


No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency
Formation Commission


20060313-0052890
Pages: 9 Fees: \$0.00
03/13/2006 10:32:18 AM
T20000020456 JL
Ventura County Recorder
Philip J. Schmit

WHEN RECORDED MAIL TO:

Ventura LAFCO
L# 1850

**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 05-15 Ojai Valley Sanitary District Annexation – Los Encinos (Parcels A & B)
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: 032-0-062-215; 225; 095; 033-0-130-110
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 05-15 ordering this change of organization without notice or hearing was adopted on September 21, 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: March 13, 2006


Everett Millais, Executive Officer
Ventura LAFCO

LAFCO 05-15

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE OJAI VALLEY SANITARY
DISTRICT ANNEXATION – LOS ENCINOS (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 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 05-15 OJAI VALLEY SANITARY DISTRICT ANNEXATION – LOS ENCINOS (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) and (b) of the California Environmental Quality Act Guidelines, and finds the change of organization to be categorically exempt under Section 15319(a) and (b).
- (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: Commissioners Grandsen, Hess, Long, Parks, Richardson, Waunch and Zaragoza

NOES: None

ABSTAINS: None

Dated: SEPT. 21 2005



Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

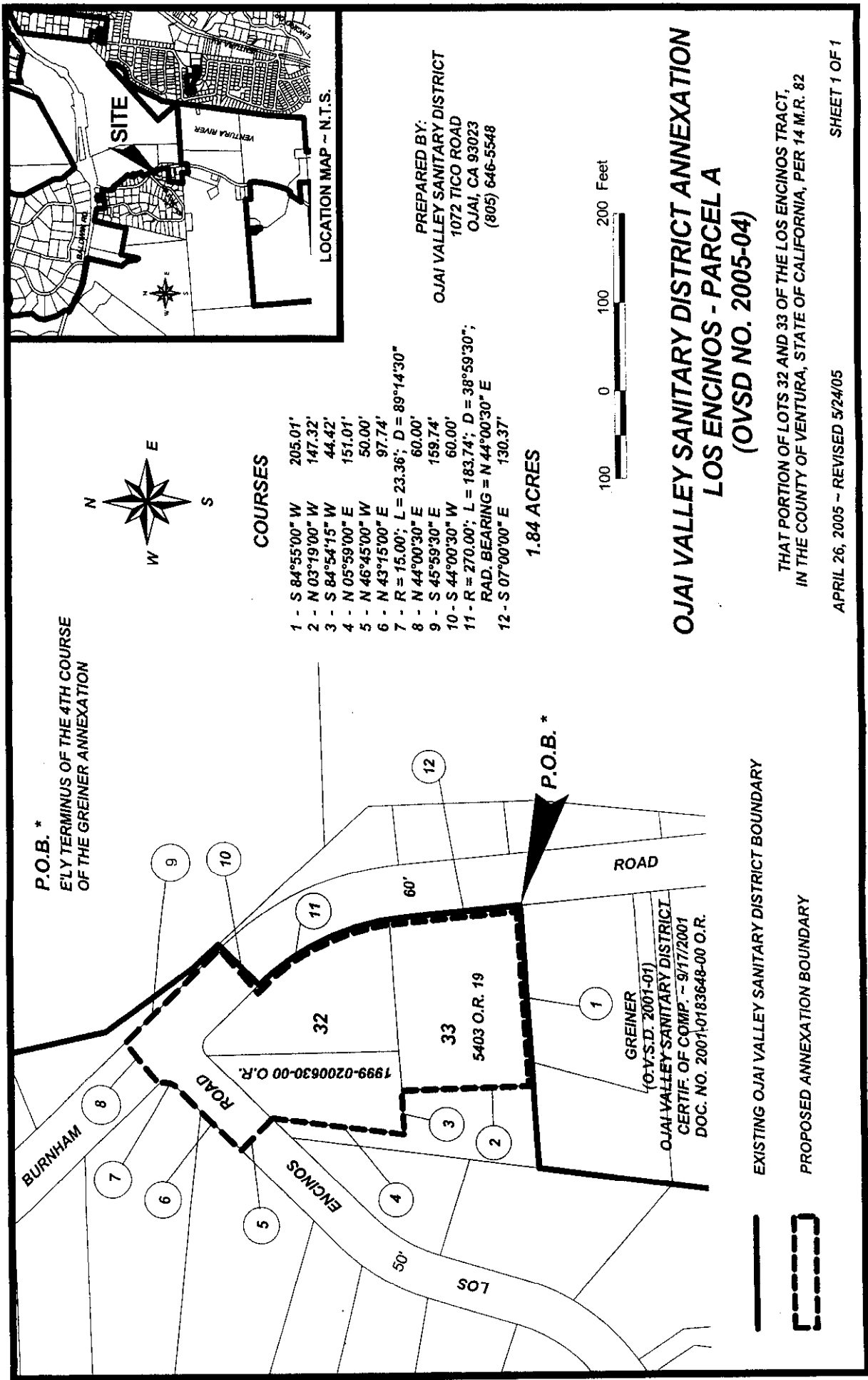
Copies: Ojai Valley Sanitary District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning
Ventura County Elections-Registrar of Voters

05-15

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 Kautland*

Date: 8-22-05



COURSES

- 1 - S 84°55'00" W 205.01'
- 2 - N 03°19'00" W 147.32'
- 3 - S 84°54'15" W 44.42'
- 4 - N 05°59'00" E 151.01'
- 5 - N 46°45'00" W 50.00'
- 6 - N 43°15'00" E 97.74'
- 7 - R = 15.00'; L = 23.36'; D = 89°14'30"
- 8 - N 44°00'30" E 60.00'
- 9 - S 45°59'30" E 159.74'
- 10 - S 44°00'30" W 60.00'
- 11 - R = 270.00'; L = 183.74'; D = 38°59'30"; RAD. BEARING = N 44°00'30" E
- 12 - S 07°00'00" E 130.37'

1.84 ACRES

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

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
LOS ENCINOS - PARCEL A
(OVSD NO. 2005-04)**

THAT PORTION OF LOTS 32 AND 33 OF THE LOS ENCINOS TRACT,
IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 14 M.R. 82

APRIL 26, 2005 - REVISED 5/24/05

SHEET 1 OF 1

EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

OJAI VALLEY SANITARY DISTRICT ANNEXATION
LOS ENCINOS – PARCEL A
(O.V.S.D. 2005-04)

05-15

That portion of Lots 32 and 33 of the Los Encinos Tract, in the County of Ventura, State of California, as said Lots 32 and 33 are 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 the southeasterly corner of said Lot 33, said corner also being the easterly terminus of the 4th course of the Greiner Annexation (O.V.S.D. 2001-01) 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 17, 2001, as Document No. 2001-0183648-00 of Official Records; thence, along the southerly line of said Lot 33 and the existing boundary of said Ojai Valley Sanitary District by the following course,

- 1st - South 84°55'00" West 205.01 feet to the westerly line of Parcel 1 as described in the Joint Tenancy Grant Deed recorded in the Office of said County Recorder on May 31, 1979, in Book 5403, Page 19 of Official Records; thence, along said westerly line,
- 2nd - North 3°19'00" West 147.32 feet to the southerly line of said Lot 32; thence, along said southerly line,
- 3rd - South 84°54'15" West 44.42 feet to the westerly line of Parcel 1 as described in the Grant Deed recorded in the Office of said County Recorder on November 03, 1999 as Document No. 1999-0200630-00 of Official Records; thence, along said westerly line,
- 4th - North 5°59'00" East 151.01 feet to the southeasterly line of Los Encinos Road, 50.00 feet wide; thence, at right angles to said southeasterly line,
- 5th - North 46°45'00" West 50.00 feet to the northwesterly line of said Los Encinos Road, 50.00 feet wide; thence, along said northwesterly line by the following two courses:
- 6th - North 43°15'00" East 97.74 feet to the beginning of a curve concaved westerly and having a radius of 15.00 feet; thence, along said curve,
- 7th - Northeasterly, northerly, and northwesterly 23.36 feet through a central angle of 89°14'30" to the southwesterly line of Burnham Road, 60.00 feet wide; thence, at right angles to said southwesterly line,
- 8th - North 44°00'30" East 60.00 feet to the northeasterly line of said Burnham Road, 60.00 feet wide; thence, along said northeasterly line,

- 9th - South $45^{\circ}59'30''$ East 159.74 feet to the existing boundary of said Ojai Valley Sanitary District; thence, along said existing district boundary by the following three courses:
- 10th - South $44^{\circ}00'30''$ West 60.00 feet to a point in said southwesterly line of Burnham Road, 60.00 feet wide, said point being the beginning of a nontangent curve concaved southwesterly, having a radius of 270.00 feet, and having a radial to said beginning of said curve bearing North $44^{\circ}00'30''$ East; thence, along said curve and along said southwesterly line by the following two courses:
- 11th - Southeasterly and southerly 183.74 feet through a central angle of $38^{\circ}59'30''$; thence,
- 12th - South $7^{\circ}00'00''$ East 130.37 feet to the point of beginning and containing 1.84 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 Kautkus*

Date: *8-22-05*

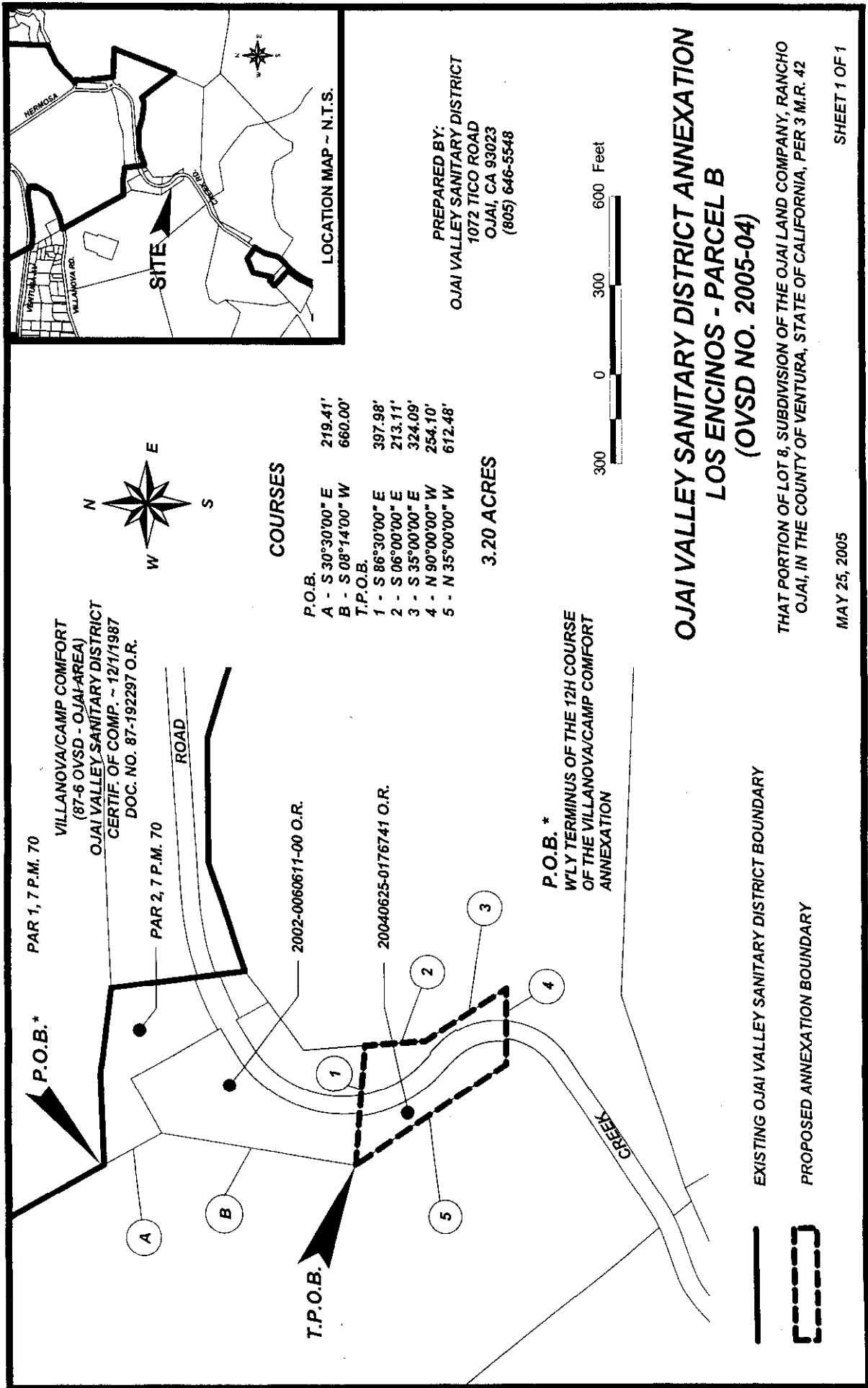
05-15

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

Certified by: *Bill Raveland*

Date: 8-22-05

EXHIBIT A



**OJAI VALLEY SANITARY DISTRICT ANNEXATION
 LOS ENCINOS - PARCEL B
 (OVSD NO. 2005-04)**

THAT PORTION OF LOT 8, SUBDIVISION OF THE OJAI LAND COMPANY, RANCHO OJAI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 3 M.R. 42

MAY 25, 2005

SHEET 1 OF 1

05-15

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
LOS ENCINOS – PARCEL B
(O.V.S.D. 2005-04)**

That portion of Lot 8 of the Subdivision of Ojai Land Company, Rancho Ojai, in the County of Ventura, State of California, as said Lot 8 is shown on the map recorded in the Office of the County Recorder of said County in Book 3, Page 42 of Miscellaneous Records, described as follows:

Beginning at a point in the easterly line of said Lot 8, said point being at the most westerly corner of Parcel 2 as shown on the parcel map filed in the Office of the County Recorder of said County, in Book 7, Page 70 of Parcel Maps, said point also being the westerly terminus of the 12th course of Parcel A of the Villanova/Camp Comfort Annexation (87-6 OVSD-Ojai Area) to the Ojai Valley Sanitary District, as shown and described in the Certificate of Completion recorded in the Office of said County Recorder on December 1, 1987, as Document No. 87-192297 of Official Records; thence, South 30°30'00" East 219.41 feet along the westerly line of said Parcel 2 to the northwesterly corner of the parcel described in the Quitclaim Deed recorded in the Office of said County Recorder on March 12, 2002, as Document No. 2002-0060611-00 of Official Records; thence, South 8°14'00" West 660.00 feet along the westerly line of said Quitclaim Deed parcel to the most northerly corner of the parcel described in the Grant Deed recorded in the Office of said County Recorder on June 25, 2004, as Document No. 20040625-0176741 of Official Records, said most northerly corner being the True Point of Beginning; thence, along the boundary of said Grant Deed parcel by the following five courses:

- 1st - South 86°30'00" East 397.98 feet; thence,
- 2nd - South 6°00'00" East 213.11 feet; thence,
- 3rd - South 35°00'00" East 324.09 feet; thence,
- 4th - WEST 254.10 feet; thence,
- 5th - North 35°00'00" West 612.48 feet to the point of beginning and containing 3.20 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