



**STAFF REPORT**

**Agenda Item 7**

Meeting Date: November 16, 2005  
**CONSENT**

**LAFCO CASE**

**NAME & NO:** LAFCO 05-22 Ojai Valley Sanitary District Annexation – Fulmer (Parcels A & B)

**PROPOSAL:** To annex a total of two lots into the Ojai Valley Sanitary District for the purpose of providing sanitary sewer service.

**SIZE:** **Parcel A:** Approximately 2.37 acres

**Parcel B:** Approximately 0.52 acre

**LOCATION:** **Parcel A:** 387 Burnham Road in the Ojai Area of interest. The proposal area is within the boundaries of the Casitas Municipal Water District and the Ventura River County Water District.

**Parcel B:** 780 Baldwin Road in the Ojai Area of Interest. The proposal area is within the boundaries of the Casitas Municipal Water District and the Ventura River County Water District.

**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	031-0-210-385	387 Burnham Road	L. & F. Fulmer
B	032-0-030-015	780 Baldwin Road	S. & T. Futujima

**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

**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 September 1, 2005, and determine that the change of organization is exempt under Section 15319(a) of the CEQA Guidelines.
- B. Adopt the attached resolution (LAFCO 05-22) making determinations and approving the Ojai Valley Sanitary District Annexation – Fulmer (Parcels A & B).

**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 Dwelling</b>	<b>County:</b> <b>A: RE - 1 (Rural Exclusive, 1 acre min.)</b>	<b>County:</b> <b>A: Gen. Plan: Existing Community Ojai Area Plan: Urban Residential 1 –2 du/ac</b>
	<b>B: Single Family Dwelling</b>	<b>B: R1 – 20,000 sq ft (Urban Residential, 20,000 sq. ft. min.)</b>  <b>City: NA</b>	<b>B: Gen. Plan: Existing Community Ojai Area Plan: Urban Residential 1 –2 du/ac</b>  <b>City: NA</b>
<b>Proposed</b>	<b>No Change</b>	<b>No Change</b>	<b>No Change</b>

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

Parcel A: The parcel is virtually flat, sloping slightly to the east toward the Ventura River and is bisected on the easterly property line by a small seasonal creek. It is landscaped with non-native vegetation along with native grasses and mature oak trees.

Parcel B: The parcel is virtually flat, sloping slightly to the east. It is landscaped with non-native vegetation along with mature oak trees.

## Conformity with Plans

Both of the parcels are within the Sphere of Influence of the Ojai Valley Sanitary District.

The existing land uses (single-family residential) 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 zoned for residential uses. There are no agricultural uses on any of the lots, nor any adjoining agricultural uses.

The proposal area is not subject to a Land Conservation Act contract or a Farmland Security Zone agreement, and is not 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 Registrar of Voters, there are 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**

Although it is outside of the District's boundary, the lot within Parcel A of the proposal area has a prior connection and is currently being served. The lot within Parcel B is located approximately 20 feet from the existing mainline, and will be required to finance all necessary improvements and connections to the District's facilities. On-going maintenance and operational costs will be financed through 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 in tax rate area 91040 and will be assigned to tax rate area 91052 upon completion of proceedings. However the current tax rate of \$1.065787 per \$100 of assessed valuation will remain the same upon annexation. Parcel B is in tax area 91043 and will be assigned to tax rate area 91026 upon the completion of proceedings. The current tax rate of \$1.065787 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>
031-0-210-385	387 Burnham Road	Fulmer, Frederick-Laura	\$87,424
032-0-030-015	780 Baldwin Road	Futujima, Steve-Tammy	\$120,497
<b>TOTAL</b>			<b>\$207,921</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.

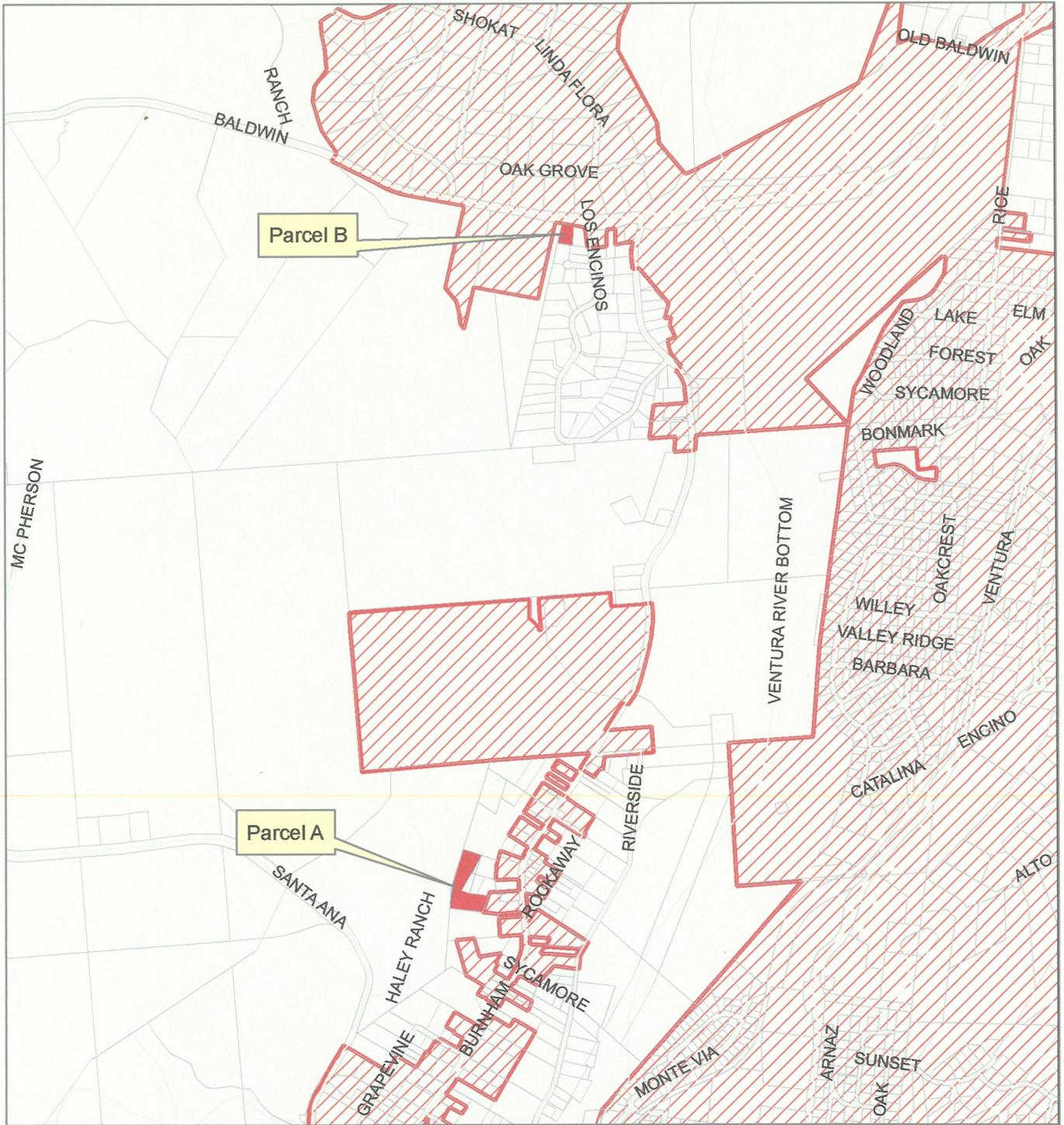
**ALTERNATIVE ACTIONS AVAILABLE:**

- 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 Uhlrich for*  
Everett Millais, Executive Officer

Attachments: (1) Vicinity Map  
(2) LAFCO 05-22 Resolution

# ATTACHMENT 1



## Ventura LAFCO Vicinity Map

LAFCO 05-22 Ojai Valley Sanitary District Annexation - Fulmer Parcels (A & B)

### Legend

- Parcels
- Ojai Valley Sanitary District - Fulmer Annexation
- Ojai Valley Sanitary District



## **ATTACHMENT 2**

### **LAFCO 05-22**

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

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 November 16, 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 16, 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 05-22 OJAI VALLEY SANITARY DISTRICT ANNEXATION – FULMER (Parcels A & B).**
- (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 November 16, 2005.

AYES:

NOES:

ABSTAINS:

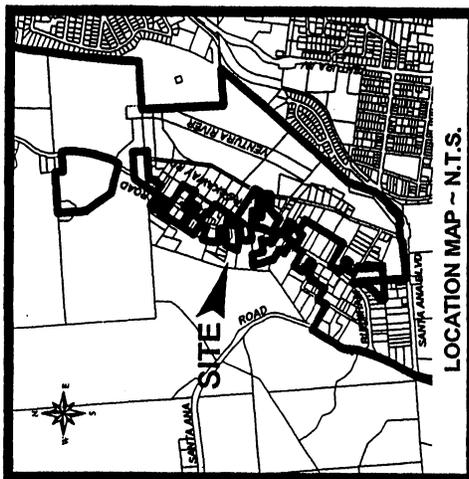
Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

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

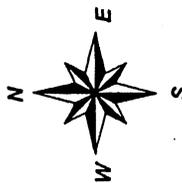
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.  
 Certified by: *[Signature]*  
 Date: 10/7/05

05-22

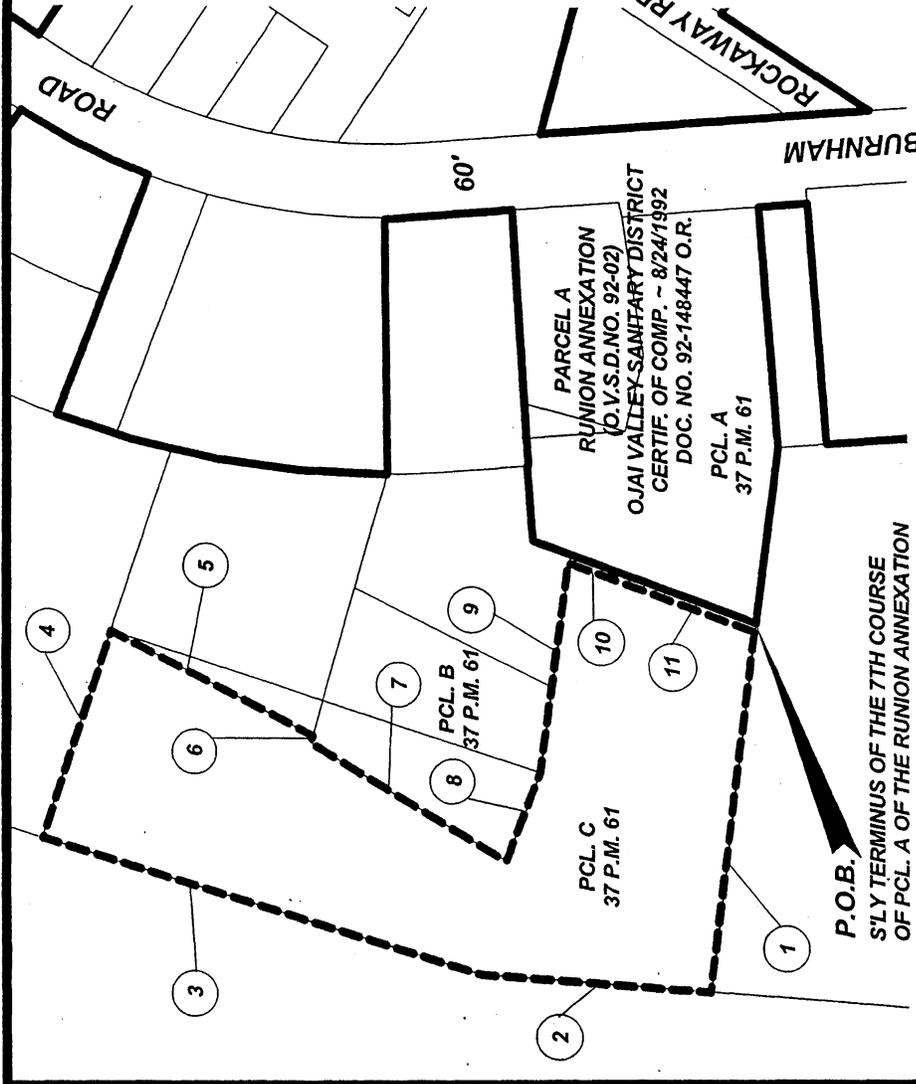


COURSES	
1 - N 84°07'37" W	299.72'
2 - N 03°21'20" E	185.46'
3 - N 16°20'30" E	370.79'
4 - S 72°41'06" E	175.59'
5 - S 26°41'16" W	183.62'
6 - N 75°01'10" W	5.98'
7 - S 29°51'31" W	183.84'
8 - S 69°36'13" E	76.00'
9 - S 83°12'50" E	178.43'
10 - S 19°35'11" W	57.37'
11 - S 19°36'20" W	101.66'

2.37 ACRES



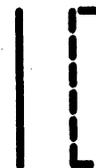
PREPARED BY:  
 OJAI VALLEY SANITARY DISTRICT  
 1072 TICO ROAD  
 OJAI, CA 93023  
 (805) 646-5548



**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
 FULMER - PARCEL A  
 (OVSD NO. 2005-06)**

ALL OF PARCEL C OF PARCEL MAP NO. 3928, IN THE COUNTY OF VENTURA,  
 STATE OF CALIFORNIA, PER 37 P.M. 61

EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY  
 PROPOSED ANNEXATION BOUNDARY



AUGUST 17, 2005

SHEET 1 OF 1

**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
FULMER – PARCEL A  
(O.V.S.D. 2005-06)**

05-22

All of Parcel C of Parcel Map No. 3928, in the County of Ventura, State of California, as shown on the map filed in the office of the County Recorder of said County, in Book 37, Page 61 of Parcel Maps, described as follows:

Beginning at the most southerly corner of said Parcel C, said corner also being the southerly terminus of the 7th course of Parcel A of the Runion Annexation (O.V.S.D. No. 92-02) 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 24, 1992 as Document No. 92-148447 of Official Records; thence, along the boundary of said Parcel C by the following 11 course:

- 1st - North 84°07'37" West 299.72 feet; thence,
- 2nd - North 3°21'20" East 185.46 feet; thence,
- 3rd - North 16°20'30" East 370.79 feet; thence,
- 4th - South 72°41'06" East 175.59 feet; thence,
- 5th - South 26°41'16" West 183.62 feet; thence,
- 6th - North 75°01'10" West 5.98 feet; thence,
- 7th - South 29°51'31" West 183.84 feet; thence,
- 8th - South 69°36'13" East 76.00 feet; thence,
- 9th - South 83°12'50" East 178.43 feet to the existing boundary of said Ojai Valley Sanitary District; thence, along said boundary by the following two courses:
- 10th - South 19°35'11" West 57.37 feet; thence,
- 11th - South 19°36'20" West 101.66 feet to the point of beginning and containing 2.37 acres.

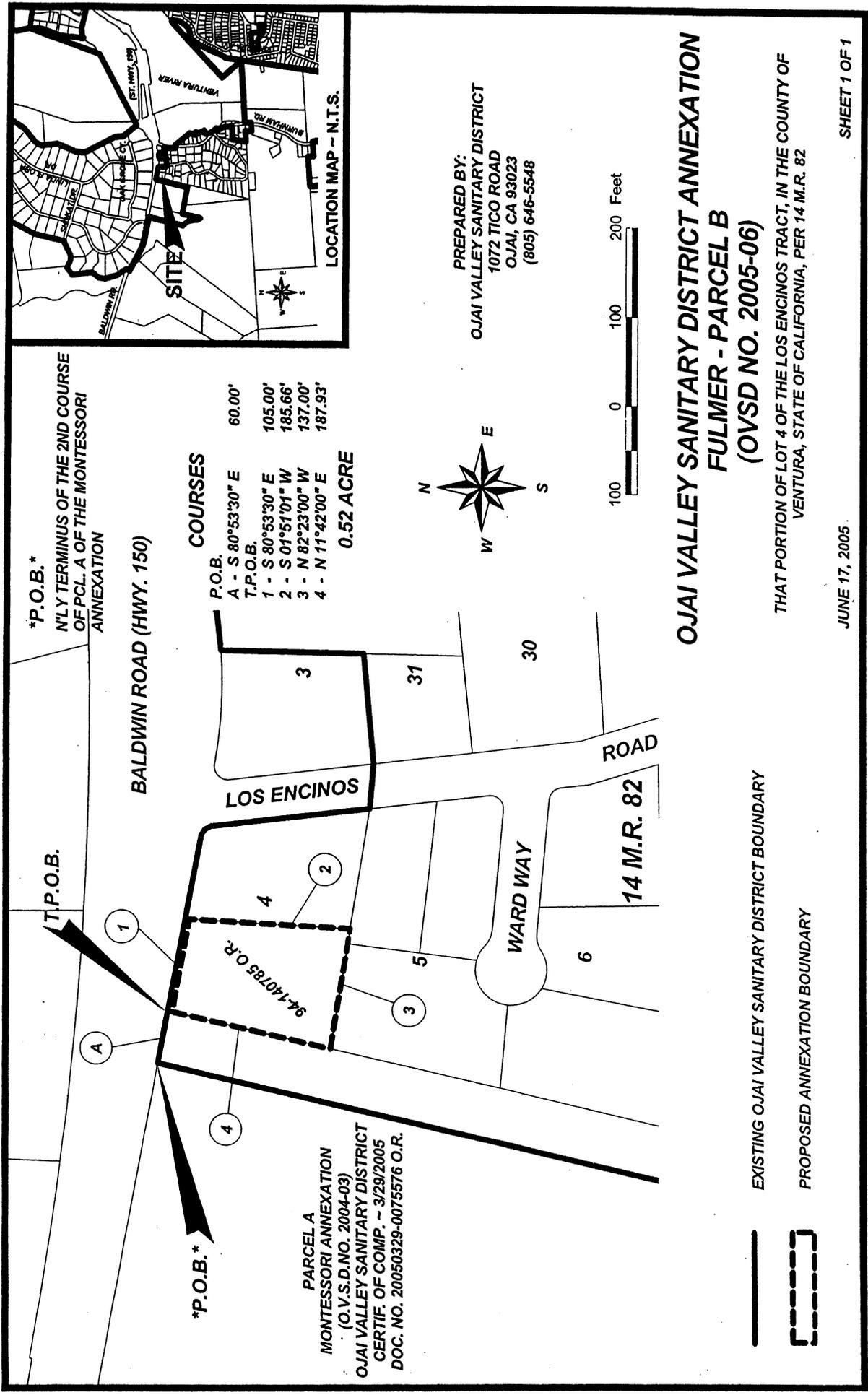
<p><i>The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.</i></p> <p>Certified by: <i>Zell Rauslund</i></p> <p>Date: <i>11/7/05</i></p>
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The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Fawcett*

Date: *11/7/05*

05-22



**OJAI VALLEY SANITARY DISTRICT ANNEXATION**  
**FULMER - PARCEL B**  
**(OVSD NO. 2005-06)**

THAT PORTION OF LOT 4 OF THE LOS ENCINOS TRACT, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 14 M.R. 82

JUNE 17, 2005

SHEET 1 OF 1

**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
FULMER – PARCEL B  
(O.V.S.D. 2005-06)**

05-22

A portion of Lot 4 of the Los Encinos Tract, 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 14, Page 82 of Miscellaneous Records, described as follows:

Beginning at a point in the southerly line of Baldwin Road (St. Hwy. 150), said point being the northerly terminus of the 2nd course of Parcel A of the Montessori Annexation (OVSD Annexation No. 2004-03) to the Ojai Valley Sanitary District, as shown and described in the Certificate of Completion recorded in the office of said County Recorder on March 29, 2005, as Document No. 20050329-0075576 of Official Records; thence, along said southerly line and the existing boundary of said Ojai Valley Sanitary District, South 80°53'30" East 60.00 feet to the northwesterly corner of said Lot 4, said northwesterly corner being the **True Point of Beginning**; thence, continuing along said southerly line, said existing district boundary, and the northerly line of said Lot 4,

- 1st - South 80°53'30" East 105.00 feet to the easterly line of the parcel described in the Grant Deed recorded in the office of said County Recorder on August 30, 1994 as Document No. 94-140785 of Official Records; thence, leaving said existing district boundary along the boundary of said Grant Deed by the following three courses:
- 2nd - South 1°51'01" West 185.66 feet to the southerly line of said Lot 4; thence, along the boundary of said Lot 4 by the following two courses:
- 3rd - North 82°23'00" West 137.00 feet; thence,
- 4th - North 11°42'00" East 187.93 feet to the point of beginning and containing 0.52 acre.

<i>The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.</i>	
Certified by:	<i>Zell Rowland</i>
Date:	<i>11/7/05</i>