

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency  
Formation Commission



20061031-00230402-0 1/6

Ventura County Clerk and Recorder

Philip J. Schmit

10/31/2006 11:27:47 AM

19980 \$ .00 VI

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 06-10 Ojai Valley Sanitary District Annexation - Culbertson
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: 019-0-082-140
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 uninhabited.
7. This reorganization has been approved subject to the following terms and conditions, if any:  
None.
8. Resolution LAFCO 06-10, 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: 10-31-2006

  
Everett Millais, Executive Officer  
Ventura LAFCO

LAFCO 06-10

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

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 20, 2006; 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 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 Ventura Local Agency Formation Commission as follows:

- (1) The LAFCO Staff Report and Recommendation for approval of the proposal dated September 20, 2006, is adopted.
- (2) The annexation to the Ojai Valley Sanitary District is hereby approved, and the boundaries are established 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 06-10 OJAI VALLEY SANITARY DISTRICT ANNEXATION – CULBERTSON.**
- (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) The Commission, consistent with California Government Code Section 56663(c), 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 06-10 Ojai Valley Sanitary District Annexation – Culbertson  
Resolution of Approval  
September 20, 2006  
Page 3 of 3

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.



**COURSES**

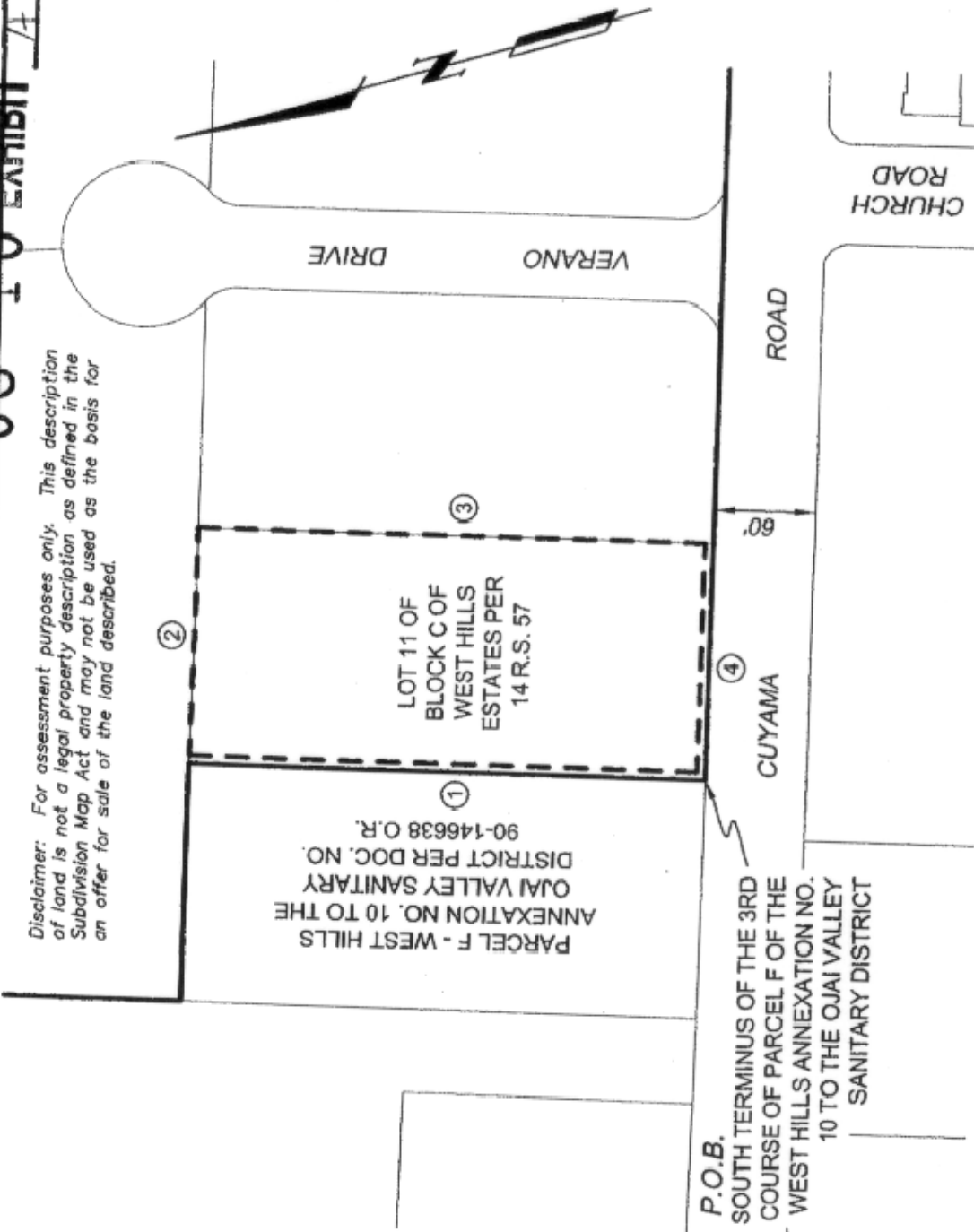
- 1- N 16°32'00" E 310.00'
  - 2- S 73°28'00" E 145.00'
  - 3- S 16°32'00" W 310.00'
  - 4- N 73°28'00" W 145.00'
- ±1.03 ACRES



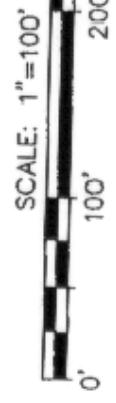
*RH*  
10 Oct 2006

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
CULBERTSON  
(OVSD NO. 2006-04)

LOT 11 OF BLOCK C OF THE WEST HILLS ESTATES,  
IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA  
PER 14 R.S. 57, ALSO BEING A PORTION OF TRACT 8  
OF THE BARD SUBDIVISION OF THE OJAI RANCHO  
PER 5 M.R. 25-1/2  
10 OCTOBER 2006 SHEET 1 OF 1



EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY  
PROPOSED ANNEXATION BOUNDARY



PREPARED BY:  
**RDH**  
LAND SURVEYING & CONSULTING  
5276 HOLLISTER AVE., SUITE 457  
SANTA BARBARA, CA 93111  
(805) 692-1500  
W.O.16866.01

P.O.B.  
SOUTH TERMINUS OF THE 3RD COURSE OF PARCEL F OF THE WEST HILLS ANNEXATION NO. 10 TO THE SANITARY DISTRICT

**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
CULBERTSON  
OVSD NO. 2006-04**

06-10

All of Lot 11 of Block C of the West Hills Estates, in the County of Ventura, State of California, shown on the map recorded on April 28, 1950 in the Office of the County Recorder of said County in Book 14, Page 57 of Records of Surveys, also being a portion of Tract 8 of the Bard Subdivision of the Rancho Ojai shown in the map recorded in the Office of said County Recorder of said County in Book 5, Page 25-1/2 of Miscellaneous Records, described as follows:

Beginning at the southwest corner of said Lot 11, said corner being the south terminus of the 3rd course of Parcel F of the West Hills Annexation No. 10 to the Ojai Valley Sanitary District, as described and shown in the Certificate of Completion recorded in the Office of said County Recorder on 3 October 1990 as Document No. 90-146638 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District and along the west line of said Lot 11,

- 1st - North 16°32'00" East 310.00 feet to the northwest corner of said Lot 11; thence, leaving the existing boundary of said Ojai Valley Sanitary District and along the north line of said Lot 11,
  - 2nd - South 73°28'00" East 145.00 feet to the northeast corner of said Lot 11; thence, along the east line of said Lot 11,
  - 3rd - South 16°32'00" West 310.00 feet to the southeast corner of said Lot 11, same being in the north line of Cuyama Road, 60.00 feet wide; thence, along the south line of said Lot 11 and said north line of Cuyama Road,
  - 4th - North 73°28'00" West 145.00 feet to the point of beginning.
- Containing 1.03 acres, more or less.

10 Oct. 2006

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: 10/17/06

