

**LAFCO 04-05**

**RESOLUTION  
OF THE VENTURA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND  
APPROVING THE OJAI VALLEY SANITARY DISTRICT  
ANNEXATION – FRANCIS (PARCELS A AND 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 consideration by the Commission on the proposal; and

WHEREAS, the proposal was duly considered and approved on May 19, 2004, as specified in the public notice; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the request including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, information satisfactory to this Commission has been presented that all property owners within the proposal area have given their written consent to the proposal; and

WHEREAS, proof has been given to the Commission that the affected territory has fewer 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 affected area 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 Executive Officer's Staff Report and recommendation for approval of the proposal dated May 19, 2004 is adopted.
- (2) Said annexation is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.

- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 04-05 - OJAI VALLEY SANITARY DISTRICT ANNEXATION – FRANCIS (PARCEL A AND B)**
- (5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.
- (6) The Commission has reviewed and considered the lead agency's determination that the proposal is Categorically Exempt under Section 15319 (a), of the State CEQA Guidelines, and concurs with the lead agency's determination.
- (7) The Commission directs staff to file a Notice of Exemption in the same manner as the lead agency under Section 15062.
- (8) Satisfactory proof has been given that the that all property owners within the proposal area have given their written consent to the proposal, and that all affected agencies that will gain territory as a result of the proposal have consented in writing to the waiver of the conducting authority proceedings, the conducting authority proceedings are waived and the annexation is approved without further notice, election or hearing. (Government Code Section 56837[c]).

This resolution was adopted on May 19, 2004

AYES:

NOES:

ABSTAINS:

Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

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

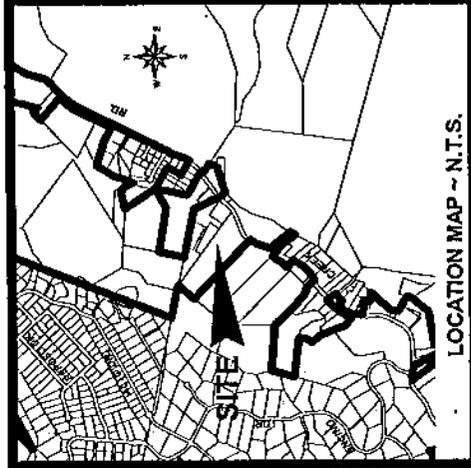
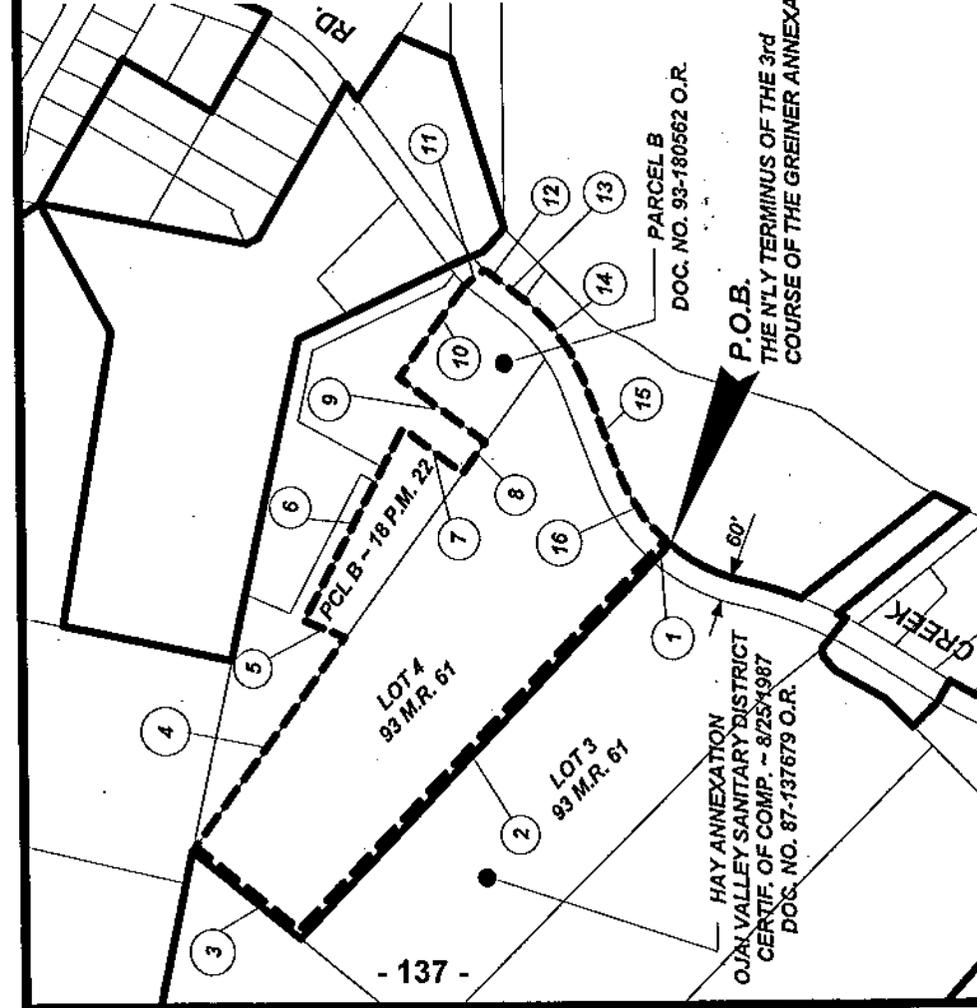
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Roubert*

Date: *5/5/04*

04-05

EXHIBIT A

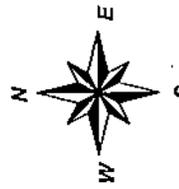


PREPARED BY:  
**OJAI VALLEY SANITARY DISTRICT**  
 1072 TICO ROAD  
 CAMARILLO, CA 93023  
 (805) 646-5548

**COURSES**

- 1 - N 50°12'47" W 60.00'
- 2 - N 47°19'47" W 1257.99'
- 3 - N 37°51'02" E 337.46'
- 4 - S 54°48'27" E 663.73'
- 5 - N 06°35'53" E 120.00'
- 6 - S 63°20'50" E 522.82'
- 7 - S 35°11'33" W 183.00'
- 8 - S 54°48'27" E 94.00'
- 9 - N 35°11'33" E 263.00'
- 10 - S 54°48'27" E 280.87'
- 11 - S 46°03'43" E 60.00'
- 12 - R = 270.00°; D = 07°50'14"; L = 36.93'
- RAD = N 46°03'43" W 89.83'
- 13 - S 36°06'03" W 89.83'
- 14 - R = 480.00°; D = 31°42'34"; L = 265.65'
- 15 - S 67°48'37" W 224.45'
- 16 - R = 420.00°; D = 28°01'24"; L = 205.42'

17.54 ACRES



**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
 FRANCIS - PARCEL A  
 (OVSD ANNEXATION NO. 2004-02)**

EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY  
 PROPOSED ANNEXATION BOUNDARY

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

FEBRUARY 5, 2004 ~ Revised May 4, 2004

SHEET 1 OF 1

EXHIBIT

A

## OJAI VALLEY SANITARY DISTRICT ANNEXATION

## FRANCIS - PARCEL A

(OVSD ANNEXATION NO. 2004-02)

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 Records, 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 9<sup>th</sup> course of the Hay Annexation to the Ojai Valley Sanitary District as shown and described in the Certificate of Completion recorded on August 25, 1987, in the Office of said County Recorder as Document No. 87-137679 of Official Records, thence, along the existing boundary of said Ojai Valley Sanitary District by the following three courses:

- 1st - North 50°12'47" West 60.00 feet to the most southerly corner of Lot 4 of Tract No. 3540 as shown on the map recorded in the Office of said County Recorder in Book 93, Page 61 of Miscellaneous Records; thence, along the boundary of said Lot 4 by the following three courses:
- 2nd - North 47°19'47" West 1257.99 feet; thence,
- 3rd - North 37°51'02" East 337.46 feet; thence,
- 4th - South 54°48'27" East 663.73 feet to the to the most westerly corner of Parcel 2 as shown on the Parcel Map filed in Office of said County Recorder in Book 18, Page 22 of Parcel Maps; thence, along the boundary of said Parcel 2 by the following three courses:
- 5th - North 06°35'53" East 120.00 feet; thence,
- 6th - South 63°20'50" East 522.82 feet; thence,
- 7th - South 35°11'33" West 183.00 feet to the northeasterly line of said Lot 4 of said Tract 3540; thence, along said northeasterly line,
- 8th - South 54°48'27" East 94.00 feet to the most westerly corner of Parcel B, of Parcel Map Waiver No. 690, as said Parcel B is shown and described in the Parcel Map Waiver (Lot Line Adjustment) recorded on September 28, 1993 in the Office of said County Recorder as Document No. 93-180562 of Official Records; thence, along the boundary of said Parcel B by the following two courses:
- 9th - North 35°11'33" East 263.00 feet; thence,

- 10th - South  $54^{\circ}48'27''$  East 280.87 feet to the westerly line of said Creek Road, 60.00 feet wide; thence, leaving said westerly line,
- 11th - South  $46^{\circ}03'43''$  East 60.00 feet to said easterly line of said Creek Road, same being the beginning of a nontangent curve concaved southeasterly, having a radius of 270.00 feet, and having a radial to said beginning of said curve bearing North  $46^{\circ}03'43''$  West; thence, along said curve and along said easterly line by the following five courses:
- 12th - Southwesterly 36.93 feet through a central angle of  $07^{\circ}50'14''$ ; thence,
- 13th - South  $36^{\circ}06'03''$  West 89.83 feet to the beginning of a curve concaved northwesterly and having a radius of 480.00 feet; thence, along said curve,
- 14th - Southwesterly and westerly 265.65 feet through a central angle of  $31^{\circ}42'34''$ ; thence,
- 15th - South  $67^{\circ}48'37''$  West 224.45 feet to the beginning of a curve concaved southeasterly and having a radius of 420.00 feet; thence, along said curve,
- 16th - Westerly and southwesterly 205.42 feet through a central angle of  $28^{\circ}01'24''$  to the point of beginning and containing 17.54 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 Rawlins*

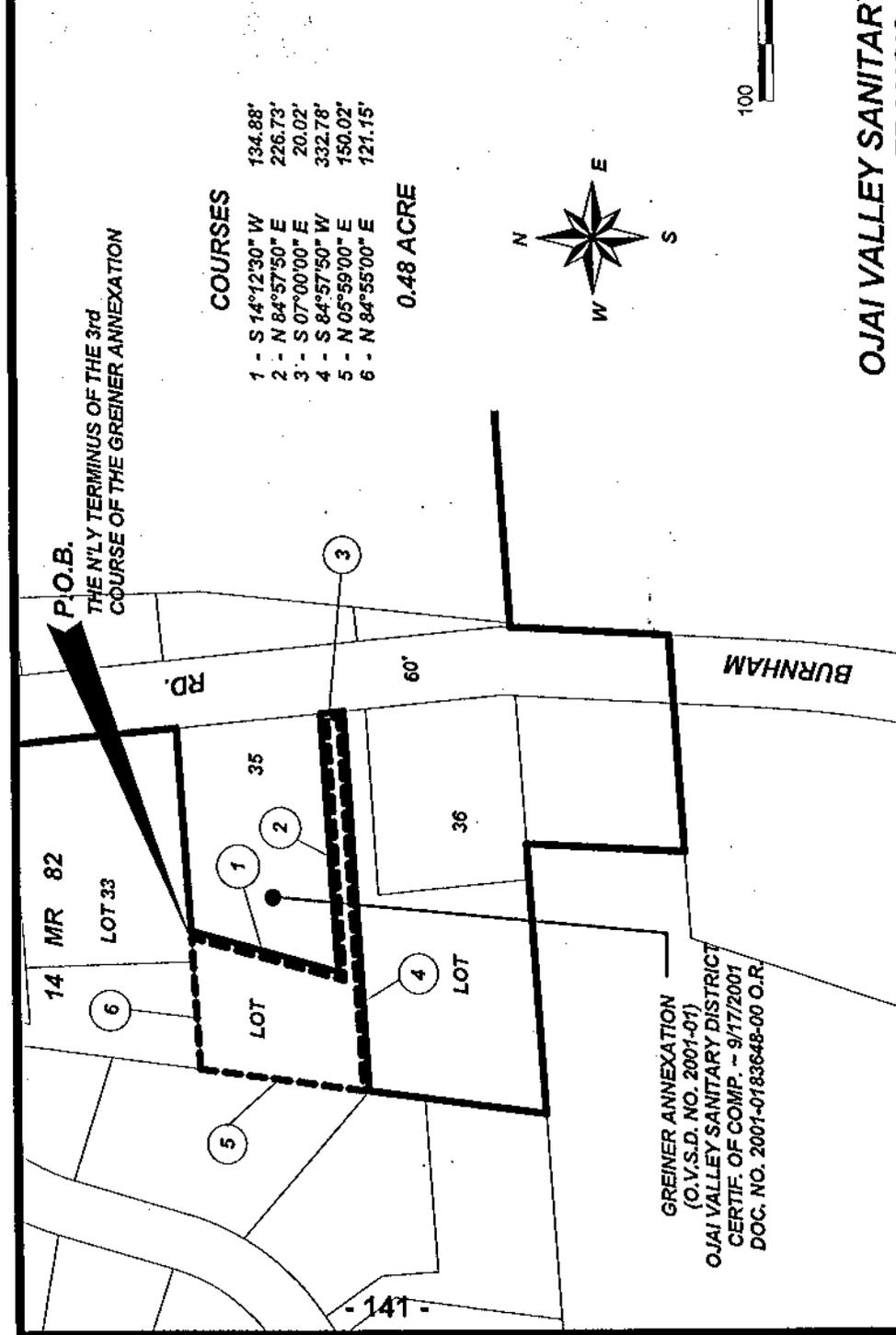
Date: *5/5/04*

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

Certified by: *Pell Rawlston*

Date: 5/5/04

04-05 EXHIBIT A

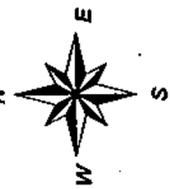


P.O.B.  
THE N'LY TERMINUS OF THE 3rd  
COURSE OF THE GREINER ANNEXATION

**COURSES**

- 1 - S 14°12'30" W 134.88'
- 2 - N 84°57'50" E 226.73'
- 3 - S 07°00'00" E 20.02'
- 4 - S 84°57'50" W 332.78'
- 5 - N 05°59'00" E 150.02'
- 6 - N 84°55'00" E 121.75'

0.48 ACRE



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

GREINER ANNEXATION  
(O.V.S.D. NO. 2001-01)  
OJAI VALLEY SANITARY DISTRICT  
CERTIF. OF COMP. - 9/17/2001  
DOC. NO. 2001-0183648-00 O.R.

**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
FRANCIS - PARCEL B  
(OVSD ANNEXATION NO. 2004-02)**

EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

BEING A PORTION OF LOT 35, LOS ENCINOS TRACT, IN THE COUNTY OF VENTURA,  
STATE OF CALIFORNIA, PER 14 M.R. 82

FEBRUARY 2, 2004

SHEET 1 OF 1

04-05

**OJAI VALLEY SANITARY DISTRICT ANNEXATION**

**FRANCIS - PARCEL B**

(OVSD ANNEXATION NO. 2004-02)

TRIBUT A

That portion of Lot 35 of the Los Encinos Tract, in the County of Ventura, State of California, as said Lot 35 is 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 a point in the northerly line of said Lot 35, said point also being the northerly terminus of the 3rd 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 September 17, 2001, in the Office of said County Recorder as Document No. 2001-0183648-00 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District by the following four courses:

- 1st - South 14°12'30" West 134.88 feet; thence,
- 2nd - North 84°57'50" East 226.73 feet to the easterly line of said Lot 35, said easterly line also being the westerly line of Burnham Road, 60.00 feet wide; thence, along said westerly line by the following course and along the boundary of said Lot 35 by the following four courses:
- 3rd - South 07°00'00" East 20.02 feet; thence,
- 4th - South 84°57'50" West 332.78 feet; thence, leaving said existing district boundary,
- 5th - North 05°59'00" East 150.02 feet; thence,
- 6th - North 84°55'00" East 121.15 feet to the point of beginning and containing 0.48 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: *Bell Rawhns*

Date: *5/5/04*