



STAFF REPORT

Meeting Date: November 16, 2005

CONSENT

**LAFCO CASE
NAME & NO:**

LAFCO 05-25 Ojai Valley Sanitary District Annexation – Hoskins
(Parcels A & B)

PROPOSAL:

To annex a total of five lots, a portion of Ranch Road, a portion of
Creek Road, and a portion of the Ojai Valley Trail into the Ojai
Valley Sanitary District for the purpose of providing sanitary sewer
service.

SIZE:

Parcel A: Approximately 6.10 acres

Parcel B: Approximately 2.39 acres

LOCATION:

Parcel A: Four parcels with street addresses of: 41, 57, 69, and
151 Ranch 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: 11019 Creek Road in the Ojai Area of Interest. The
proposal area is within the boundaries of the Casitas Municipal
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	061-0-190-220	41 Ranch Road	Van Aken, Marcus K.
	061-0-190-230	57 Ranch Road	Slaughter, Mark-Del.
	061-0-190-240	69 Ranch Road	Galati, Mary Ellen Tr.
	061-0-190-260	151 Ranch Road	Brown, Bernadette
B	034-0-020-125	11019 Creek Road	Hoskins, Larry-Barb.

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 27, 2005, and determine that the change of organization is exempt under Section 15319(a) of the CEQA Guidelines.
- B. Adopt the attached resolution (LAFCO 05-25) making determinations and approving the Ojai Valley Sanitary District Annexation – Hoskins (Parcels A & B).

GENERAL ANALYSIS

1. Land Use

Site Information

	Land Use	Zone District Classification	General Plan Designation
Existing	<p>A: Single Family Dwellings</p> <p>B: Single Family Dwelling</p>	<p>County: A: RE - 1 (Rural Exclusive, 1 acre min.) & RE -10,000 sq ft (Urban Residential, 10,000 sq. ft. min.)</p> <p>B: RE – 2 (Rural Exclusive, 2 acre min.)</p> <p>City: NA</p>	<p>County: A: Gen. Plan: Existing Community Ojai Area Plan: Urban Residential 1 –2 du/ac & 2-4 du/ac</p> <p>B: Gen. Plan: Rural Ojai Area Plan: Rural Residential 2-5 acre min.</p> <p>City: NA</p>
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

Parcel A: The elevation is approximately 260 feet with an overall slope of less than five percent draining generally to the southwest. The area is generally landscaped with non-native vegetation.

Parcel B: The elevation is approximately 550 feet with an overall slope of five to ten percent draining generally to the south. It is landscaped with non-native vegetation.

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 outside of the District's boundary, one lot within Parcel A of the proposal area has a prior connection and is currently being served. The remaining lots within Parcel A, as well as the lot within Parcel B are 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

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
061-0-190-220	41 Ranch Road	Van Aken, Marcus K.	\$ 335,000
061-0-190-230	57 Ranch Road	Slaughter, Mark-Del.	\$ 39,813
061-0-190-240	69 Ranch Road	Galati, Mary Ellen Tr.	\$ 31,227
061-0-190-260	151 Ranch Road	Brown, Bernadette	\$432,407
034-0-020-125	11019 Creek Road	Hoskins, Larry-Barb.	\$39,448
TOTAL			\$877,895

According to the County Assessor the existing tax rate areas will be changed upon annexation as follows:

Parcel	Existing Tax Rate Area	Current Tax Rate *	Tax Rate Area Upon Annexation	Tax Rate Upon Annexation *
A	91031	\$ 1.065787	91156	\$ 1.065787
	91068	\$ 1.065787	91157	\$ 1.065787
	91091	\$ 1.065787	91158	\$ 1.065787
B	91061	\$ 1.065787	91092	\$ 1.065787
	91070	\$ 1.065787	91005	\$ 1.065787

* Per \$100 of assessed valuation

As shown in the table above, the tax rates for the proposal area will remain the same upon annexation.

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:

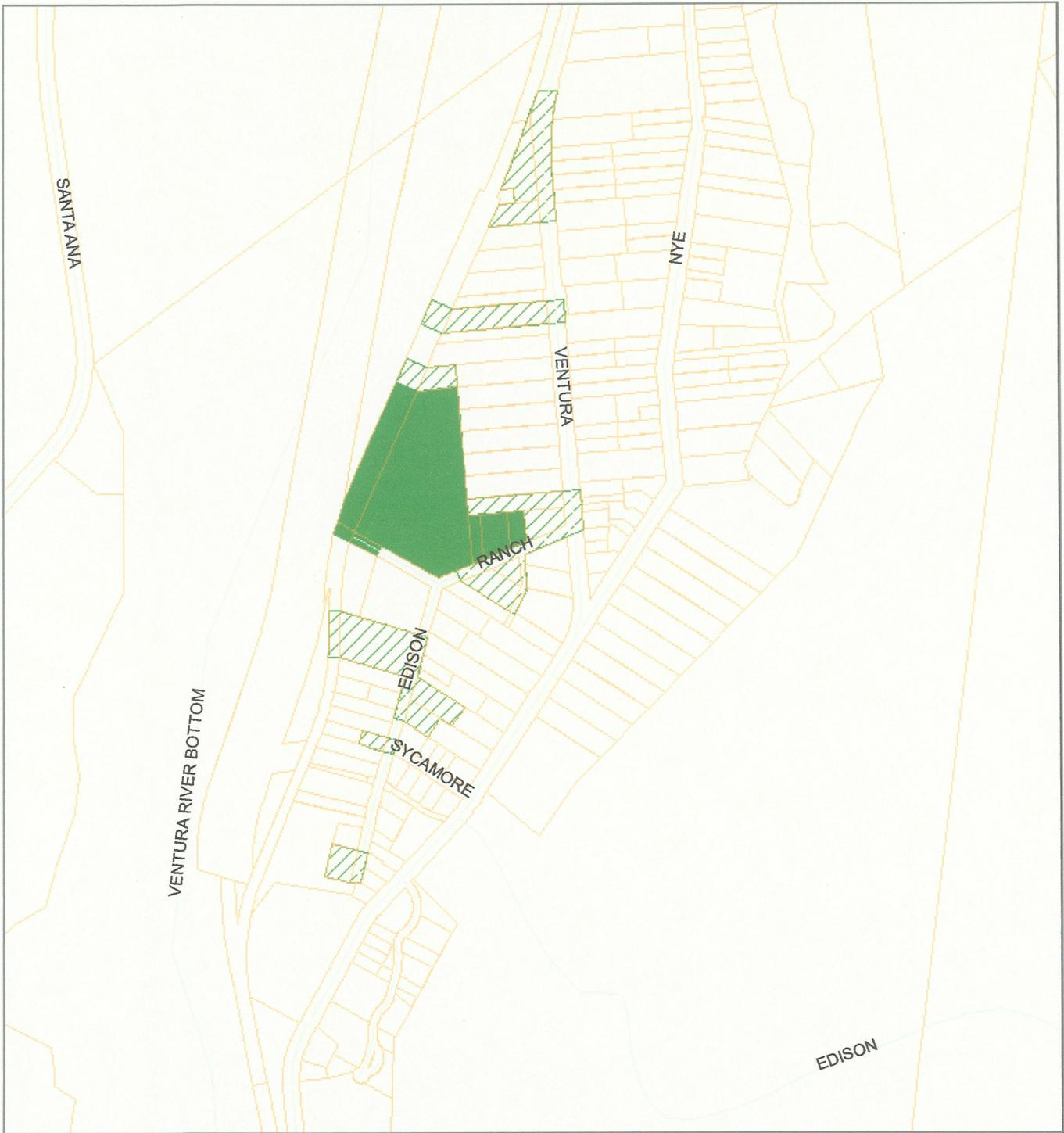
- A. If the Commission, following public testimony and review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.

- 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 Uhlisch
Everett Millais, Executive Officer

Attachments: (1) Vicinity Maps
(2) LAFCO 05-25 Resolution

ATTACHMENT 1

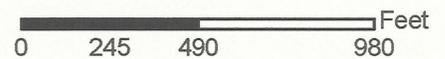


Ventura LAFCO Vicinity Map

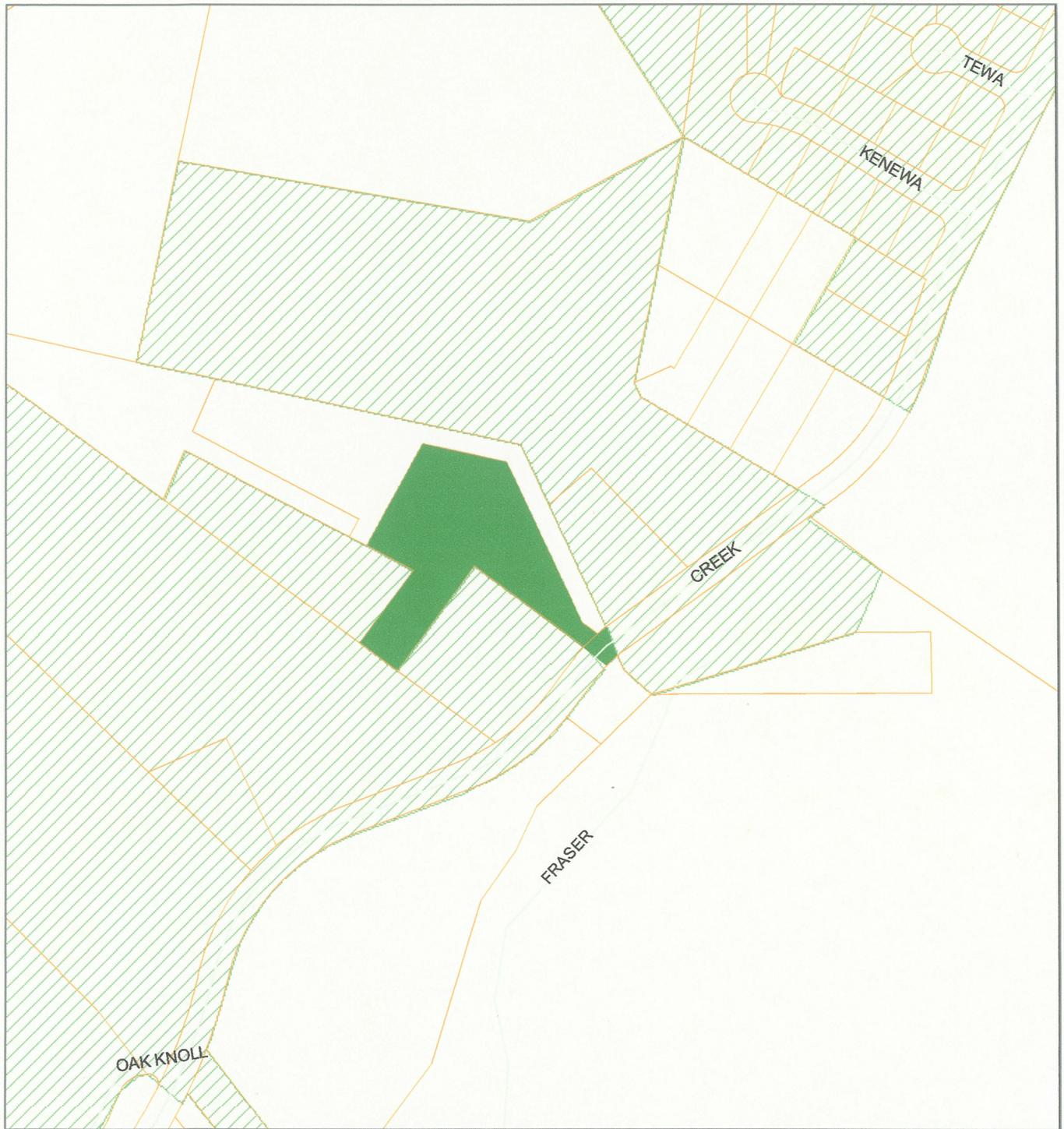
LAFCO 05-25 Ojai Valley Sanitary District Annexation -
Hoskins (Parcel A)

Legend

-  Parcels
-  Hoskins (Parcel A) Annexation
-  Ojai Valley Sanitary District



ATTACHMENT 1

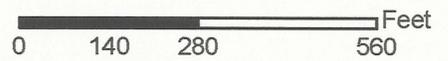


Ventura LAFCO Vicinity Map

LAFCO 05-25 Ojai Valley Sanitary District Annexation - Hoskins (Parcel B)

Legend

-  Parcels
-  Ojai Valley Sanitary District
-  Hoskins (Parcel B) Annexation



ATTACHMENT 2

LAFCO 05-25

RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE OJAI VALLEY SANITARY DISTRICT ANNEXATION – HOSKINS (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 05-25 OJAI VALLEY SANITARY DISTRICT ANNEXATION – HOSKINS (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:

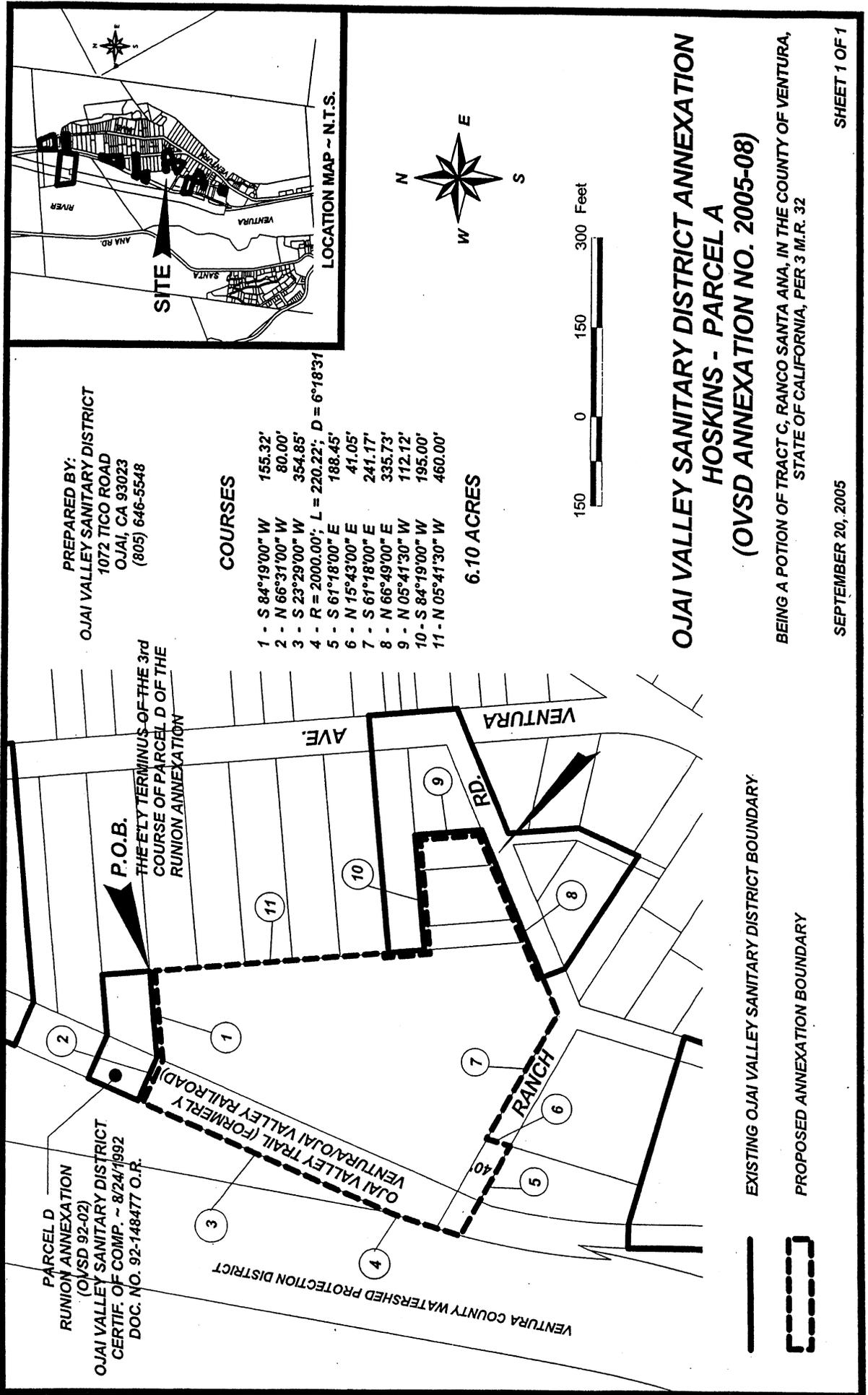
Dated: _____
Chair, Ventura Local Agency Formation Commission

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

05-25

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: 11/7/05



**OJAI VALLEY SANITARY DISTRICT ANNEXATION
HOSKINS – PARCEL A
(OVSD ANNEXATION NO. 2005-08)**

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

Beginning at the easterly terminus of the 3rd course of Parcel D of the Reunion Annexation (OVSD 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. 92-148477 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District by the following two courses:

- 1st - South 84°19'00" West 155.32 feet to the easterly line of Ojai Valley Trail, 80.00 feet wide (formerly Ventura/Ojai Valley Railroad); thence,
- 2nd - North 66°31'00" West 80.00 feet to the westerly line of said Ojai Valley Trail, 80.00 feet wide; thence, along said westerly line by the following two courses:
 - 3rd - South 23°29'00" West 354.85 feet to the beginning of a curve concaved easterly and having a radius of 2000.00 feet; thence, along said curve,
 - 4th - Southwesterly and southerly 220.22 feet through a central angle of 6°18'31" to the westerly prolongation of the southerly line of Ranch Road, 40.00 feet wide; thence, along said prolongation and southerly line,
- 5th - South 61°18'00" East 188.45 feet; thence,
- 6th - North 15°43'00" East 41.05 feet to the northerly line of said Ranch Road, 40.00 feet wide; thence, along said northerly line by the following two courses:
 - 7th - South 61°18'00" East 241.17 feet; thence,
 - 8th - North 66°49'00" East 335.73 feet, at 67.14 feet begins the existing boundary of said Ojai Valley Sanitary District; thence, continuing along said existing boundary by the following three courses:
 - 9th - North 5°41'30" West 112.12 feet; thence,
 - 10th - South 84°19'00" West 195.00 feet; thence,
 - 11th - North 5°41'30" West 460.00 feet, at 60.00 feet leaving said existing district boundary, at 460.00 feet the point of beginning and containing 6.10 acres.

2005-23b.leg ~ 9/20/05

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

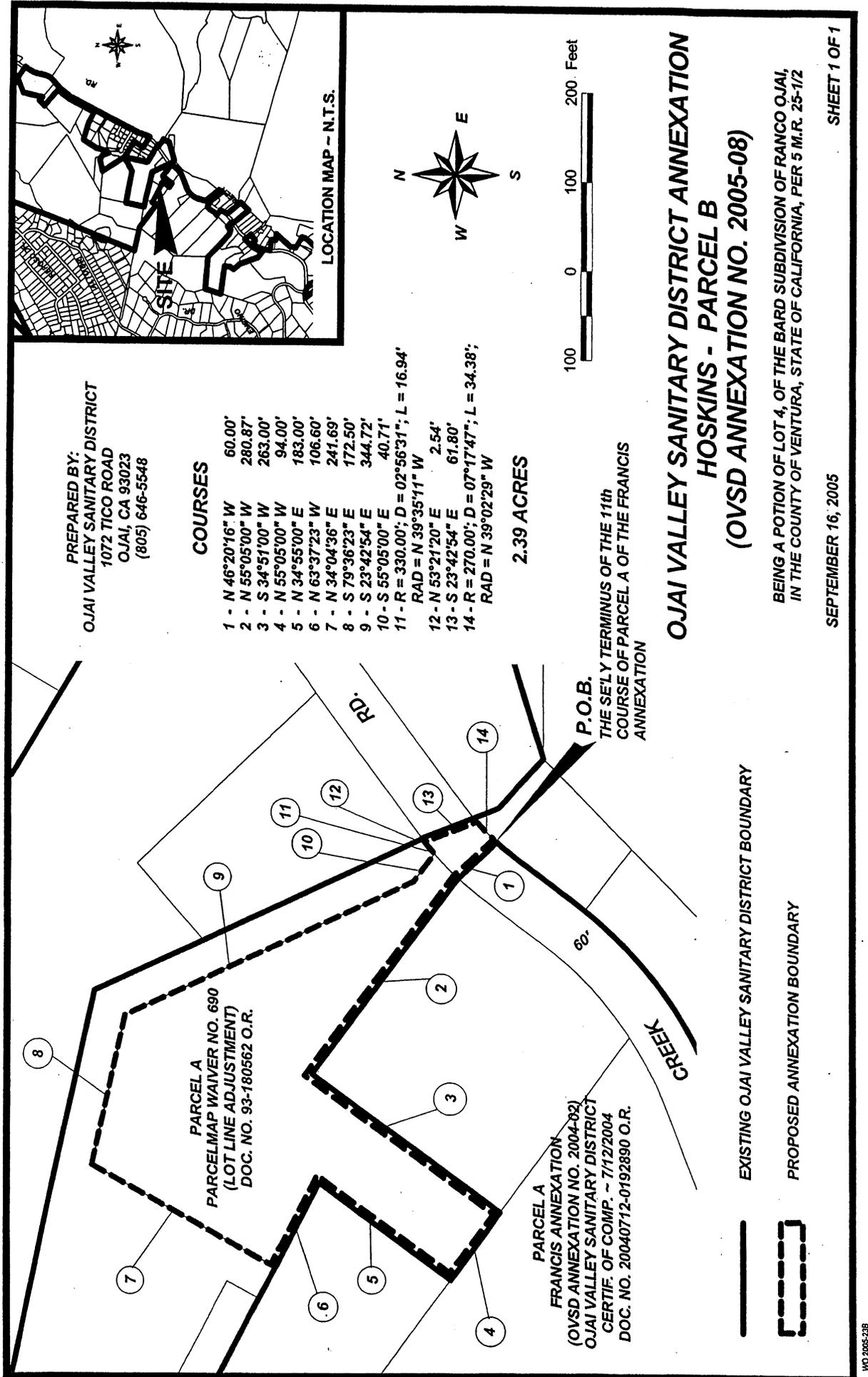
Certified by: *[Signature]*
Date: 11/7/05

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 Townsend*

Date: 11/7/05

05-25



BEING A PORTION OF LOT 4, OF THE BARD SUBDIVISION OF RANCO OJAI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 5 M.R. 25-1/2

SEPTEMBER 16, 2005

SHEET 1 OF 1

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
HOSKINS – PARCEL B
(OVSD ANNEXATION NO. 2005-08)**

That portion of Lot 4 of the Bard Subdivision of Rancho Ojai, in the County of Ventura, State of California, as said Lot 4 is shown on the map recorded in the Office of the County Recorder of said County in Book 5, Page 25-1/2 of Miscellaneous Record, described as follows:

Beginning at a point in the easterly line of Creek Road, 60.00 feet wide, said point also being the southeasterly terminus of the 11th course of Parcel A of the Francis Annexation (OVSD Annexation No. 2004-02) to the Ojai Valley Sanitary District as shown and described in the Certificate of Completion recorded in the office of said County Recorder on July 12, 2004, as Document No. 20040712-0192890 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District by the following six courses:

- 1st - North 46°20'16" West 60.00 feet to a point in the westerly line of said Creek Road, 60.00 feet wide, said point also being the southeasterly corner of Parcel A as shown and described in Parcel Map Waiver No. 690 (Lot Line Adjustment) recorded in the Office of said County Recorder on September 28, 1993, as Document No. 93-180562 of Official Records; thence, along the boundary of said Parcel A by the following nine courses:
 - 2nd - North 55°05'00" West 280.87 feet; thence,
 - 3rd - South 34°55'00" West 263.00 feet; thence,
 - 4th - North 55°05'00" West 94.00 feet; thence,
 - 5th - North 34°55'00" East 183.00 feet; thence,
 - 6th - North 63°37'23" West 106.60 feet; thence,
 - 7th - North 34°04'36" East 241.69 feet; thence,
 - 8th - South 79°36'23" East 172.50 feet; thence,
 - 9th - South 23°42'54" East 344.72 feet; thence,
 - 10th - South 55°05'00" East 40.71 feet to a point in said westerly line of said Creek Road, 60.00 feet wide, said westerly line being a curve concaved southeasterly, having a radius of 330.00 feet, and having a radial to said point in said westerly line bearing North 39°35'11" West; thence, along said curve and along said westerly line by the following two courses:

- 11th - Northeasterly 16.94 feet through a central angle of $2^{\circ}56'31''$; thence,
- 12th - North $53^{\circ}21'20''$ East 2.54 feet to said existing Ojai Valley Sanitary District boundary; thence, along said boundary,
- 13th - South $23^{\circ}42'54''$ East 61.80 feet to a point in said easterly line of said Creek Road, 60.00 feet wide, said easterly line being a curve concaved southeasterly, having a radius of 270.00 feet, and having a radial to said point in said easterly line bearing North $39^{\circ}02'29''$ West; thence, along said curve and easterly line,
- 14th - Southwesterly 34.38 feet through a central angle of $7^{\circ}17'47''$ to the point of beginning and containing 2.39 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 Rautman*

Date: *11/7/05*