

**LAFCO 04-06**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE OJAI VALLEY SANITARY  
DISTRICT ANNEXATION – BURNHAM/FOREST HOMES  
(PARCELS A-C)**

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 04-06 - OJAI VALLEY SANITARY DISTRICT ANNEXATION – BURNHAM/FOREST HOMES (PARCELS A-C)**
- (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 Catorgically 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

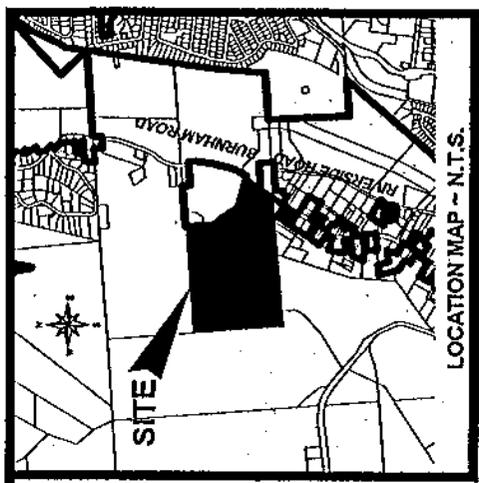
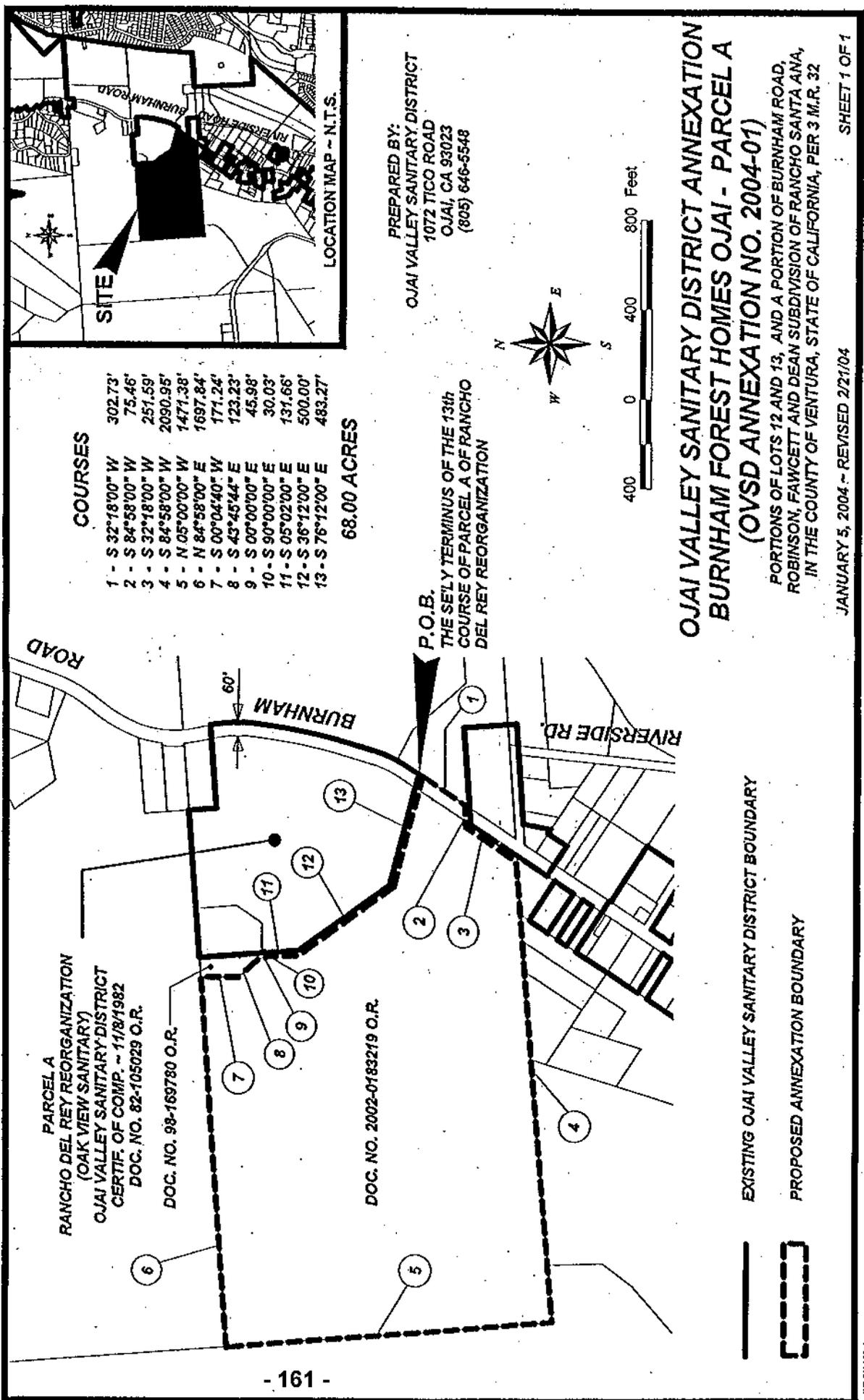
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Yell Rowland*

Date: 5/5/04

04-06

EXHIBIT A



**COURSES**

1 - S 32°18'00" W	302.73'
2 - S 84°58'00" W	75.46'
3 - S 32°18'00" W	257.59'
4 - S 84°58'00" W	2090.95'
5 - N 05°00'00" W	1477.38'
6 - N 84°58'00" E	1697.84'
7 - S 00°04'40" W	177.24'
8 - S 43°45'44" E	123.23'
9 - S 00°00'00" E	45.98'
10 - S 90°00'00" E	30.03'
11 - S 05°02'00" E	137.66'
12 - S 36°12'00" E	500.00'
13 - S 76°12'00" E	483.27'

**68.00 ACRES**

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

P.O.B.  
THE SELVY TERMINUS OF THE 13th  
COURSE OF PARCEL A OF RANCHO  
DEL REY REORGANIZATION

**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
BURNHAM FOREST HOMES OJAI - PARCEL A  
(OVSD ANNEXATION NO. 2004-01)**

PORTIONS OF LOTS 12 AND 13, AND A PORTION OF BURNHAM ROAD,  
ROBINSON, FAWCETT AND DEAN SUBDIVISION OF RANCHO SANTA ANA,  
IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 3 M.R. 32

EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY  
PROPOSED ANNEXATION BOUNDARY

04-06

**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
BURNHAM FOREST HOMES OJAI – PARCEL A**  
(OVSD ANNEXATION NO. 2004-01)

EXHIBIT A

Those portions of Lots 12, 13 and Burnham Road, Robinson, Fawcett and Dean Subdivision of Rancho Santa Ana, in the County of Ventura, State of California, as said Lots and Road are shown on the map recorded in the office of the County Recorder in Book 3, Page 32 of Miscellaneous Records, described as follows:

Beginning at a point in the east line of said Burnham Road, 60.00 feet wide, said point also being the southeasterly terminus of the 13<sup>th</sup> course of Parcel A of the Rancho Del Rey Reorganization (Annexation to Oak View Sanitary District), as shown and described in the Certificate of Completion recorded on November 8, 1982 in the office of said County Recorder as Document No. 82-105029 of Official Records, and having since been consolidated into the Ojai Valley Sanitary District; thence, along said east line of said Burnham Road,

- 1st - South 32°18'00" West 302.73 feet to the existing boundary of said Ojai Valley Sanitary District; thence, along said existing district boundary by the following two courses:
- 2nd - South 84°58'00" West 75.46 feet to the west line of said Burnham Road; thence, along said west line,
- 3rd - South 32°18'00" West 251.59 feet to the south line of the parcel described in the Grant Deed recorded on August 05, 2002 in the office of said County Recorder as Document No. 2002-0183219-00 of Official Records; thence, along the boundary of said Grant Deed by the following three courses:
- 4th - South 84°58'00" West 2090.95 feet; thence,
- 5th - North 05°00'00" West 1471.38 feet; thence,
- 6th - North 84°58'00" East 1697.84 feet to the northwesterly corner of Parcel B of Estate I, as described in the Grant Deed recorded on October 1, 1998, in the Office of said County Recorder as Document No. 98-169780 of Official Records; thence, along the boundary of said Parcel B by the following four courses:
- 7th - South 00°04'40" West 171.24 feet; thence,
- 8th - South 43°45'44" East 123.23 feet; thence,
- 9th - South 00°00'00" East 45.98 feet; thence,

10th - South 90°00'00" East 30.03 feet to the existing boundary of said Ojai Valley Sanitary District; thence, along said existing district boundary by the following three courses:

11th - South 05°02'00" East 131.66 feet

12th - South 36°12'00" East 500.00 feet; thence,

13th - South 76°12'00" East 483.27 feet to the point of beginning 68.00 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 Rawlin*

Date: *5/5/04*

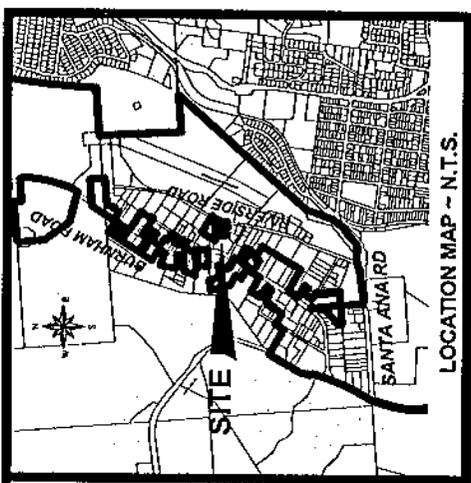
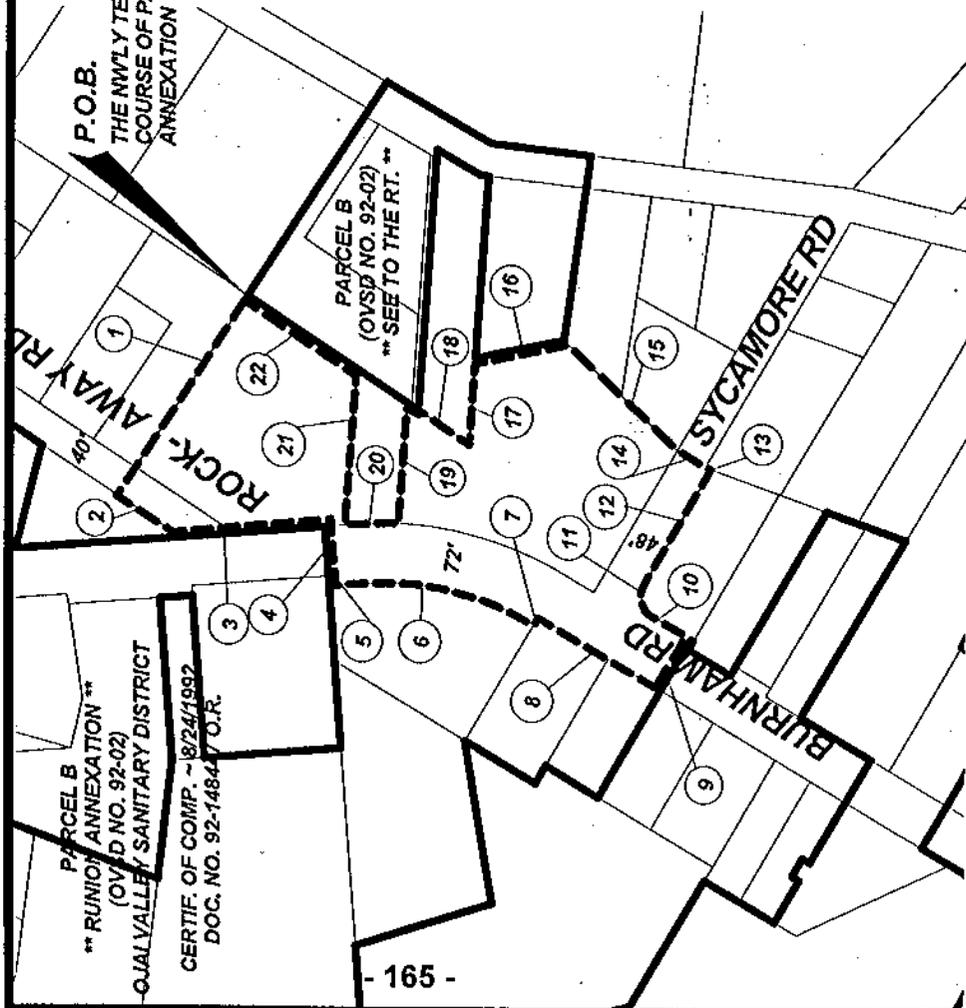
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zellawant*

Date: 5/5/04

04-06

EXHIBIT A



**COURSES**

- 1 - N 57°43'00" W 290.00'
- 2 - S 32°17'00" W 91.28'
- 3 - S 05°21'00" E 178.76'
- 4 - S 84°39'00" W 72.00'
- 5 - S 05°21'00" E 40.81'
- 6 - R = 358.00'; D = 35°00'00"; L = 218.69'
- 7 - S 60°21'00" E 12.00'
- 8 - S 29°39'00" W 175.00'
- 9 - S 60°21'00" E 72.00'
- 10 - N 29°39'00" E 58.40'
- 11 - R = 25.00'; D = 90°00'00"; L = 39.27'
- 12 - S 60°21'00" E 164.56'
- 13 - N 18°35'37" E 8.15'
- 14 - N 29°39'00" E 40.00'
- 15 - N 39°58'17" E 180.19'
- 16 - N 03°06'10" E 110.48'
- 17 - N 86°53'50" W 120.30'
- 18 - N 32°17'00" E 85.59'
- 19 - N 86°53'50" W 143.73'
- 20 - R = 430.00'; D = 07°16'50"; L = 54.64';  
RAD = S 84°04'10" E
- 21 - N 05°21'00" W 16.11'
- 22 - S 86°53'50" E 189.86'
- 23 - N 32°17'00" E 159.84'

**3.62 ACRES**

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



**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
BURNHAM FOREST HOMES OJAI - PARCEL B  
(OVSD ANNEXATION NO. 2004-01)**

PORTIONS OF LOTS 32, 33, 34 AND 36, AND PORTIONS OF BURNHAM,  
ROCKAWAY AND SYCAMORE ROADS, LIVE OAK ACRES, IN THE COUNTY OF VENTURA,  
STATE OF CALIFORNIA, PER 18 M.R. 34

JANUARY 7, 2004

SHEET 1 OF 1

Unit A

04-06

**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
BURNHAM FOREST HOMES OJAI – PARCEL B  
(OVSD ANNEXATION NO. 2004-01)**

Portions of Lots 32, 33, 34 and 36 and portions of Burnham, Rockaway and Sycamore Roads, Live Oak Acres, in the County of Ventura, State of California, as said Lots and Roads are 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 the most easterly corner of said Lot 36 of said Live Acres, said corner also being the northwesterly terminus of the 1<sup>st</sup> course of Parcel B of the Runion Annexation to the Ojai Valley Sanitary District (OVSD No. 92-02), as shown and described in the Certificate of Completion recorded on August 24, 1992 in the office of said County Recorder as Document No. 92-148447 of Official Records; thence along the northeasterly line of said Lot 36,

- 1st - North 57°43'00" West 290.00 feet to the westerly line of said Rockaway Road, 40.00 feet wide; thence, along said westerly line,
- 2nd - South 32°17'00" West 91.28 feet to the easterly line of said Burnham Road, 60.00 feet wide, said easterly line also being the existing boundary of said Ojai Valley Sanitary District; thence, along said easterly line by the following course and along said existing district boundary by the following two courses:
  - 3rd - South 05°21'00" East 178.76 feet; thence,
  - 4th - South 84°39'00" West 72.00 feet to the westerly line of said Burnham Road, 72.00 feet wide; thence, along said westerly line by the following four courses:
    - 5th - South 05°21'00" East 40.81 feet to the beginning of a curve concaved westerly and having a radius of 358.00 feet; thence, along said curve,
    - 6th - Southerly and southwesterly 218.69 feet through a central angle of 35°00'00"; thence,
    - 7th - South 60°21'00" East 12.00 feet; thence,
    - 8th - South 29°39'00" West 175.00 feet to said existing boundary of said Ojai Valley Sanitary District; thence, along said existing boundary,
    - 9th - South 60°21'00" East 72.00 feet to the easterly line of said Burnham Road, 72.00 feet wide; thence, along said easterly line by the following two courses:
      - 10th - North 29°39'00" East 58.40 feet to the beginning of a curve concaved southerly and having a radius of 25.00 feet; thence, along said curve,

11th - Northeasterly, easterly, and southeasterly 39.27 feet to the southerly line of said Sycamore Road, 48.00 feet wide, through a central angle of 90°00'00"; thence, along said southerly line by the following two courses:

12th - South 60°21'00" East 164.56 feet; thence,

13th - North 18°35'37" East 8.15 feet; thence,

14th - North 29°39'00" East 40.00 feet to a point in the northerly line of said Sycamore Road, said point also being the southeasterly corner of the parcel described in the Quitclaim Deed recorded on January 8, 2001 in the office of said County Recorder as Document No. 2001-0007593-00 of Office Records; thence, along the boundary of said Parcel described in said Quitclaim Deed by the following five courses:

15th - North 39°58'17" East 180.19 feet; thence,

16th - North 03°06'10" East 110.48 feet; thence,

17th - North 86°53'50" West 120.30 feet; thence,

18th - North 32°17'00" East 85.59 feet; thence,

19th - North 86°53'50" West 143.73 feet to a point in said easterly line of said Burnham Road, 72.00 feet wide, said point being the beginning of a nontangent curve concaved westerly, having a radius of 430.00 feet, and having a radial to said beginning of said curve bearing South 88°04'10" East; thence, along said curve and along said easterly line by the following two courses:

20th - Northerly 54.64 feet through a central angle of 07°16'50"; thence,

21st - North 05°21'00" West 16.11 feet to the southwesterly corner of the Parcel described in the Affidavit – Death of Joint Tenant; thence, along the boundary of said Parcel by the following two courses:

22nd - South 86°53'50" East 189.86 feet to the southeasterly line of said Lot 36; thence, along said southeasterly line,

23rd - North 32°17'00" East 159.84 feet to the point of beginning and containing 3.62 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: *Yell Kauter*

Date: *5/5/04*

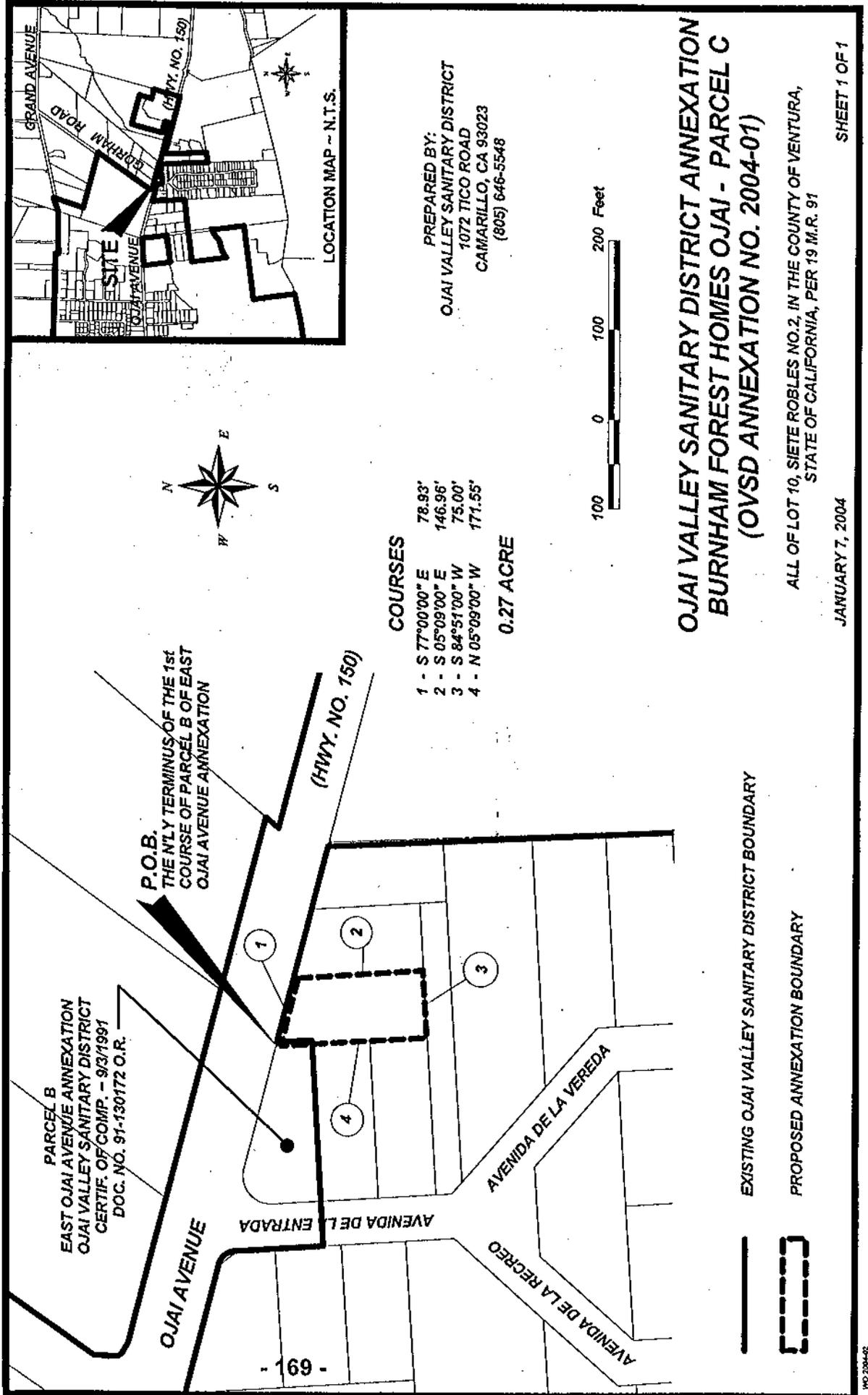
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Pell Cantor*

Date: 5/5/04

04-06

EXHIBIT A



**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
BURNHAM FOREST HOMES OJAI - PARCEL C  
(OVSD ANNEXATION NO. 2004-01)**

ALL OF LOT 10, SIETE ROBLES NO.2, IN THE COUNTY OF VENTURA,  
STATE OF CALIFORNIA, PER 19 M.R. 91

JANUARY 7, 2004

SHEET 1 OF 1

Parcel A

04-06

**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
BURNHAM FOREST HOMES OJAI – PARCEL C  
(OVSD ANNEXATION NO. 2004-01)**

All of Lot 10, Siete Robles No. 2, in the County of Ventura, State of California, as shown on the map recorded in the office of the County Recorder of said County in Book 19, Page 91 of Miscellaneous Records, described as follows:

Beginning at the northwesterly corner of said Lot 10, said corner also being the northerly terminus of the 1<sup>st</sup> course of Parcel B of the East Ojai Avenue Annexation to the Ojai Valley Sanitary District (OVSD 91-2), as shown and described in the Certificate of Completion recorded on September 3, 1991 in the office of said County Recorder as Document No. 91-130172 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District by the following course and along the boundary of said Lot 10 by the following four courses:

- 1st - South 77°00'00" East 78.93 feet; thence,
- 2nd - South 05°09'00" East 146.96 feet; thence,
- 3rd - South 84°51'00" West 75.00 feet; thence,
- 4th - North 05°09'00" West 171.55 feet to the point of beginning and containing 0.27 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:

*Gell Rawlins*

Date:

*5/5/04*