

**STAFF REPORT**

Meeting Date: September 21, 2005  
**CONSENT**

**Agenda Item 8**

**LAFCO CASE  
NAME & NO:**

LAFCO 05-16 Ojai Valley Sanitary District Annexation – Country Club (Parcels A -D)

**PROPOSAL:**

To annex six lots, a portion of Country Club Drive, and a portion of Creek Road into the Ojai Valley Sanitary District for the purpose of providing sanitary sewer service.

**SIZE:**

**Parcel A:** Approximately 12.46 acres

**Parcel B:** Approximately 4.02 acres

**Parcel C:** Approximately 0.96 acre

**Parcel D:** Approximately 0.72 acre

**LOCATION:**

Generally, Parcels A – C are located southwest of the City of Ojai and are bisected north to south by Country Club Drive. The Ojai Valley Inn is located to the west, and Creek Road is to the east and south.

**Parcel A:** Three lots with street addresses of 1105, 1205, and 1244 Country Club Drive and portions of Creek Road and Country Club Drive.

**Parcel B:** One lot with a street address of 1052 Amber Lane.

**Parcel C:** One lot with a street address of 1002 Country Club Drive.

**Parcel D:** One lot with a street address of 10690 Creek Road in the Ojai Area of Interest.

**COMMISSIONERS AND STAFF**

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**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 prescribed by law.

**PARCEL INFORMATION:**

<b>Parcel</b>	<b>Assessor's Parcel</b>	<b>Property Address</b>	<b>Property Owner(s)</b>
<b>A</b>	024-0-031-030	1105 Country Club Drive	Herzig, Christopher- Charmine
	024-0-031-160	1205 Country Club Drive	Nobel Grace Tr Est
	024-0-031-150	1244 Country Club Drive	Nahabedian, Mark
<b>B</b>	024-0-033-020	1052 Amber Lane	Granat Franklin L- Linda N
<b>C</b>	024-0-033-160	1002 Country Club Drive	Smith D Michael- Joan E
<b>D</b>	034-0-050-030	10690 Creek Road	Hicks Family 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. Adopt the attached resolution (LAFCO 05-16) making determinations and approving the Ojai Valley Sanitary District Annexation – Country Club (Parcels A-D).

## GENERAL ANALYSIS

### 1. Land Use

#### Site Information

	<b>Land Use</b>	<b>Zone District Classification</b>	<b>General Plan Designation</b>
<b>Existing</b>	<b>A: Single Family Dwellings</b>  <b>B: Single Family Dwellings</b>  <b>C: Single Family Dwellings</b>  <b>D: Single Family Dwelling</b>	<b>County:</b> <b>A: RA-2ac (Rural Agricultural, 2 ac. min.);</b>  (024-0-031-160) Split: RA-2ac // OS-40ac (Open Space, 40 ac. min.)  <b>B: RA-2ac (Rural Agricultural, 2 ac. min.)</b>  <b>C: RA-2ac (Rural Agricultural, 2 ac. min.)</b>  <b>D: RE-2ac (Rural Exclusive, 2 ac. min.)</b>  <b>City: NA</b>	<b>County:</b> <b>A: Rural Urban Reserve</b>  Rural Urban Reserve // Open Space Urban Reserve (10 ac. min.)  <b>B: Rural Urban Reserve</b>  <b>C: Rural Urban Reserve</b>  <b>D: Rural (2 ac. min.)</b>  <b>City: NA</b>
<b>Proposed</b>	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

Parcels A-C: The proposal area consists of predominately rolling hills bisected by seasonal creeks that drain south to San Antonio Creek. The elevation of the

area ranges from 800 to 900 feet. The lots are landscaped with both non-native and native species, including oak trees and annual grasses.

Parcel D: The lot is situated on a south facing river terrace that drains to San Antonio Creek. The overall slope is less than five percent with the most southerly 100 feet considered to be in the floodplain. The elevation is approximately 450 feet. The lot is landscaped with native trees, brush and grasses.

### Conformity with Plans

All of the lots are within the Sphere of Influence of the Ojai Valley Sanitary District and are within the Ojai area of interest. The lots comprising Parcels A through C are in the Sphere of Influence of the City of Ojai and both lots comprising Parcels B and C are contiguous with the boundaries of the City of Ojai. Staff is not aware of any plans on the City's part to annex the lots at this time.

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

The lot at 1205 Country Club Drive (part of Parcel A) is subject to the County's SOAR ordinance due to its Open Space General Plan designation. However, the annexation proposal will not result in any changes in land use or to the Ventura County General Plan.

## **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

The lot located at 1205 Country Club Drive (part of Parcel A) is considered open space lands pursuant to Government Code Sections 56059 and 65560.

However, the lot is developed with a residential use allowed by County plans and ordinances and the proposal will not result in any change to the underlying land use.

None of the other lots within the proposal area are considered open space pursuant to Government Code Sections 56059 and 65560.

### **3. Population**

Each of the six lots is improved with single-family residences. According to the County Registrar of Voters, there are a total of less than 12 registered voters in the proposal area. 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**

For two of the six lots (1105 Country Club Drive and 10690 Creek Road) 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. The District has sewer lines in the adjacent streets and has represented that it has the ability and capacity to service the annexation proposal area.

The other four lots within the proposal area have prior connections and are currently being served but are outside of the District's boundary: 1002, 1205, and 1244 Country Club Drive and 1052 Amber Lane.

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.

It should be noted that the result of the annexation of Parcel A will be to create an island of four parcels entirely surrounded by territory within Ojai Valley Sanitary District boundary (Attachment 1, Parcels A – C Vicinity Map). However, two of the four parcels are designated for Open Space uses by the City and County General Plans and are thus excluded from the District’s sphere of influence. According to the District, the owners of the future two-lot island were not contacted as to their interest in annexing. According to a District policy, the District does not actively solicit property owners outside of the current District boundaries; only existing customers, or those eligible property owners who initiate a connection request to the District are served.

**6. Assessed Value, Tax Rates and Indebtedness**

According to the County Assessor, Parcels A, B, and C are in tax rate area 70120 and will be assigned to tax rate area 70128 upon completion of proceedings. However the current tax rate of \$1.065334 per \$100 of assessed valuation will remain the same upon annexation. Parcel D is in tax area 91061 and will be assigned to tax rate area 71173 upon the completion of proceedings. The current tax rate of \$1.069534 per \$100 of assessed valuation will also remain the same upon annexation.

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

<b>Assessor's Parcel</b>	<b>Property Address</b>	<b>Property Owner(s)</b>	<b>Assessed Land Value</b>
024-0-031-030	1105 Country Club Drive	Herzig, Christopher- Charmine	\$714,000
024-0-031-160	1205 Country Club Drive	Nobel Grace Tr Est	\$304,208
024-0-031-150	1244 Country Club Drive	Nahabedian, Mark	\$178,735
024-0-033-020	1052 Amber Lane	Granat Franklin L- Linda N	\$776,405
024-0-033-160	1002 Country Club Drive	Smith D Michael- Joan E	\$178,769
034-0-050-030	10690 Creek Road	Hicks Family Trust	\$21,082
<b>TOTAL</b>			<b>\$2,173,199</b>

## **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.

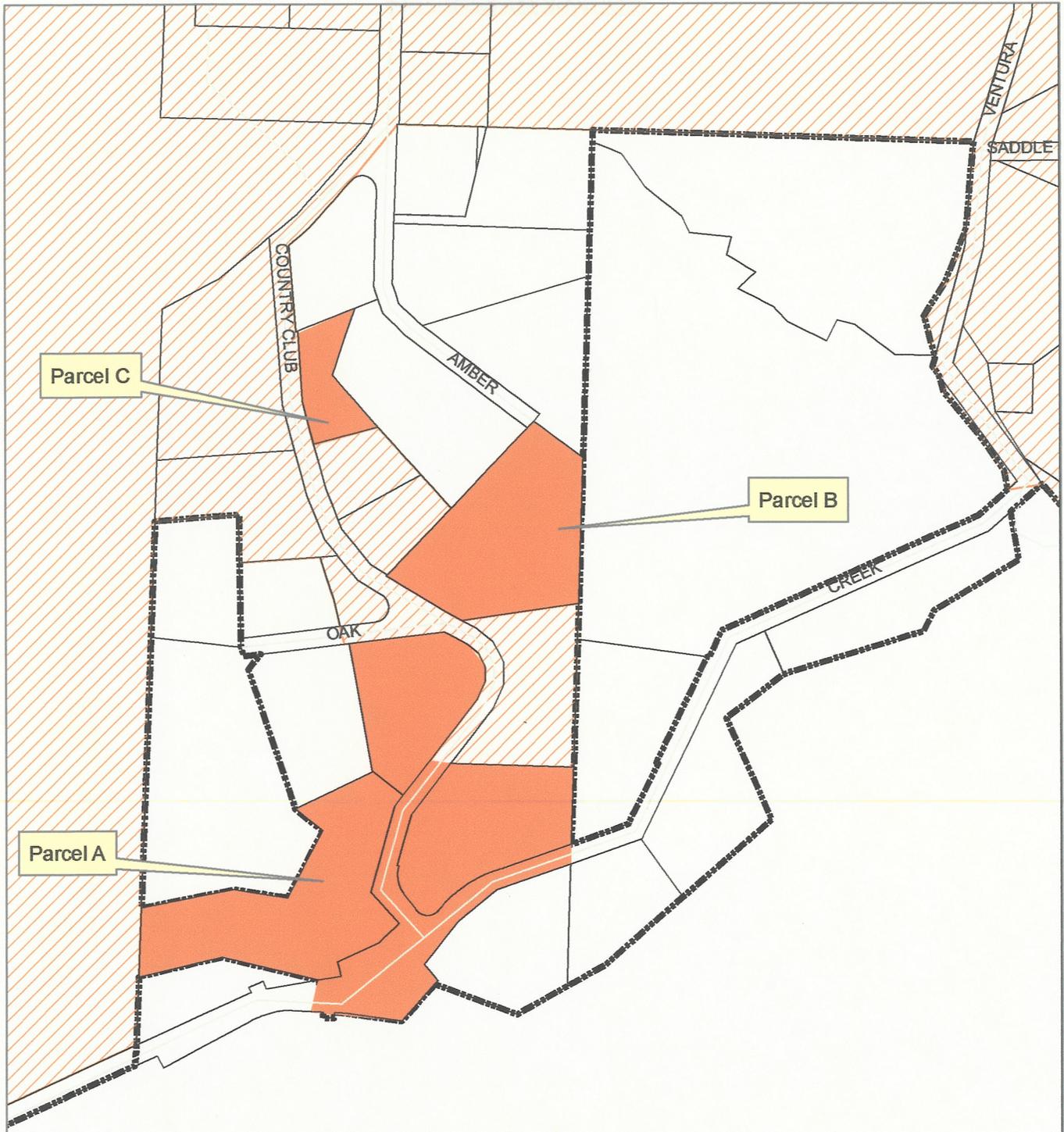
**ALTERNATIVE ACTIONS AVAILABLE:**

- 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: Kim Uhlich  
Kim Uhlich, Senior Analyst

Attachments: (1) Vicinity Maps  
(2) LAFCO 05-16 Resolution

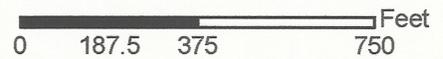
# ATTACHMENT 1



## Legend

-  Parcels
-  Country Club Annexation (Parcels A-C)
-  Ojai Valley Sanitary District
-  Ojai Valley Sanitary District Sphere

## Ventura LAFCO Vicinity Map LAFCO 05-16 Ojai Valley Sanitary District Annexation - Country Club (Parcels A - C)



# ATTACHMENT 1

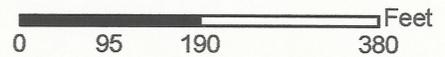


## Ventura LAFCO Vicinity Map

### LAFCO 05-16 Ojai Valley Sanitary District Annexation - Country Club (Parcel D)

#### Legend

-  Parcels
-  Country\_Club\_Annexation\_(Parcel\_D)
-  Ojai Valley Sanitary District
-  Ojai Valley Sanitary District Sphere



## **ATTACHMENT 2**

### **LAFCO 05-16**

#### **RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE OJAI VALLEY SANITARY DISTRICT ANNEXATION – COUNTRY CLUB (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 proposal as required by law; and

WHEREAS, the proposal was duly considered on September 21, 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 September 21, 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 05-16 OJAI VALLEY SANITARY DISTRICT ANNEXATION – COUNTRY CLUB (Parcels A - D).**
- (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) The Commission, consistent with California Government Code Section 56663(c), 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

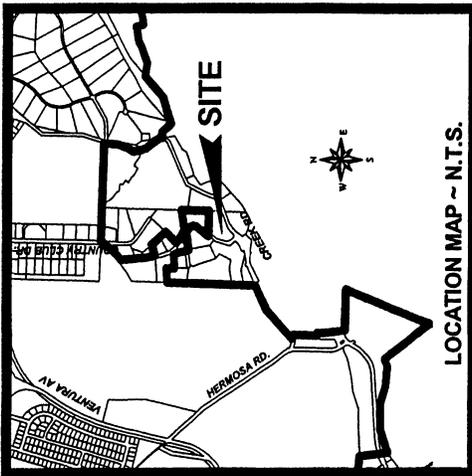
EXHIBIT A

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 Rueden*

Date: *05-22-05*

05-16



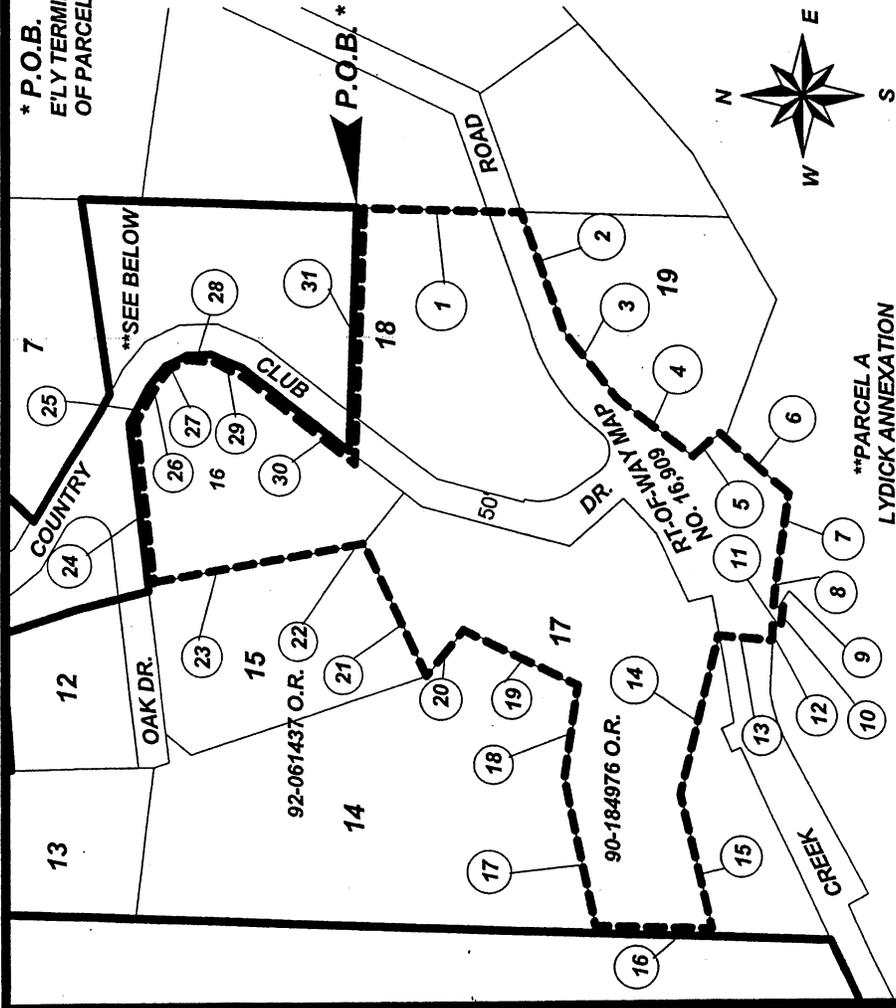
PREPARED BY:  
OJAI VALLEY SANITARY DISTRICT  
1072 TICO ROAD  
OJAI, CA 93023  
(805) 646-5548



12.46 ACRES

\* P.O.B. ELY TERMINUS OF THE 5TH COURSE OF PARCEL A OF THE LYDICK ANNEXATION

COURSES	
1 - S 00°00'00" W	266.68'
2 - S 70°34'52" W	221.04'
3 - S 51°13'58" W	137.74'
4 - S 38°18'04" W	147.46'
5 - S 38°46'02" E	57.00'
6 - S 41°27'01" W	147.14'
7 - N 81°49'32" W	157.39'
8 - N 87°19'31" W	29.46'
9 - S 02°40'29" W	15.00'
10 - N 87°19'31" W	30.00'
11 - N 02°40'29" E	15.00'
12 - N 87°19'31" W	14.50'
13 - N 02°40'29" E	59.07'
14 - N 78°00'00" W	256.56'
15 - S 75°30'00" W	239.58'
16 - N 00°30'00" E	200.22'
17 - N 77°31'30" E	255.92'
18 - S 82°09'30" E	146.50'
19 - N 26°13'00" E	206.50'
20 - N 50°29'00" W	95.00'
21 - N 63°00'00" E	236.84'
22 - N 11°14'00" E	10.50'
23 - N 12°11'10" W	343.31'
24 - N 81°29'20" E	258.74'
25 - S 64°10'00" E	71.40'
26 - S 53°14'00" E	42.08'
27 - S 28°09'00" E	38.94'
28 - S 03°14'00" E	38.96'
29 - S 21°46'00" W	54.30'
30 - S 36°19'00" W	216.28'
31 - N 90°00'00" E	397.28'



OJAI VALLEY SANITARY DISTRICT  
CERTIF. OF COMP. ~ 9/1/1993  
DOC. NO. 93-162762 O.R.

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
COUNTRY CLUB - PARCEL A  
(OVSD NO. 2005-03)

ALL OF LOT 16 AND A PORTIONS OF LOTS 15, 17 AND 18, COUNTRY CLUB ESTATES, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA,  
PER 20 M.R. 31

EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY  
PROPOSED ANNEXATION BOUNDARY

**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
COUNTRY CLUB – PARCEL A  
(O.V.S.D. 2005-03)**

**05-16**

All of Lot 16 and portions of Lots 15, 17 and 18, Country Club Estates, in the County of Ventura, State of California, as said Lots are shown on the map recorded in the Office of the County Recorder of said County, in Book 20, Page 31 of Miscellaneous Records, described as follows:

Beginning at a point in the easterly line of said Lot 18, said point being the easterly terminus of the 5<sup>th</sup> course of Parcel A of the Lydick Annexation (O.V.S.D. 93-1) to the Ojai Valley Sanitary District, as described and shown in the Certificate of Completion recorded in the Office of said County Recorder on September 1, 1993 as Document No. 93-162762 of Official Records; thence, along said easterly and the southerly prolongation thereof,

1st - SOUTH 266.68 feet to the southerly line of Creek Road as shown on Right of Way Map No. 16,909 as filed in the Office of the County Surveyor; thence, along said southerly line by the following eleven courses:

2nd - South 70°34'52" West 221.04 feet; thence,

3rd - South 51°13'58" West 137.74 feet; thence,

4th - South 38°18'04" West 147.46 feet; thence,

5th - South 38°46'02" East 57.00 feet; thence,

6th - South 41°27'01" West 147.14 feet; thence,

7th - North 81°49'32" West 157.39 feet; thence,

8th - North 87°19'31" West 29.46 feet; thence,

9th - South 2°40'29" West 15.00 feet; thence,

10th - North 87°19'31" West 30.00 feet; thence,

11th - North 2°40'29" East 15.00 feet; thence,

12th - North 87°19'31" West 14.50 feet to a line that perpendicular to this course and passes through the intersection of the southerly line of said Lot 17 of said Country Club Estates and the north line of said Creek Road as shown on said Right of Way Map No. 16,909; thence, along said perpendicular line,

13th - North 2°40'29" East 59.07 feet to said intersection of the southerly line of said Lot 17 of said Country Club Estates and the north line of said Creek Road; thence, along the boundary of said Lot 17 by the following three courses:

14th - North 78°00'00" West 256.56 feet; thence,

15th - South 75°30'00" West 239.58 feet; thence,

16th - North 0°30'00" East 200.22 feet to the northerly line of Parcel B as described and shown in the Parcel Map Waiver (Lot Line Adjustment) recorded in the Office of said County Recorder on December 14, 1990 as Document No. 90-184976 of Official Records; thence, along the boundary of said Parcel B by the following five courses:

17th - North 77°31'30" East 255.92 feet; thence,

18th - South 82°09'30" East 146.50 feet; thence,

19th - North 26°13'00" East 206.50 feet; thence,

20th - North 50°29'00" West 95.00 feet; thence,

21st - North 63°00'00" East 236.84 feet to the easterly line of the Parcel described in the Grant Deed recorded in the Office of said County Recorder on April 10, 1992 as Document No. 92-061437 of Official Records; thence, along the boundary of said parcel by the following two courses:

22nd - North 11°14'00" East 10.50 feet; thence,

23rd - North 12°11'10" West 343.31 feet to the southerly line of Oak Drive, 50.00 feet wide, said southerly line also being the existing Ojai Valley Sanitary District boundary; thence, along said existing district boundary by the following eight courses:

24th - North 81°29'20" East 258.74 feet; thence,

25th - South 64°10'00" East 71.40 feet; thence,

26th - South 53°14'00" East 42.08 feet; thence,

27th - South 28°09'00" East 38.94 feet; thence,

28th - South 3°14'00" East 38.96 feet; thence,

29th - South 21°46'00" West 54.30 feet; thence,

30th - South  $36^{\circ}19'00''$  West 216.28 feet; thence,

31st - EAST 397.28 feet to the point of beginning and containing 12.46 acres.

2005-14A.doc - April 29, 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: *Jill Rawlins*

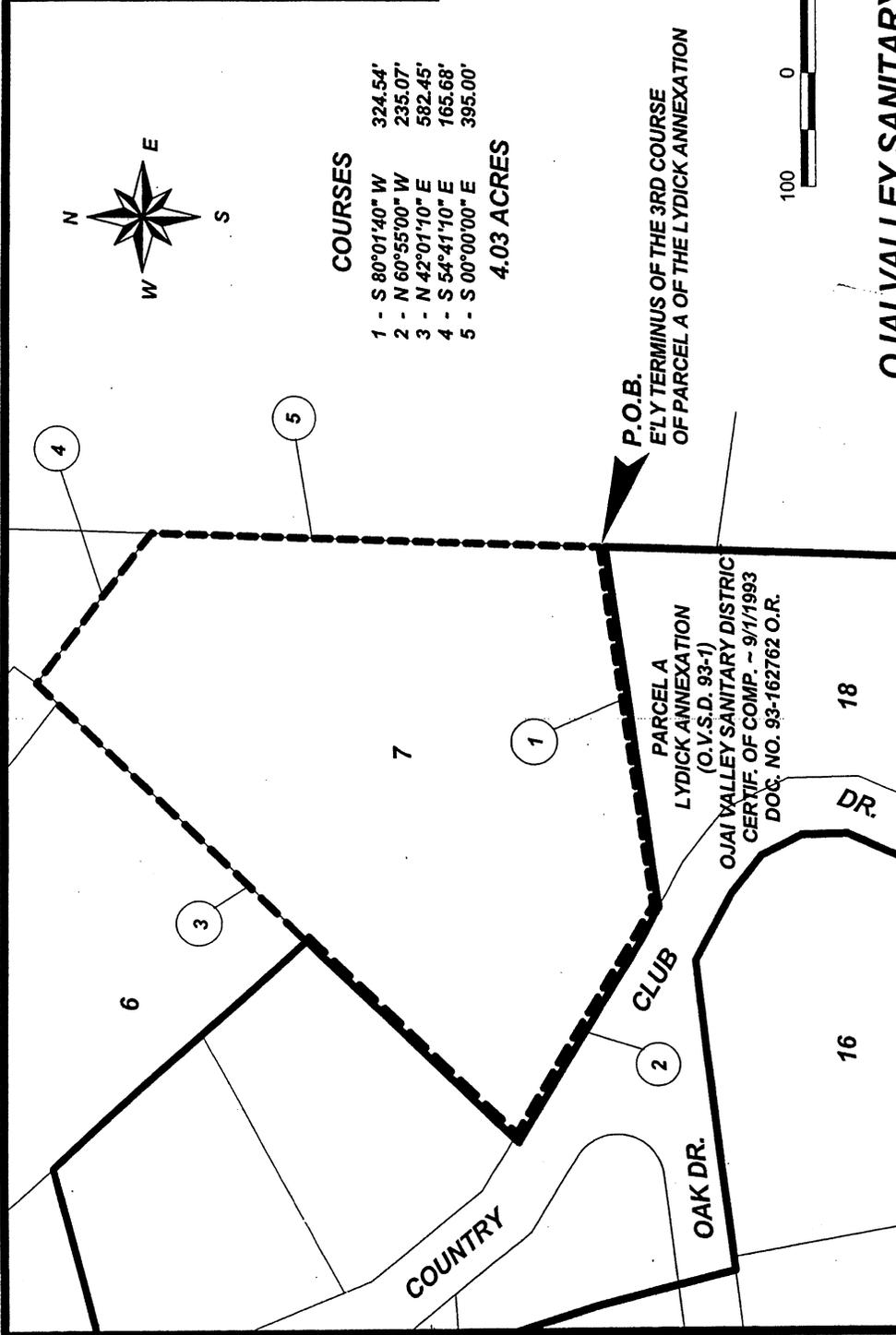
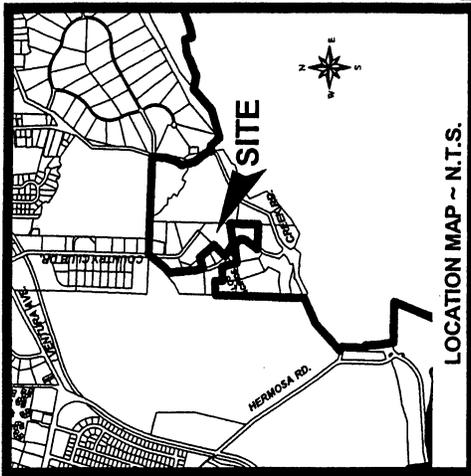
Date: *8-22-05*

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

Certified by: *Zell Raulund*

Date: 8-22-05

05-16



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



**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
COUNTRY CLUB - PARCEL B  
(OVSD NO. 2005-03)**

ALL OF LOT 7, COUNTRY CLUB ESTATES, IN THE COUNTY OF VENTURA,  
STATE OF CALIFORNIA, PER 20 M.R. 31

APRIL 26, 2005

SHEET 1 OF 1

**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
COUNTRY CLUB – PARCEL B  
(O.V.S.D. 2005-03)**

05-16

All of Lot 7, Country Club Estates, in the County of Ventura, State of California, as said Lot is shown on the map recorded in the Office of the County Recorder of said County, in Book 20, Page 31 of Miscellaneous Records, described as follows:

Beginning at the southeasterly corner of said Lot 7, said corner being the easterly terminus of the 3rd course of Parcel A of the Lydick Annexation (O.V.S.D. 93-1) to the Ojai Valley Sanitary District, as described and shown in the Certificate of Completion recorded in the Office of said County Recorder on September 1, 1993 as Document No. 93-162762 of Official Records; thence, along the existing boundary of said district by the following three courses:

- 1st - South 80°01'40" West 324.54 feet to the easterly line of Country Club Drive, 60.00 feet wide; thence, along said easterly line,
- 2nd - North 60°55'00" West 235.07 feet to the northwesterly line of said Lot 7; thence, along the boundary of said Lot 7 by the following three courses:
- 3rd - North 42°01'10" East 582.45 feet, at 255.41 leaving said district boundary; thence,
- 4th - South 54°41'10" East 165.68 feet; thence,
- 5th - SOUTH 395.00 feet to the point of beginning and containing 4.03 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:



Date:

8-22-05

05-16

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 Hawkins*

Date: 8-22-05

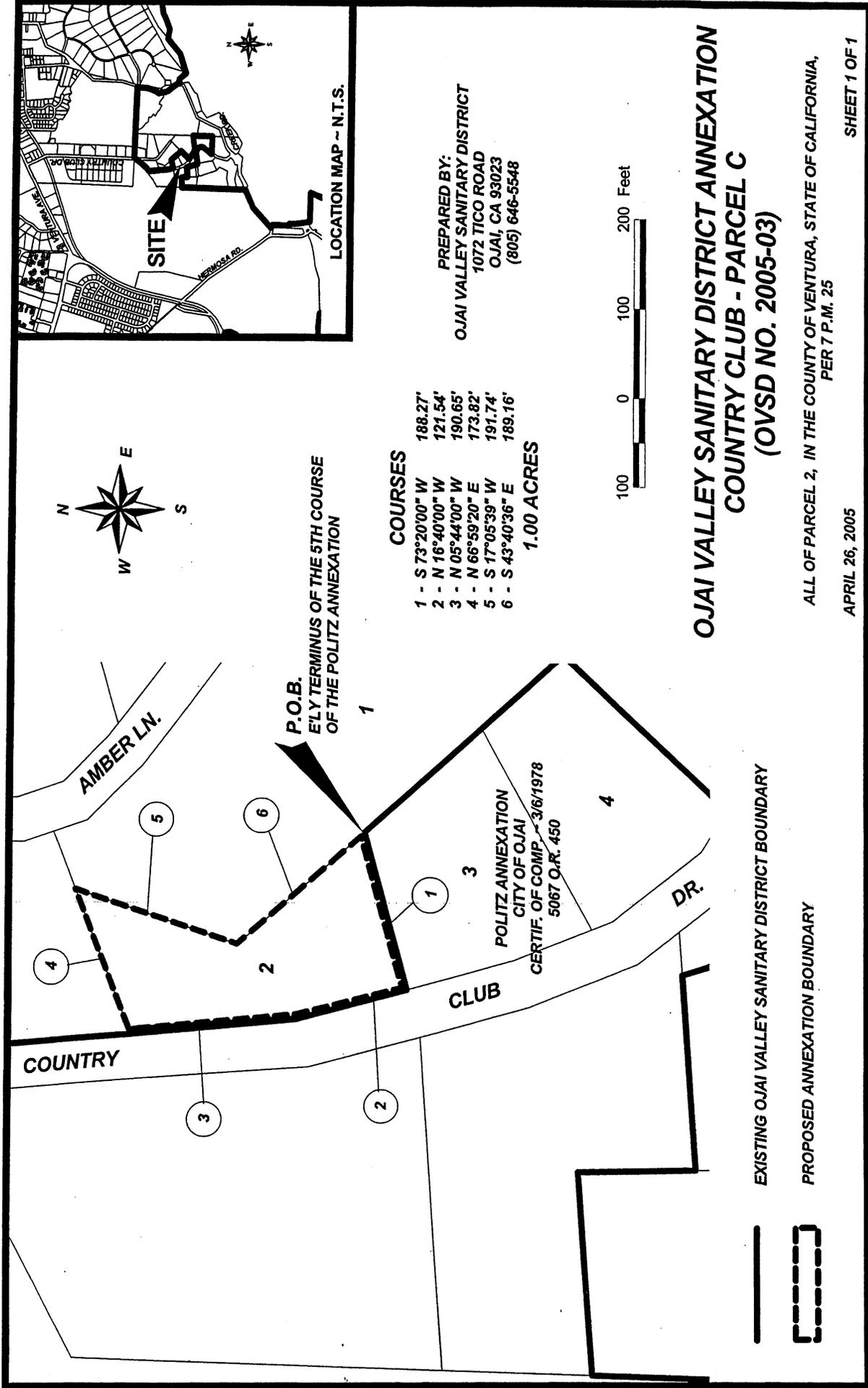


EXHIBIT A

ALL OF PARCEL 2, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER T.P.M. 25

APRIL 26, 2005

SHEET 1 OF 1

**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
COUNTRY CLUB – PARCEL C  
(O.V.S.D. 2005-03)**

05-16

All of Parcel 2, in the County of Ventura, State of California, as said Parcel 2 is shown on the map recorded in the Office of the County Recorder of said County, in Book 7, Page 25 of Parcel Maps, described as follows:

Beginning at the southeasterly corner of said Parcel 2, said corner also being the easterly terminus of the 5<sup>th</sup> course of the Politz Annexation to the City of Ojai, as described and shown in the Certificate of Completion recorded in the Office of said County Recorder on March 6, 1978 in Book 5067, Page 450 of Official Records, said City boundary also being the Ojai Valley Sanitary District Boundary; thence, along said City and District boundary by the following three courses, and along the boundary of said Parcel 2 by the following six courses:

- 1st - South 73°20'00" West 188.27 feet; thence,
- 2nd - North 16°40'00" West 121.54 feet; thence,
- 3rd - North 5°44'00" West 190.65 feet; thence,
- 4th - North 66°59'20" East 173.82 feet; thence,
- 5th - South 17°05'39" West 191.74 feet; thence,
- 6th - South 43°40'36" East 189.16 feet to the point of beginning and containing 1.00 acre.

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

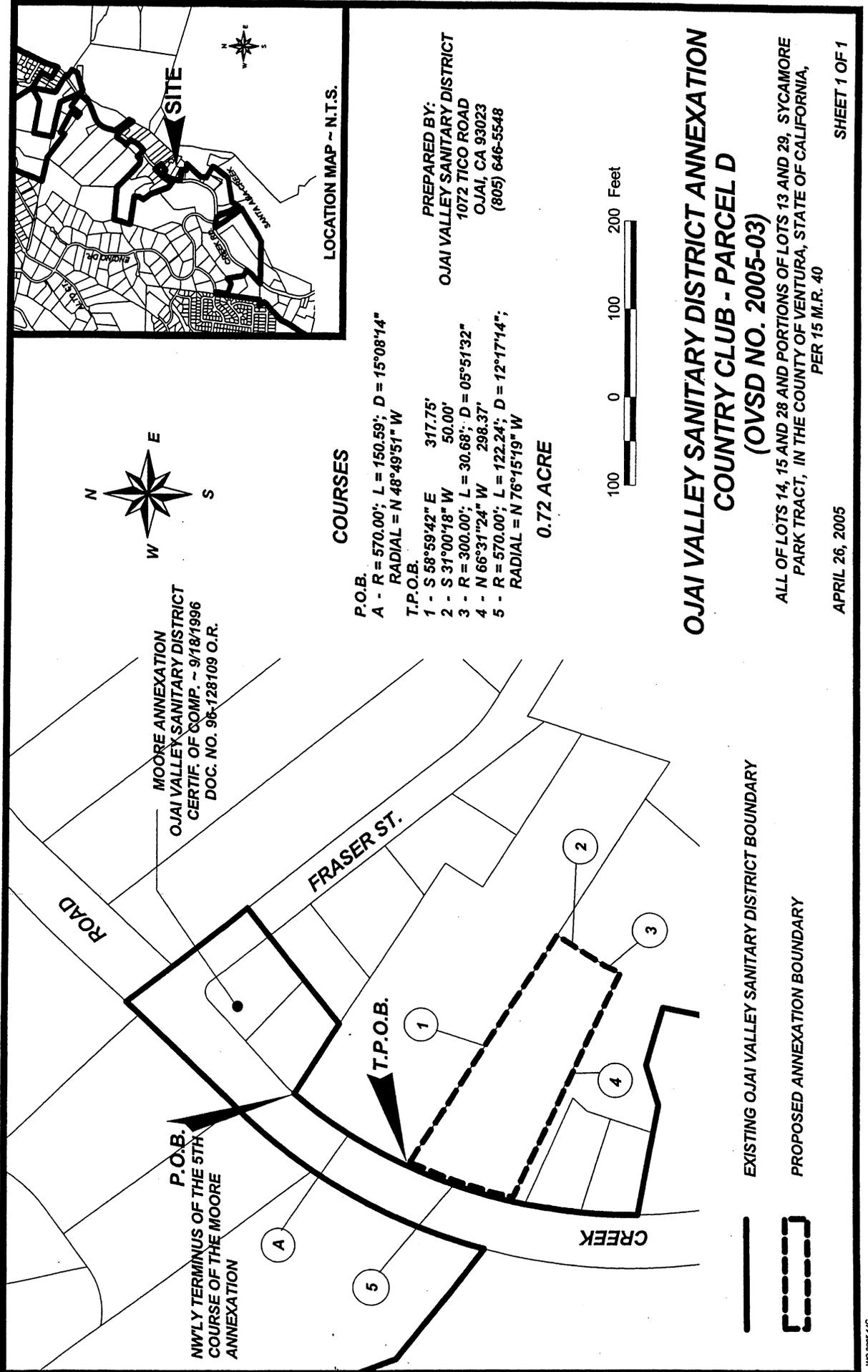
Certified by:   
Date: 8-22-05

05-16

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 Kurokawa

Date: 8-22-05



**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
COUNTRY CLUB – PARCEL D  
(O.V.S.D. 2005-03)**

**05-16**

All of Lots 14, 15 and 28 and portions of Lots 13 and 29, Sycamore Park Tract, in the County of Ventura, State of California, as said Lots are shown on the map recorded in the Office of the County Recorder of said County, in Book 15, Page 40 of Miscellaneous Records, described as follows:

Beginning at a point in the easterly line of Creek Road, 60.00 feet wide, said point being the northwesterly terminus of the 5<sup>th</sup> course of the Moore Annexation to the Ojai Valley Sanitary District as described and shown in the Certificate of Completion recorded in the Office of said County Recorder on September 18, 1996 as Document No. 96-128109 of Official Records; thence, along said easterly line and the existing Ojai Valley Sanitary District boundary, Southwesterly 150.59 feet through a central angle of 15°08'14" along a curve concaved to the southeast, having a radius of 570.00 feet and a radial bearing to the beginning said curve that bears North 48°49'51" West to point in the northeasterly line of said Lot 15 or the prolongation thereof; said point being the True Point of Beginning; thence, leaving said boundary of Ojai Valley Sanitary District along said northeasterly line to and along the northeasterly line of said Lot 28 and the northerly prolongation thereof,

- 1st - South 58°59'42" East 317.75 feet to the centerline of Sycamore Street (now abandoned); thence, along said centerline by the following two courses:
- 2nd - South 31°00'18" West 50.00 feet to the beginning of a curve concaved southeasterly and having a radius of 300.00 feet; thence, along said curve,
- 3rd - Southwesterly 30.68 feet through a central angle of 5°51'32" to the most southerly corner of the parcel described in the Grant Deed recorded in the Office of the said County Recorder on September 3, 1976 in Book 4665, Page 170 of Official Records; thence, along the southwesterly line of said parcel,
- 4th - North 66°31'24" West 298.37 feet to a point in the existing boundary of said Ojai Valley Sanitary District, said point being the beginning of a nontangent curve concaved easterly, having a radius of 570.00 feet, and having a radial to said beginning of said curve that bears North 76°15'19" West; thence, along said curve and said existing district boundary,
- 5th - Northerly and northeasterly 122.24 feet through a central angle of 12°17'14" to the point of beginning and containing 0.72 acre.

2005-14D leg.doc ~ April 29, 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:



Date:

8-22-05