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

WHEN RECORDED MAIL TO:
Ventura LAFCO
L# 1850

20080220-00023636-0 1/7
Ventura County Clerk and Recorder
Philip J. Schmit
02/20/2008 03:52:45 PM
175488 $.00 HA

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 07-07 Ojai Valley Sanitary District Annexation – Villanova

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 No: 033-0-070-050

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 07-07, ordering this change of organization, was adopted on November 21, 2007 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: 2-20-08

K. Uhlich

Kim Uhlich, Executive Officer
Ventura LAFCO

LAFCO 07-07

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

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 et seq. 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 November 21, 2007; 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 November 21, 2007, is adopted.

(2) The annexation to the Ojai Valley Sanitary District is hereby approved, and the boundaries are established as generally 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 07-07 OJAI VALLEY SANITARY DISTRICT ANNEXATION – VILLANOVA.**

(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 15303 (a), (d) & (e) and Section 15319(b) of the CEQA Guidelines, the Commission hereby finds the change of organization to be categorically exempt.

(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 November 21, 2007.

AYES: Commissioner Grandsen, Hess, Lange, Long, Waunch and Zaragoza

NOES: None

AYES: None

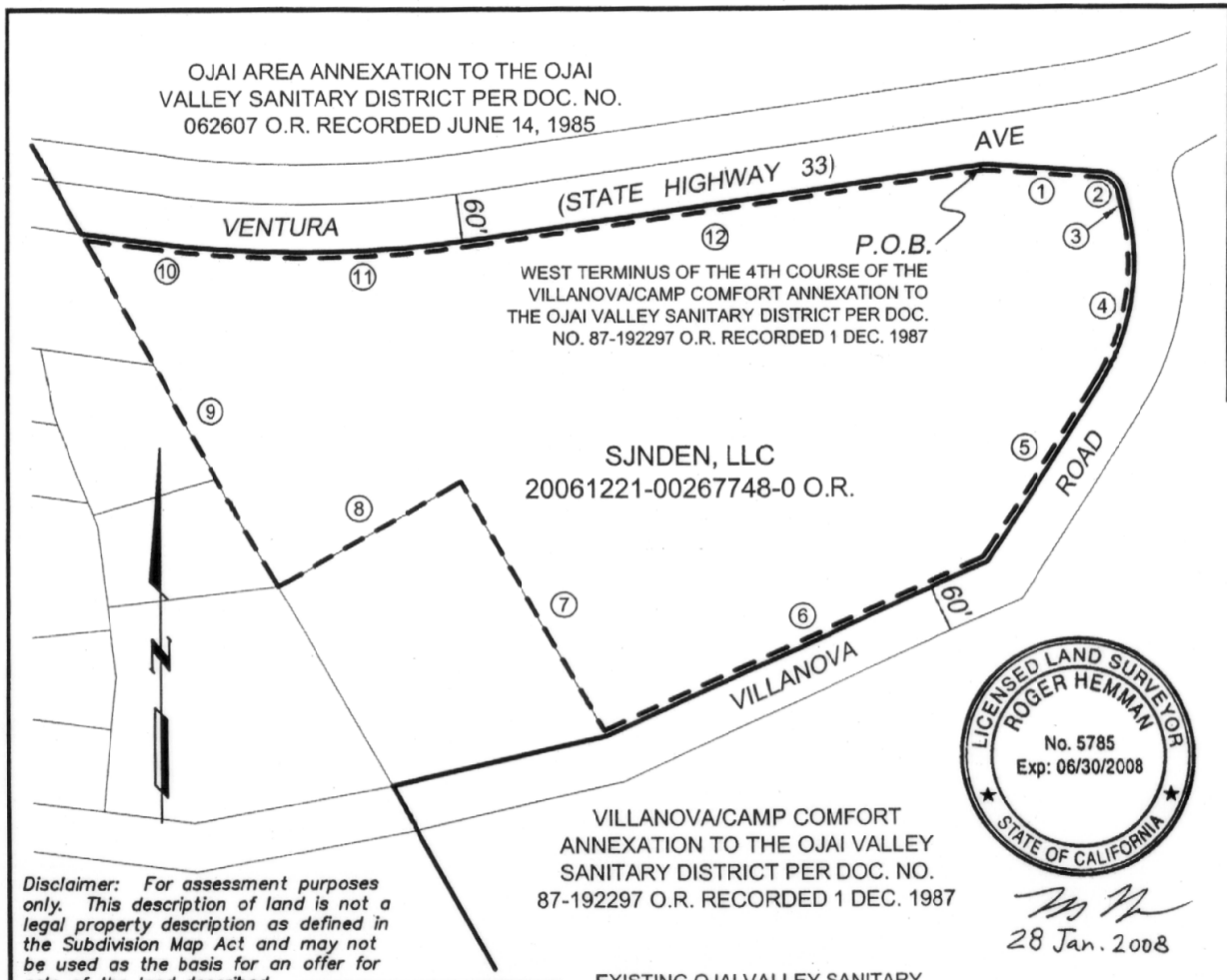
Dated: 11/21/07

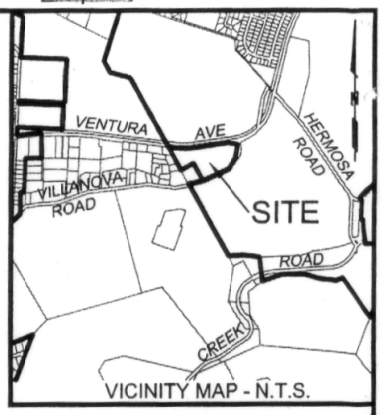
Chair, Ventura Local Agency Formation Commission

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

EXHIBIT A





COURSES

1 - S 86°48'30" E 148.17'
2 - Δ=73°06'00" R=32.00' L=40.83'
3 - S 13°42'30" E 30.74'
4 - Δ=46°00'00" R=270.00' L=216.77'
5 - S 32°17'30" W 264.06'
6 - S 64°47'30" W 526.73'
7 - N 30°12'30" W 370.29'
8 - S 59°47'30" W 265.38'
9 - N 30°12'30" W 504.15'
10 - S 83°16'30" E 88.23'
11 - Δ=15°32'00" R=1517.69' L=411.46'
12 - N 81°11'30" E 646.35'

±12.72 ACRES

LICENSED LAND SURVEYOR
ROGER HEMMAN
No. 5785
Exp: 06/30/2008
STATE OF CALIFORNIA

28 Jan. 2008

07-07

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.

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.1803.01

SCALE: 1"=200'

0' 200' 400' 600'

OJAI VALLEY SANITARY DISTRICT ANNEXATION
VILLANOVA ANNEXATION
(OVSD NO. 2007-04)

A PORTION OF TRACT 6 OF THE BARD SUBDIVISION OF THE RANCHO OJAI PER 5 M.R. 25-1/2, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA

28 JANUARY 2008

SHEET 1 OF 1

EXHIBIT A 07-07

OJAI VALLEY SANITARY DISTRICT ANNEXATION
VILLANOVA
OVSD NO. 2007-04

A portion of Tract 6 of the Bard Subdivision of the Rancho Ojai, in the County of Ventura, State of California, 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 west terminus of the course recited as "13th - North 86°48'30" West 148.17 feet ..." as described in Parcel A of the Final Order of Condemnation recorded in the office of said County Recorder on April 1, 1969 as Document No. 16060 in Book 3464, Page 124 of Official Records, said corner being the west terminus of the 4th course of Parcel A of the Villanova/Camp Comfort Annexation to the Ojai Valley Sanitary District as described and shown in the Certificate of Completion recorded in the Office of said County Recorder on 1 December 1987 as Document No. 87-192297 of Official Records; thence, along the west line of said Parcel A of said Final Order of Condemnation by the following four courses and along the existing boundary of said Ojai Valley Sanitary District by the following six courses:

1st - South 86°48'30" East 148.17 feet to a curve concave southwesterly and having a radius of 32.00 feet; thence, along said curve,

2nd - Southeasterly 40.83 feet through a central angle of 73°06'00"; thence,

3rd - South 13°42'30" East 30.74 feet to a curve concave westerly and having a radius of 270.00 feet; thence, along said curve,

4th - Southerly 216.77 feet through a central angle of 46°00'00"; thence,

5th - South 32°17'30" West 264.06 feet; thence,

6th - South 64°47'30" West 526.73 feet to the southeast corner of the parcel described in the deed from William and Florence Kerfoot recorded in the office of said County Recorder on January 3, 1912 in Book 132, Page 163 of Deeds; thence, leaving the existing boundary of said Ojai Valley Sanitary District and along the east and north lines of said parcel by the following two courses:

7th - North 30°12'30" West 370.29 feet; thence,

8th - South 59°47'30" West 265.38 feet to the west line of the parcel described in the deed to SJNDEN, LLC recorded in the office of said

County Recorder on 12 December 2006 as Document No. 20061221-00267748-0 of Official Records; thence, along said west line,

9th - North 30°12'30" West 504.15 feet to the south line of Ventura Avenue (State Highway 33), said south line being the existing boundary of the Ojai Valley Sanitary District; thence, along said south line and the existing boundary of the Ojai Valley Sanitary District by the following three courses:

10th - South 83°16'30" East 88.23 feet to a curve concave northerly and having a radius of 1517.69 feet; thence, along said curve,

11th - Easterly 411.46 feet through a central angle of 15°32'00"; thence,

12th - North 81°11'30" East 646.35 feet to the Point of Beginning.

Containing 12.72 acres, more or less.

28 Jan. 2008

Roger Hemman, PLS 5785 Date
Expires 30 June 2008

LICENSED LAND SURVEYOR
ROGER HEMMAN
No. 5785
Exp: 06/30/2008
STATE OF CALIFORNIA

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: 2/5/08

W:\WORK\DATA\OVSD\1803-OVSD-2007-04.DOC
W:\WORK\DATA\OVSD\CAD\1803EX1.DWG

W.O. 1803.01
28 January 2008

RDH