

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency  
Formation Commission

  
20050627-0155679  
Pages: 10 Fees: \$0.00  
05/27/2005 11:06:56 AM  
T20050054008 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 05-04 Ojai Valley Sanitary District Annexation – Sierra/Creek (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: 019-0-094-100; 019-0-094-090; 034-0-120-145; 034-0-120-155
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 change of organization has been approved subject to the following terms and conditions, if any: None.
8. Resolution LAFCO 05-04 ordering this change of organization was adopted on April 20, 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: 6-27-2005

  
Everett Millais, Executive Officer  
Ventura LAFCO

**LAFCO 05-04**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE OJAI VALLEY SANITARY  
DISTRICT ANNEXATION – SIERRA/CREEK (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 of the proposal as required by law; and

WHEREAS, the proposal was duly considered on April 20, 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 April 20, 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.

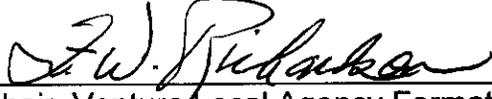
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 05-04 OJAI VALLEY SANITARY DISTRICT ANNEXATION – SIERRA/CREEK (Parcels A & B).**
- (5) The Commission has reviewed and considered the lead agency's determination that the change of organization is categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines, and finds the change of organization to be categorically exempt under Section 15319(a).
- (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 April 20, 2005.

AYES: Commissioners Long, Waunch, Grandsen, Hess and Chair Richardson

NOES: None

ABSTAINS: None

Dated: APRIL 20, 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

05-04

**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
SIERRA / CREEK – PARCEL A  
(OVSD ANNEXATION NO. 2005-02)**

**EXHIBIT** A

That portion of Tract 8, Bard Subdivision of Rancho Ojai, 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 5, Page 25-1/2 of Miscellaneous Records, described as follows:

Beginning at a point in the northwesterly line of Cuyama Road, 50.00 feet wide, said point being at the most southerly corner of the parcel described in the Grant Deed recorded in the Office of said County Recorder on January 19, 2000 as Document No. 2000-0016332-00 of Official Records, said point also being 29.20 feet southwesterly along the 15<sup>th</sup> course from the northeasterly terminus thereof, of the Island No. 4 Annexation to the City of Ojai as shown and described in the Certificate of Completion recorded in the office of said County Recorder on October 10, 1980 in Book 5750, Page 632 of Official Records; thence, along the southwesterly line of said property described in said Grant Deed,

1st - North 43°02'30" West 371.03 feet to the most southerly corner of the parcel described in the Quit Claim Deed recorded in the Office of said County Recorder on September 19, 1997 as Document No. 97-123188 of Official Records; thence, along the boundary of said parcel described in said Quit Claim Deed by the following two courses:

2nd - North 3°24'30" West 249.85 feet; thence,

3rd - North 72°08'30" East 237.62 feet to the westerly line of Sierra Road, 50.00 feet wide; thence,

4th - South 88°09'00" East 50.00 feet to a point in the easterly line of said Sierra Road, said point being in a curve concaved easterly, having a radius of 675.00 feet, and having a radial to said point bearing North 88°09'00" West; thence, along said curve and along said easterly line by the following three courses:

5th - Southerly 247.79 feet through a central angle of 21°02'00"; thence,

6th - South 19°11'00" East 170.88 feet to the beginning of a curve concaved northerly and having a radius of 30.00 feet; thence, along said curve,

7th - Southerly, southeasterly, easterly, and northeasterly 55.87 feet through a central angle of 106°42'00" to a point of cusp, said point of cusp being in the northwesterly line of said Cuyama Road, 50.00 feet wide, said northwesterly line also being the existing boundary of said City of Ojai and said Ojai Valley Sanitary District; thence, along said northwesterly line and said existing boundary by the following four courses:

EXHIBIT A

8th - South 54°07'00" West 89.88 feet; thence,

9th - South 44°24'00" West 50.64 feet to the beginning of a curve concaved southeasterly and having a radius of 125.00 feet; thence, along said curve,

10th - Southwesterly and southerly 64.36 feet through a central angle of 29°30'00"; thence,

11th - South 14°54'00" West 29.20 feet to the point of beginning and containing 3.16 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: 4/12/05

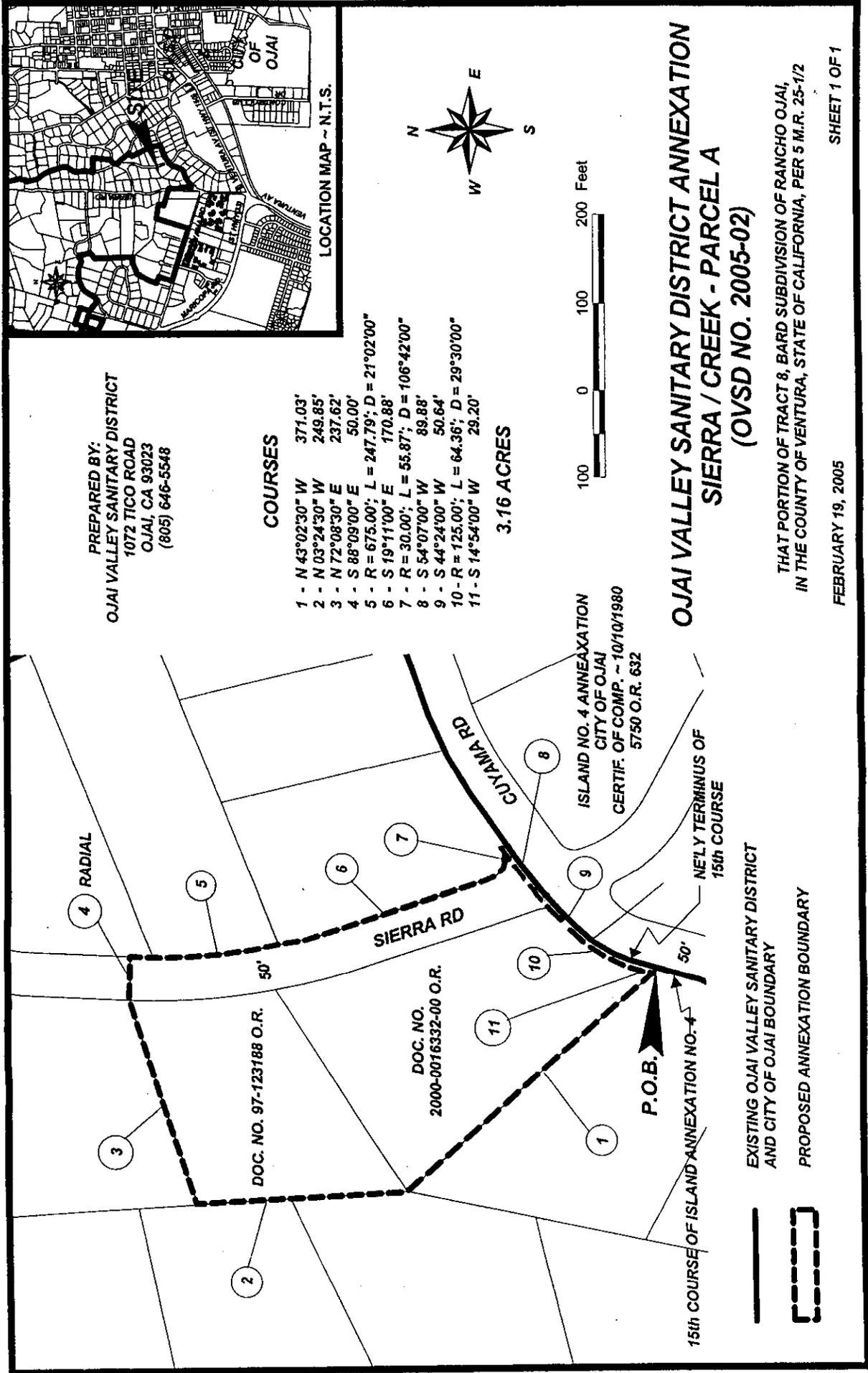
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Gay Mathews*

Date: 4/12/05

05-04

EXHIBIT A



FEBRUARY 19, 2005

SHEET 1 OF 1

05-04

**OJAI VALLEY SANITARY DISTRICT ANNEXATION**

**SIERRA / CREEK – PARCEL B**

(OVSD ANNEXATION NO. 2005-02)

**EXHIBIT A**

That portion of Tract 1 of the Bard Subdivision of Rancho Ojai, 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 5, Page 25-1/2 of Miscellaneous Records, described as follows:

Beginning at the southerly terminus of the 7<sup>th</sup> course of Parcel E of the Creek Road Annexation No. 2 (89-3 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 October 30, 1989 as Document No. 89-173520 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District by the following course,

1st - North 10°00'24" West 147.31 feet to the northerly line of Creek Road, 60.00 feet wide; thence, along said northerly line by the following two courses:

2nd - South 82°20'00" West 302.21 feet; thence,

3rd - South 79°23'00" West 186.48 feet; thence, at right angles to said northerly line of said Creek Road,

4th - South 10°37'00" East 60.00 feet to a point in the southerly line of said Creek Road, said point also being the northwesterly corner of the parcel described in the deed recorded in the office of said County Recorder on August 9, 2004 as Document No. 2004-0218602 of said Official Records; thence, along the boundary of said deed by the following three courses:

5th - South 1°00'00" East 52.77 feet; thence,

6th - North 85°15'00" East 100.00 feet; thence,

7th - North 1°00'00" West 63.08 feet to said southerly line of said Creek Road; thence, along said southerly line by the following two courses:

8th - North 79°23'00" East 84.87 feet; thence,

9th - North 82°20'00" East 142.65 feet to the northwesterly corner of the parcel described in the deed recorded in the office of said County Recorder on January 25, 1991 as Document No. 91-009796 of said Official Records; thence, along the boundary of said grant deed by the following two courses:

10th - South 7°40'00" East 78.89 feet; thence,

11th - North 85°15'00" East 163.10 feet to the point of beginning and containing 1.11 acres.

EXHIBIT A

*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: 4/12/05

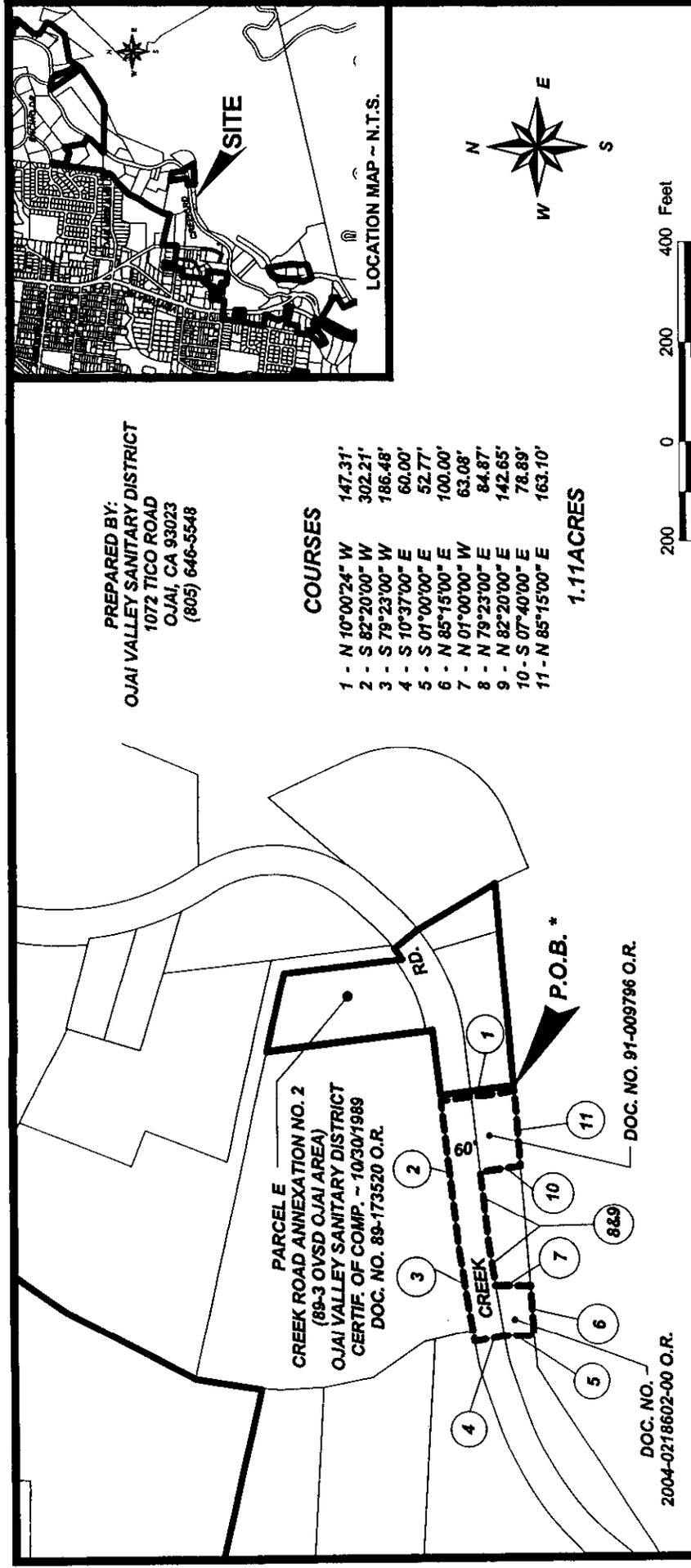
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Chay Martin*

Date: 4/12/05

05-04

EXHIBIT A



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

PARCEL E  
 CREEK ROAD ANNEXATION NO. 2  
 (89-3 OVSD OJAI AREA)  
 OJAI VALLEY SANITARY DISTRICT  
 CERTIF. OF COMP. - 10/30/1989  
 DOC. NO. 89-173520 O.R.

**COURSES**

- 1 - N 10°00'24" W 147.31'
- 2 - S 82°20'00" W 302.21'
- 3 - S 79°23'00" W 186.48'
- 4 - S 10°37'00" E 60.00'
- 5 - S 01°00'00" E 52.77'
- 6 - N 85°15'00" E 100.00'
- 7 - N 01°00'00" W 63.08'
- 8 - N 79°23'00" E 84.87'
- 9 - N 82°20'00" E 142.65'
- 10 - S 07°40'00" E 78.89'
- 11 - N 85°15'00" E 163.10'

1.11ACRES

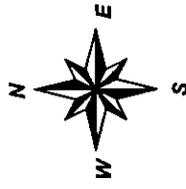
DOC. NO. 91-009796 O.R.

DOC. NO. 2004-0218602-00 O.R.

P.O.B. \*  
 S'LY TERMINUS OF THE 7TH COURSE  
 OF PARCEL E OF CREEK ROAD ANNEXATION NO. 2

— EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY

▬ PROPOSED ANNEXATION BOUNDARY



**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
 SIERRA / CREEK - PARCEL B  
 (OVSD NO. 2005-02)**

THAT PORTION OF TRACT 1, BARD SUBDIVISION OF RANCHO OJAI,  
 IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 5 M.R. 25-1/2

FEBRUARY 21, 2005 - Revised 4/11/05

SHEET 1 OF 1