.00 feet wide; thence, along said northerly line by the following two courses:
- 3rd - South 61°18'00" East 241.17 feet; thence,
- 4th - North 66°49'00" East 67.14 feet to the existing boundary of said Ojai Valley Sanitary District; thence, along said district boundary,
- 5th - South 23°11'00" East 40.00 feet to the southerly line of said Ranch Road, 40.00 feet wide; thence, along said southerly line,
- 6th - South 66°49'00" West 67.30 feet to the easterly line of said Edison Drive, 40.00 feet wide; thence, along said easterly line,
- 7th - South 15°43'00" West 181.35 feet to the point of beginning and containing 1.47 acres.

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

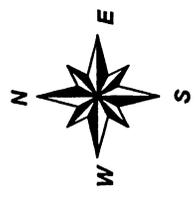
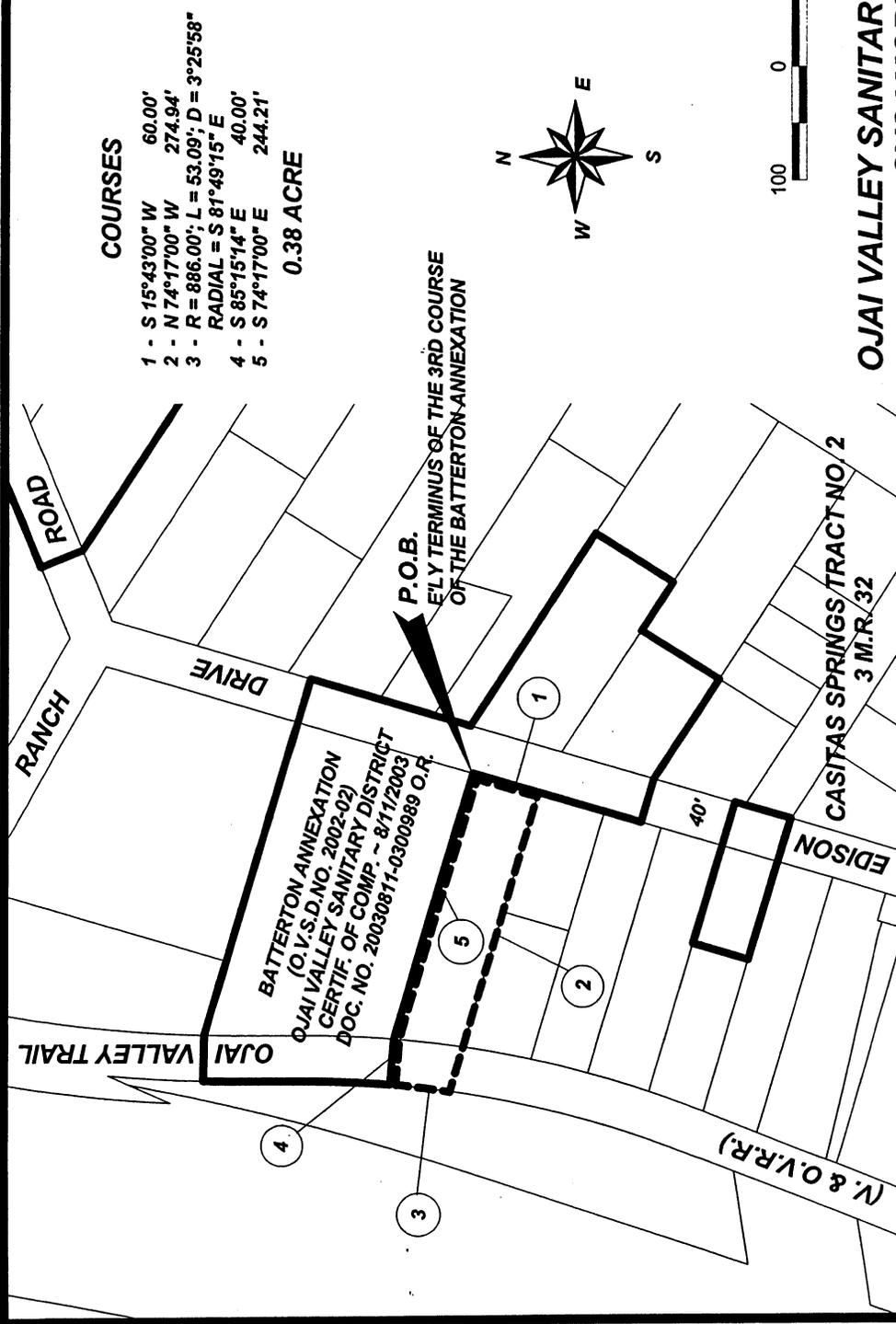
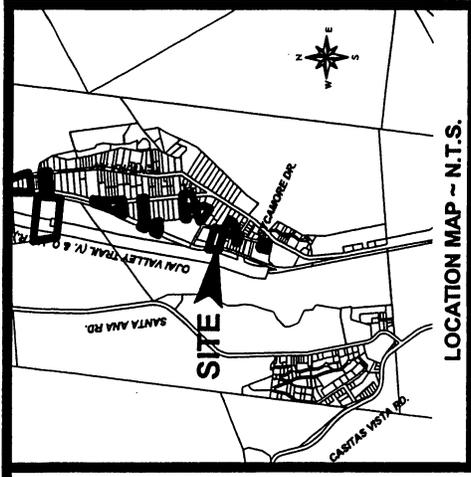
Certified by: *Gell Rawshus*
Date: *9-6-05*

EXHIBIT A

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 Rawshid*

Date: 9-6-05



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

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
SYCAMORE - PARCEL D
(OVSD NO. 2005-07)**

EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

THAT PORTION OF TRACT C OF RANCHO SANTA ANA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 3 M.R. 32

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
SYCAMORE – PARCEL D
(O.V.S.D. 2005-07)**

That portion of Tract C of Rancho Santa Ana, in the County of Ventura, State of California, as 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 westerly line of Edison Drive, 40.00 feet wide, as said westerly line is shown on map of Casitas Springs Tract No. 2, recorded in the office of said County Recorder in Book 15, Page 32 of Miscellaneous Records, said point also being the easterly terminus of the 3rd course of the Batterton Annexation (O.V.S.D. No. 2002-02) to the Ojai Valley Sanitary District, as shown and described in the Certificate of Completion recorded in the office of said County Recorder, on August 11, 2003 as Document No. 20030811-0300989 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District and said westerly line,

- 1st - South 15°43'00" West 60.00 feet to a line that parallel with and distant 20.00 feet northerly from the southerly line of Lot 77 of said Casitas Springs Tract No. 2; thence, along said parallel line,
- 2nd - North 74°17'00" West 274.94 feet to point in the westerly line of the Ojai Valley Trail (formerly V. & O.V.R.R.), said westerly line being a curve concaved westerly, having a radius of 886.00 feet, and having a radial to said point bearing South 81°49'15" East; thence, along said westerly line and curve,
- 3rd - Northerly 53.09 feet through a central angle of 3°25'58" to the existing Ojai Valley District Boundary; thence, along said district boundary by the following two courses:
- 4th - South 85°15'14" East 40.00 feet; thence,
- 5th - South 74°17'00" East 244.21 feet to the point of beginning and containing .038 acre.

2005\05-15\05-15D leg.doc ~ June 10, 2005

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: *9-6-05*