


No Fees per Government Code 27383
RECORDING REQUESTED BY:
Ventura Local Agency
Formation Commission

WHEN RECORDED MAIL TO:
Ventura LAFCO
L# 1850


20070801-00151196-0 1/7
Ventura County Clerk and Recorder
Philip J. Schmit
08/01/2007 09:33:56 AM
113329 \$.00 HE

**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 06-09 Ojai Valley Sanitary District Annexation – Teen Challenge
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 Nos: 035-0-210-025; 070; 080; 190; 200, 063-0-030-020; 010; 100; 110(portion), 063-0-020-130 and 150 (portion)
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 descriptions and maps, marked Exhibit "A", and by this reference incorporated herein.
6. The territory is inhabited.
7. This reorganization has been approved subject to the following terms and conditions, if any:
None.
8. Resolution LAFCO 06-09, ordering this change of organization, was adopted on September 20, 2006 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: 7-31-2007


Everett Millais, Executive Officer
Ventura LAFCO

LAFCO 06-09

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE OJAI VALLEY SANITARY
DISTRICT ANNEXATION – TEEN CHALLENGE**

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 public hearing by the Commission of the proposal; and

WHEREAS, the proposal was duly considered on September 20, 2006, as specified in the notice of hearing; 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 Staff Report and recommendation, the environmental 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 12 or more voters and is considered inhabited; and

WHEREAS, prior to the conclusion of the hearing on this matter, no written opposition was received from any landowner or any registered voter within the affected territory, 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 Staff Report and Recommendation for approval of the proposal dated September 20, 2006 is adopted.
- (2) Said annexation is hereby approved as submitted.
- (3) The subject proposal is assigned the following distinctive short form designation: **LAFCO 06-09 OJAI VALLEY SANITARY DISTRICT ANNEXATION – TEEN CHALLENGE.**
- (4) The boundaries of the affected territory are found to be definite and certain as approved and generally set forth in Exhibit A attached hereto and made a part hereof.
- (5) In accordance with the Executive Officer's determination that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15319(a) of the CEQA Guidelines, the Commission hereby finds the change of organization to be categorically exempt under Section 15319(a).
- (6) The Commission directs staff to file a Notice of Exemption under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) Pursuant to Government Code Section 56663(d), written notice of the Commission proceedings has been provided to all registered voters and landowners within the affected territory and no written opposition to the waiver of protest proceedings has been received from the affected agency that will gain territory as a result of the proposal or from registered voters or landowners with the affected territory. The Commission hereby waives protest proceedings entirely.
- (8) **This annexation shall not be recorded until maps and legal descriptions consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCO Executive Officer.**
- (9) **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 20, 2006.

AYES: Commissioners Grandsen, Hess, Long, Parks, Waunch, Zaragoza and
Alternate Commissioner Lange

NOES: None

ABSTAINS: None

Dated: 9-20-06

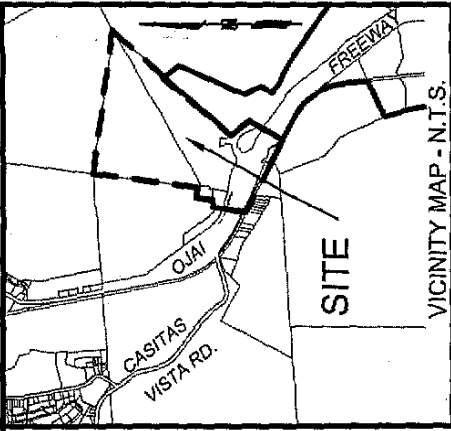


Chair, Ventura Local Agency Formation Commission

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

LAFCO 06-09 Ojai Valley Sanitary District Annexation – Teen Challenge
Resolution of Approval
September 20, 2006
Page 3 of 3



VICINITY MAP - N.T.S.

COURSES

- 1 - S 40°17'00" W 1441.80'
- 2 - S 35°28'00" E 346.99'
- 3 - S 28°30'30" W 631.47'
- 4 - N 63°53'30" W 418.46'
- 5 - N 3°58'30" E 5.40'
- 6 - N 63°53'30" W 909.56'
- 7 - N 6°32'21" E 565.10'
- 8 - N 84°20'30" E 159.64'
- 9 - N 6°13'40" E 247.79'
- 10 - S 83°46'20" E 150.00'
- 11 - N 6°13'40" E 1739.95'
- 12 - S 83°21'00" E 2422.93'
- 13 - S 40°17'00" W 1191.21'

107.13 ACRES ±

Disclaimer: For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.



MR
13 July 2007

P.O.B.
NORTH TERMINUS OF THE COURSE RECITED AS "N40°00' E 1441.80 FEET" IN THE FORMATION OF VENTURA AVENUE SANITARY DISTRICT

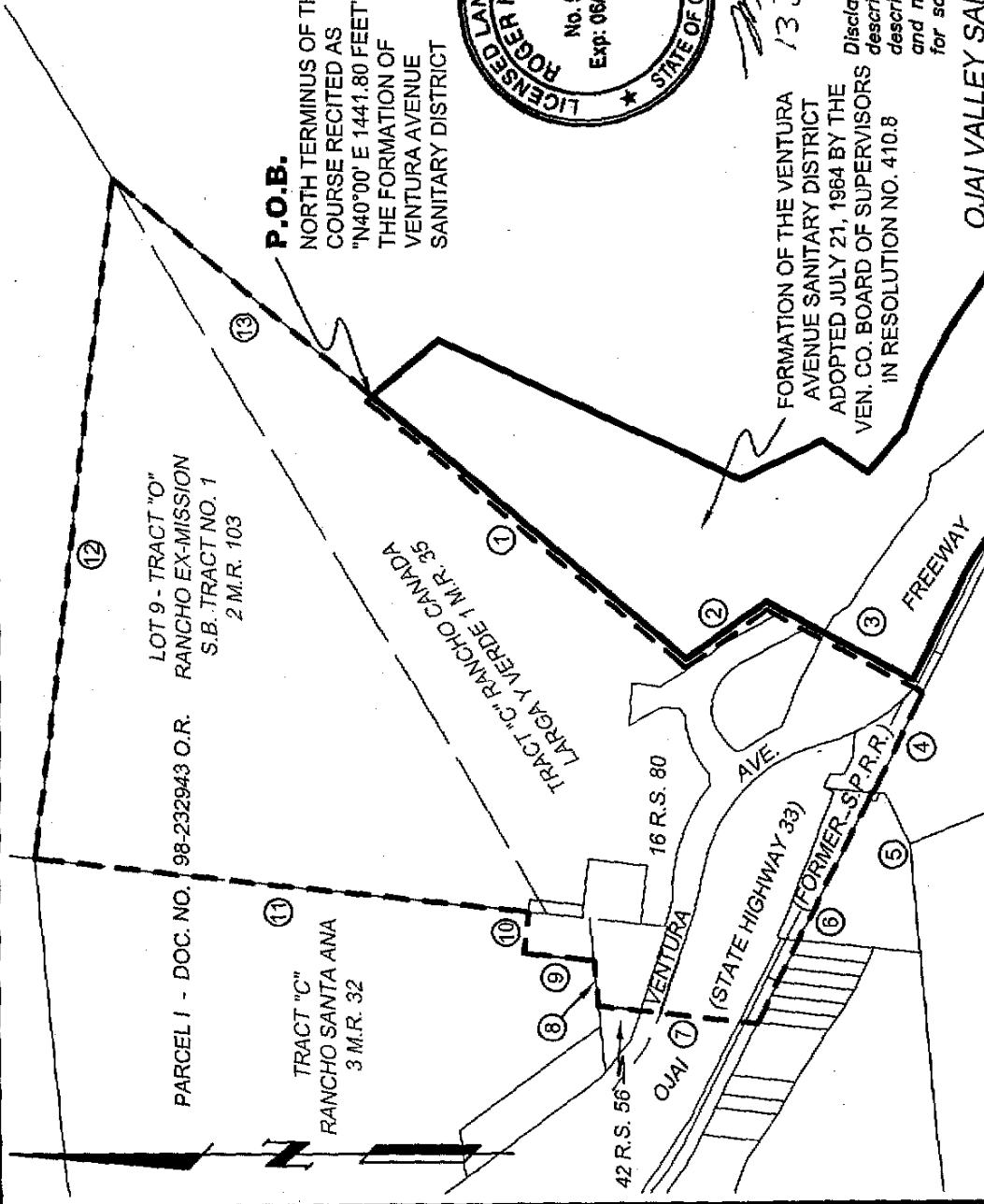
FORMATION OF THE VENTURA AVENUE SANITARY DISTRICT ADOPTED JULY 21, 1964 BY THE VEN. CO. BOARD OF SUPERVISORS IN RESOLUTION NO. 410.8

OJAI VALLEY SANITARY DISTRICT ANNEXATION TEEN CHALLENGE (OVSD NO. 2006-02)

THOSE PORTIONS OF LOT 9 OF TRACT "O" OF RANCHO EX-MISSION OF SAN BUENAVENTURA TRACT NO. 1, AND TRACT "C" OF RANCHO CANADA LARGA Y VERDE, AND OF TRACT "C" OF RANCHO SANTA ANA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, RESPECTIVELY PER 2 M.R. 103, 1 M.R. 35, AND 3 M.R. 32

13 JULY 2007

SHEET 1 OF 1



EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

SCALE: 1" = 600'



PREPARED BY:

RDH

LAND SURVEYING & CONSULTING
5276 HOLLISTER AVE., SUITE 457
SANTA BARBARA, CA 93111
(805) 692-1500
W.O.1662.01 1662EX2.DWG

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

Certified by: *Comp. M. [Signature]*

Date: 7/30/07



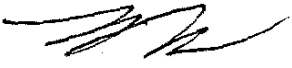
**OJAI VALLEY SANITARY DISTRICT ANNEXATION
TEEN CHALLENGE
OVSD NO. 2006-02**

That portion of Lot 9 of Tract "O" of Rancho Ex-Mission of San Buenaventura Tract No. 1 and that portion of Tract "C" of Rancho Canada Larga Y Verde and that portion of Tract "C" of Rancho Santa Ana, in the County of Ventura, State of California, as shown on the maps recorded respectively in the Office of the County Recorder of said County, in Book 2, Page 103; Book 1, Page 35; and Book 3, Page 32, all of Miscellaneous Records, described as follows:

Beginning at the north terminus of the course recited and shown as "N 40°00' E 1441.80 feet" in the Formation of the Ventura Avenue Sanitary District adopted July 21, 1964 by the Ventura County Board of Supervisors in Resolution No. 410.8 and having since been consolidated into the Ojai Valley Sanitary District on May 15, 1985; thence along the existing boundary of said Ojai Valley Sanitary District and the southwesterly prolongation thereof by the following three courses:

- 1st - South 40°17'00" West 1441.80 feet; thence,
- 2nd - South 35°28'00" East 346.99 feet; thence,
- 3rd - South 28°30'30" West 631.47 feet to west line of the former Southern Pacific Railroad right of way; thence, along said west line by the following three courses:
 - 4th - North 63°53'30" West 418.46 feet; thence,
 - 5th - North 3°58'30" East 5.40 feet; thence,
 - 6th - North 63°53'30" West 909.56 feet to the southerly prolongation of the east line of the 0.20 acre parcel shown on the Record of Survey Map filed in the office of said County Recorder in Book 42, Page 56 of Records of Survey; thence, along said prolongation and said easterly line,
- 7th - North 6°32'21" East 565.10 feet to the 13th course of Parcel I described in the deed to Teen Challenge of Southern California in the deed recorded in the office of said County Recorder on 30 December 1998 as Document No. 98-232943 of Official Records; thence, along said 13th course and along the 12th and 11th courses of said Parcel I by the following three courses:
 - 8th - North 84°20'30" East 159.64 feet; thence,
 - 9th - North 6°13'40" East 247.79 feet; thence,

- 10th - South 83°46'20" East 150.00 feet to the east line of said Tract "C" of Rancho Santa Ana shown on the map recorded in the Office of said County Recorder in Book 3, Page 32 of Miscellaneous Records; thence, along said east line,
- 11th - North 6°13'40" East 1739.95 feet to the west terminus of the 1st course of said Parcel I described in said deed to Teen Challenge of Southern California in the deed recorded in the office of said County Recorder on 30 December 1998 as Document No. 98-232943 of Official Records; thence, along said 1st course and along the 2nd course of said Parcel I by the following two courses:
- 12th - South 83°21'00" East 2422.93 feet; thence,
- 13th - South 40°17'00" West 1191.21 feet and containing 107.13 acres, more or less.



13 July 2007

Roger Hemman, PLS 5785
Expires 30 June 2008

Date



Disclaimer: For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

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: 7/30/07