

No Fees per Government Code 27383

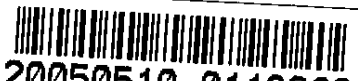
RECORDING REQUESTED BY:

Ventura Local Agency
Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCO

L# 1850


20050510-0113960
Pages: 12 Fees: \$0.00
05/10/2005 10:37:02 AM
T20050039230 EA
Ventura County Recorder
Philip J. Schmit

**VENTURA
LOCAL AGENCY FORMATION COMMISSION
800 South Victoria Ave.
Ventura CA 93009-1850**

CERTIFICATE OF COMPLETION

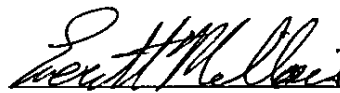
Pursuant to Government Code Section 57200, this Certificate is issued by the Executive Officer of the Ventura Local Agency Formation Commission of Ventura County, California.

1. The short-term designation, as determined by LAFCO, is:
LAFCO 05-03 Ojai Valley Sanitary District Annexation – Shull (Parcels A-D)
2. The name of each district or city involved in this change of organization and the kind or type of change of organization ordered for each city or district is as follows:

Ojai Valley Sanitary District - Annexation
3. APN's: 061-0-132-035; 061-0-170-320; 061-0-170-330; 034-0-040-130; 031-0-093-115
4. The above listed district is located within the following county: Ventura
5. A description of the boundaries of the above cited change of organization is shown on the attached legal description and map, marked Exhibit "A", and by this reference incorporated herein.
6. The territory is uninhabited.
7. This change of organization has been approved subject to the following terms and conditions, if any: None.
8. Resolution LAFCO 05-03 ordering this change of organization without notice or hearing was adopted on March 16, 2005, by the Ventura Local Agency Formation Commission.

I hereby certify that the resolution cited above includes any terms and conditions, and the map and legal description. I declare under penalty of perjury that the foregoing is true and correct.

Dated: 5.10.2005


Everett Millais, Executive Officer
Ventura LAFCO

LAFCO 05-03

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

WHEREAS, the proposal was duly considered on March 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 March 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 05-03 OJAI VALLEY SANITARY DISTRICT ANNEXATION – SHULL (PARCELS A-D).**
- (5) The Commission has reviewed and considered the lead agency's determination that the annexation is categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines, and finds the annexation to be categorically exempt.
- (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 annexation 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 March 16, 2005.

AYES: Commissioners Parks, Waunch, Zaragoza, Grandsen, Hess, and Chair
Richardson

NOES: None

ABSTAINS: None

Dated:

3-16-05


Chair, Ventura Local Agency Formation Commission

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

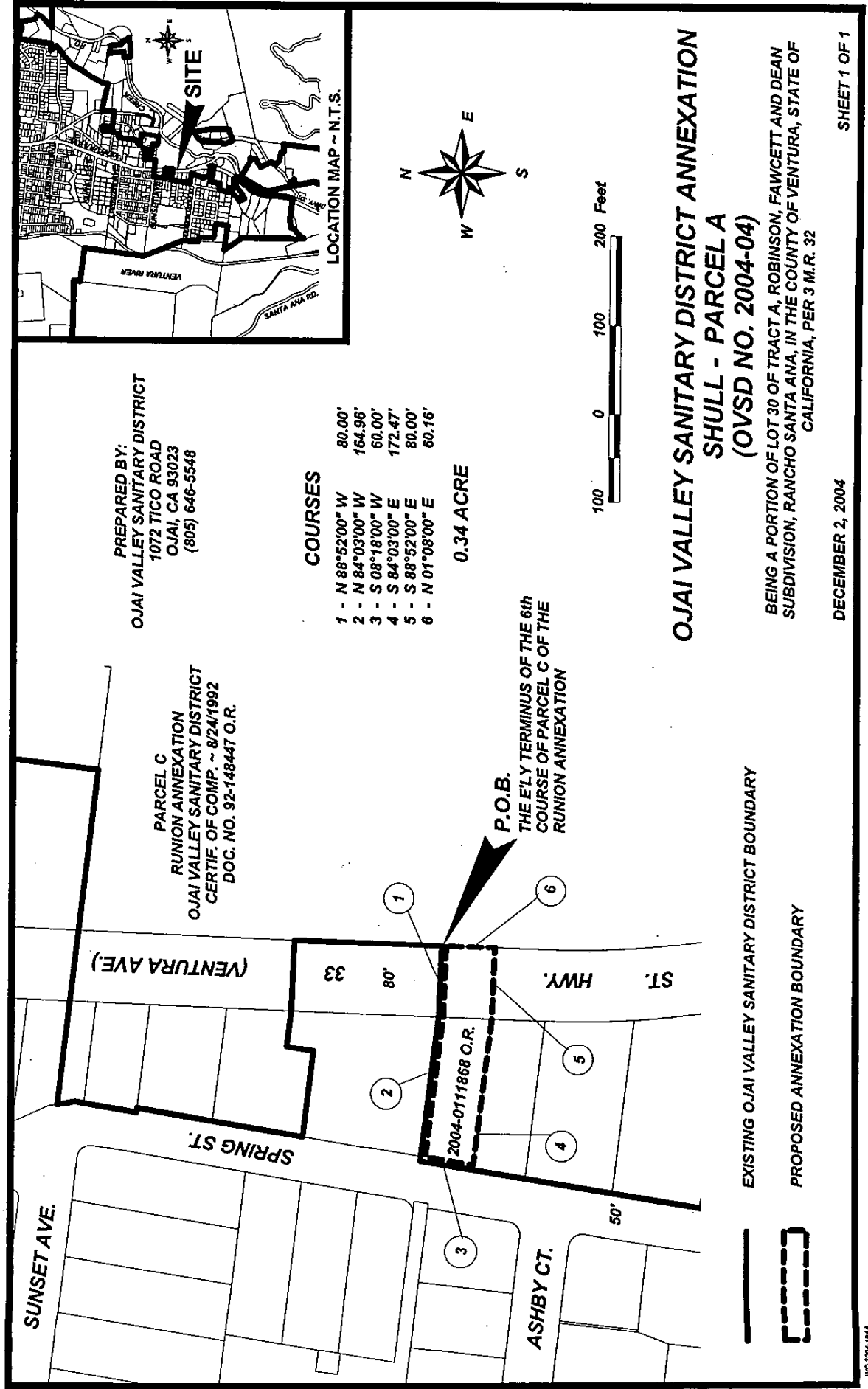
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Bell Fawcett*

Date: 3-7-05

05-03

Exhibit A



OJAI VALLEY SANITARY DISTRICT ANNEXATION
SHULL - PARCEL A
OVSD NO. 2004-04

05-03

That portion of Lot 30 of Tract A, Robinson, Fawcett and Dean Subdivision, Rancho Santa Ana, in the County of Ventura, State of California, as said Lot 30 is shown on the map recorded in the Office of the County Recorder of said County in Book 3, Page 32 of Miscellaneous Records, described as follows:

Beginning at a point in the easterly line of Ventura Avenue (St. Hwy. 33), 80.00 feet wide, said point being the easterly terminus of the 6th course of Parcel C of the Runion Annexation to the Ojai Valley Sanitary District, as described and shown in the Certificate of Completion recorded in said Recorder's Office on August 24, 1992 as Document No. 92-148447 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District by the following three courses:

- 1st - North 88°52'00" West 80.00 feet to the westerly line of said Ventura Avenue (St. Hwy 33); thence, leaving said westerly line,
- 2nd - North 84°03'00" West 164.96 feet; thence,
- 3rd - South 8°18'00" West 60.00 feet to the southerly line of the parcel described in the Quit Claim Deed recorded in the said Recorder's Office on April 26, 2004 as Document No. 04-0111868 of Official Records; thence, along said southerly line,
- 4th - South 84°03'00" East 172.47 feet to said westerly line of said Ventura Avenue (St. Hwy. 33); thence, leaving said westerly line,
- 5th - South 88°52'00" East 80.00 feet to said easterly line of said Ventura Avenue (St. Hwy 33); thence, along said easterly line,
- 6th - North 1°08'00" East 60.16 feet to the point of beginning and containing 0.34 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:

3-7-05

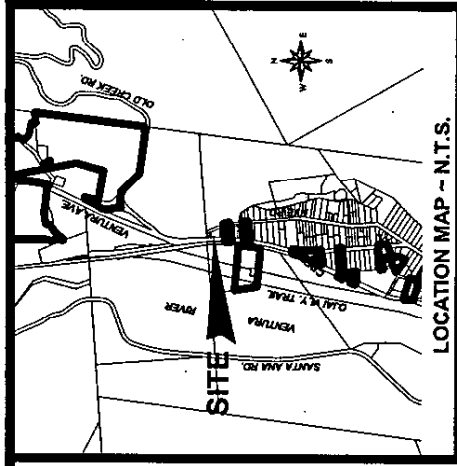
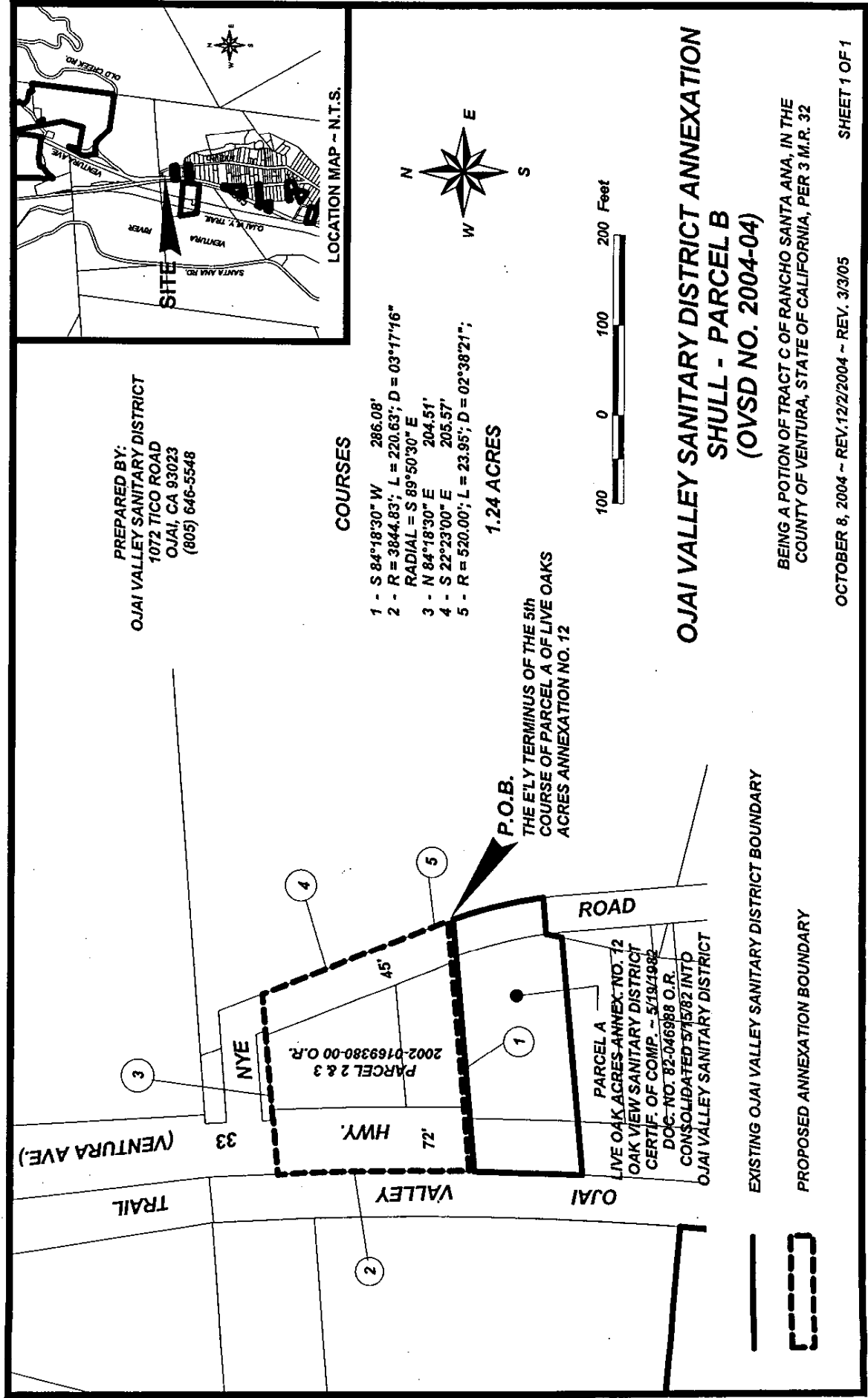
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Brantner*

Date: 3-7-05

05-03

Exhibit A

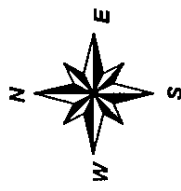


PREPARED BY:
OJAI VALLEY SANITARY DISTRICT
1072 TICO ROAD
OJAI, CA 93023
(805) 646-5548

COURSES

- 1 - S 84°18'30" W 286.08'
- 2 - R = 3844.83'; L = 220.63'; D = 03°17'16"
- RADIAL = S 89°50'30" E
- 3 - N 84°18'30" E 204.51'
- 4 - S 22°23'00" E 205.57'
- 5 - R = 520.00'; L = 23.95'; D = 02°38'21";

1.24 ACRES



OJAI VALLEY SANITARY DISTRICT ANNEXATION
SHULL - PARCEL B
(OVSD NO. 2004-04)

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

OCTOBER 8, 2004 ~ REV.12/2/2004 ~ REV. 3/3/05

SHEET 1 OF 1

EXHIBIT - A

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
SHULL - PARCEL B
OVSD NO. 2004-04**

05-03

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 Records, described as follows:

Beginning at the intersection of the easterly prolongation of the southerly line of Parcel 3 as described in the Grant Deed recorded on July 19, 2002 in the Office of said County Recorder as Document No. 2002-0169380-00 of Official Records and the easterly line of Nye Road, 45.00 feet wide, said intersection also being the easterly terminus of the 5th course of Parcel A of Live Oak Acres Annexation No. 12 to the Oak View Sanitary District as described and shown in the Certificate of Completion recorded on May 19, 1982 in the Office of said County Recorder as Document No. 82-046988 of Official Records and having since been consolidated into the Ojai Valley Sanitary District on May 15, 1985; thence, along said prolongation, southerly line and the existing Ojai Valley Sanitary District boundary by the following course,

- 1st - South 84°18'30" West 286.08 feet to a point in the westerly line of State Highway 33 (Ventura Avenue), said westerly line being a curve concaved westerly, having a radius of 3844.83 feet, and having a radial to said point in said westerly line that bears South 89°50'30" East; thence, along said curve,
- 2nd - Northerly 220.63 feet through a central angle of 03°17'16" to the westerly prolongation of the northerly line of Parcel 2 as described in said Grant Deed recorded on July 19, 2002 in the Office of said County Recorder as Document No. 2002-0169380-00 of Official Records; thence, along said prolongation and northerly line,
- 3rd - North 84°18'30" East 204.51 feet to said easterly line of Nye Road; thence, along said easterly line by the following two courses:
- 4th - South 22°23'00" East 205.57 feet to the beginning of a curve concaved westerly and having a radius of 520.00 feet; thence, along said curve,
- 5th - Southerly 23.95 feet through a central angle of 02°38'21" to the point of beginning and containing 1.24 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 Reinhardt

Date:

3-7-05

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

Certified by: *Jed Paulsen*

Date: 3-7-05

05-03

Exhibit A

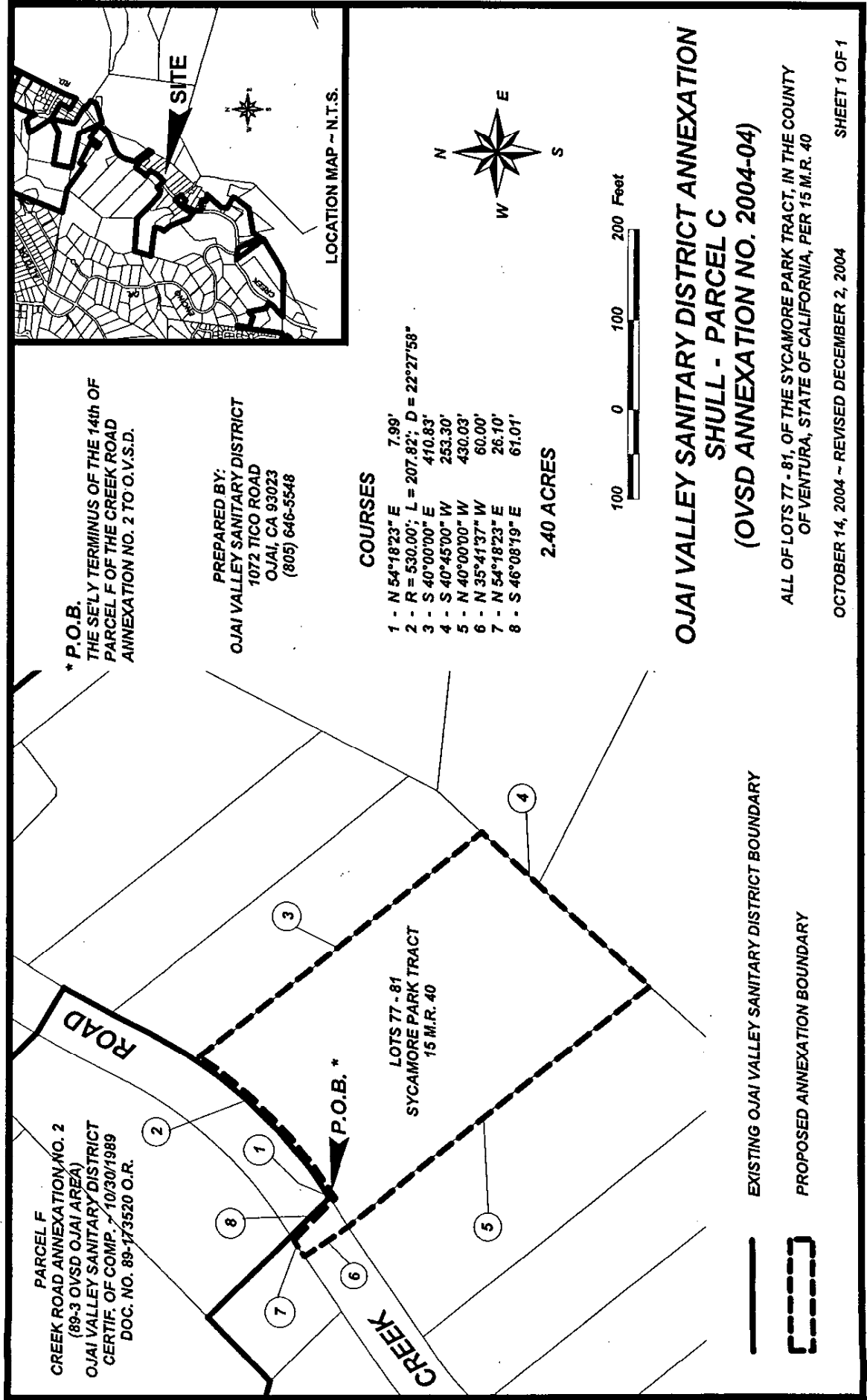


EXHIBIT A

OJAI VALLEY SANITARY DISTRICT ANNEXATION

SHULL - PARCEL C

OVSD NO. 2004-04

05-03

All of Lots 77 through 81 of the 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 the southeasterly terminus of the 14th course of Parcel F of Creek Road Annexation No. 2 (89-3 OVSD Ojai Area) to the Ojai Valley Sanitary District, as described and shown in the Certificate of Completion recorded in the Office of said County Recorder on October 30, 1989 as Document No. 89-173520 of Official Records; thence along the existing boundary of said Ojai Valley Sanitary District by the following two courses:

- 1st - North 54°18'23" East 7.99 feet to the beginning of a curve concaved northwesterly, having a radius of 530.00 feet; thence, along said curve,
- 2nd - Northeasterly 207.82 feet through a central angle of 22°27'58" to the northwesterly prolongation of the northeasterly line of said Lot 81; thence, along said prolongation and northeasterly line,
- 3rd - South 40°00'00" East 410.83 feet to the most easterly corner of said Lot 81; thence, along the southeasterly boundary of said Lots 77 through 81,
- 4th - South 40°45'00" West 253.30 feet to the most southerly corner of said Lot 77; thence, along the southwesterly line of said Lot 77,
- 5th - North 40°00'00" West 430.03 feet to the easterly line of Creek Road, 60.00 feet wide; thence,
- 6th - North 35°41'37" West 60.00 feet to the westerly line of said Creek Road, 60.00 feet wide; thence, along said westerly line,
- 7th - North 54°18'23" East 26.10 feet to the existing boundary of said Ojai Valley Sanitary District; thence, along said existing boundary,
- 8th - South 46°08'19" East 61.01 feet to the point of beginning and containing 2.40 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 Kautzman

Date:

3-7-05

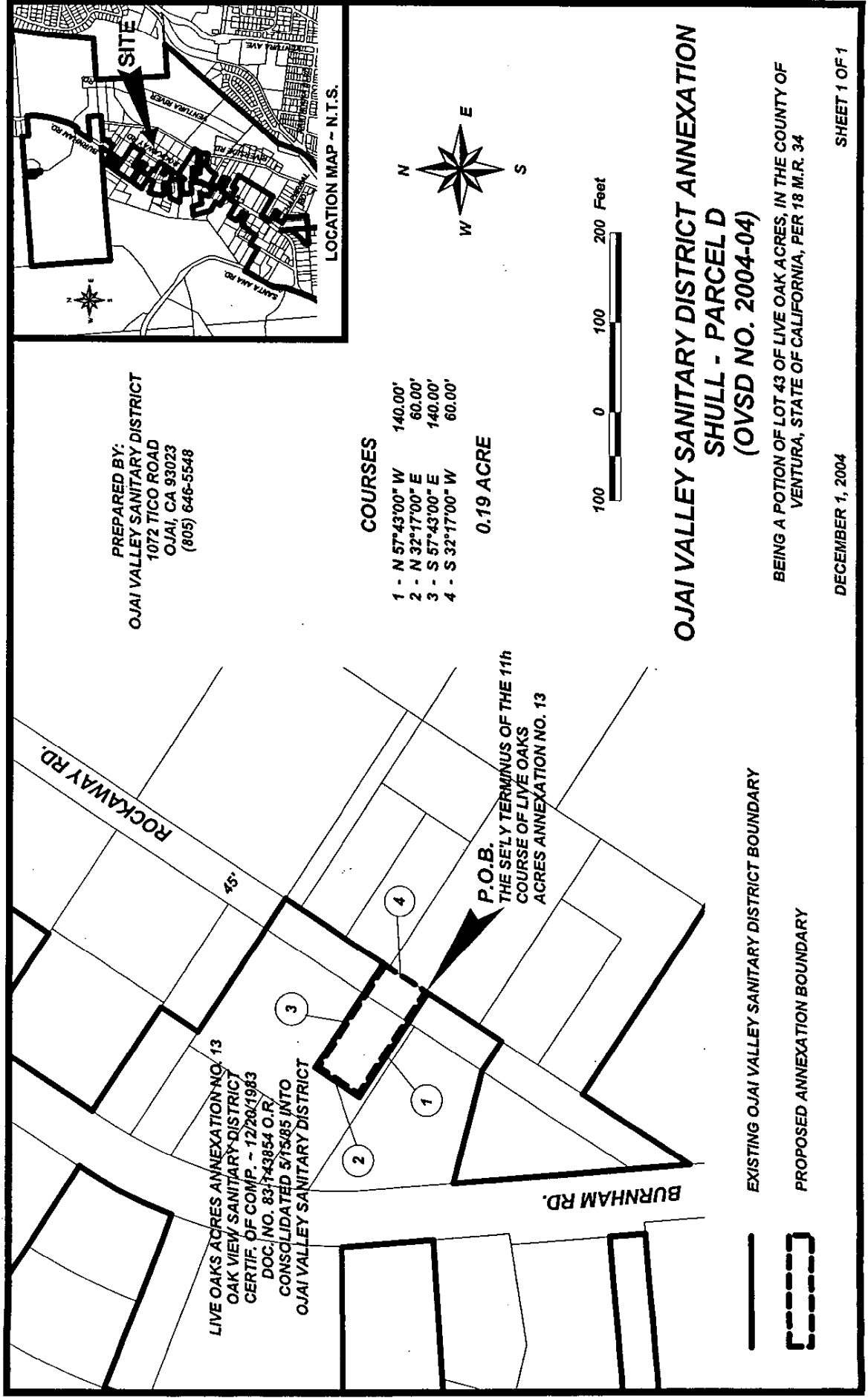
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Rasmussen*

Date: 3-7-05

05-03

Exhibit A



BEING A PORTION OF LOT 43 OF LIVE OAK ACRES, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 18 M.R. 34

DECEMBER 1, 2004

SHEET 1 OF 1

EXHIBIT A

OJAI VALLEY SANITARY DISTRICT ANNEXATION
SHULL - PARCEL D
OVSD NO. 2004-04

05-03

That portion of Lot 43 of a Live Oak Acres, in the County of Ventura, State of California, as said Lot 43 in shown on the map recorded in the Office of the County Recorder of said County, in Book 18, Page 34 of Miscellaneous Records, described as follows:

Beginning at a point in the easterly line of Rockaway Road, 40.00 feet wide, said point being the southeasterly terminus of the 11th course of the Live Oaks Acres Annexation No. 13 to the Oak View Sanitary District as described and shown in the Certificate of Completion recorded in the Office of said County Recorder on December 20, 1983 as Document No. 83-143854 of Official Records and having since been consolidated into Ojai Valley Sanitary District on May 15, 1985; thence, along the existing boundary of said Ojai Valley Sanitary District by the following three courses:

- 1st - North 57°43'00" West 140.00 feet; thence,
- 2nd - North 32°17'00" East 60.00 feet; thence,
- 3rd - South 57°43'00" East 140.00 feet to said easterly line of said Rockaway Road; thence, along said easterly line,
- 4th - South 32°17'00" West 60.00 feet to the point of beginning and containing 0.19 acre.

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

Certified by: *Zell Rautman*

Date: *3-7-05*