

No Fees per Government Code 27383

RECORDING REQUESTED BY:
Ventura Local Agency Formation Commission
WHEN RECORDED MAIL TO:
Ventura LAFCo
L# 1850


20110624-00093791-0 1/12
Ventura County Clerk and Recorder
MARK A. LUNN
06/24/2011 11:02:03 AM
525644 \$.00 PA

**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 Local Agency Formation Commission for Ventura County, California.

1. The short-term designation, as determined by LAFCo, is:
LAFCo 11-01 Ojai Valley Sanitary District Annexation – Chandler/Lyon (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 Numbers: Parcel A: 011-0-052-160 and 110-0-230-105 Parcel B: 033-0-050-645
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 11-01, ordering this change of organization, was adopted on April 20, 2011 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: 6/23/11


Kim Uhlich, Executive Officer
Ventura LAFCO

LAFCo 11-01

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE OJAI VALLEY SANITARY
DISTRICT ANNEXATION – CHANDLER/LYON (PARCELS
A & B)**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission (LAFCo or 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; and

WHEREAS, the proposal was duly considered on April 20, 2011; 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, spheres of influence and applicable local plans and policies; 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 fewer than 12 registered voters and is considered uninhabited; and

WHEREAS, the 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 dated April 20, 2011 are 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.

- (4) The subject proposal is assigned the following distinctive short form designation:
**LAFCo 11-01 OJAI VALLEY SANITARY DISTRICT ANNEXATION –
CHANDLER/LYON.**
- (5) In accordance with staff'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 annexation to be categorically exempt.
- (6) The Commission directs staff to file a Notice of Exemption under Section 15062 of the CEQA Guidelines.
- (7) The Commission waives conducting authority proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that no subject agency that will gain or lose territory as a result of the proposal has submitted written opposition to the waiver of conducting authority proceedings [Government Code §56663].
- (8) **This annexation 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.**
- (9) **This annexation shall not be recorded until a map and legal description consistent with this approval have been approved by the Ventura County Surveyor.**

This resolution was adopted on April 20, 2011.

| | AYE | NO | ABSTAIN | ABSENT |
|--------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Commissioner Cunningham | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Commissioner Long | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Commissioner Freeman | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Commissioner Morehouse | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Commissioner Parks | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Commissioner Parvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Commissioner Pringle | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Alternate Commissioner Bennett | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Alternate Commissioner Dandy | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Alternate Commissioner Hess | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Alternate Commissioner Smith | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Dated: 4-29-2011



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



P.O.C.
NORTHWESTERLY TERMINUS OF THE
36TH COURSE OF PARCEL 'A' OF THE
REFILED RANCHO MATILIA ANNEXATION
TO THE OJAI VALLEY SANITARY DISTRICT
PER CERTIFICATE OF COMPLETION
RECORDED MAY 30, 1989 AS INST. NO. 89-084817 O.R.

OTIS AND BETTINA CHANDLER
FAMILY TRUST PER
DOC. 20071210-0023041 O.R.

T.P.O.B.
SOUTHWEST CORNER OF LOT 12,
TRACT NO. 3209-1 PER 90 MR 40

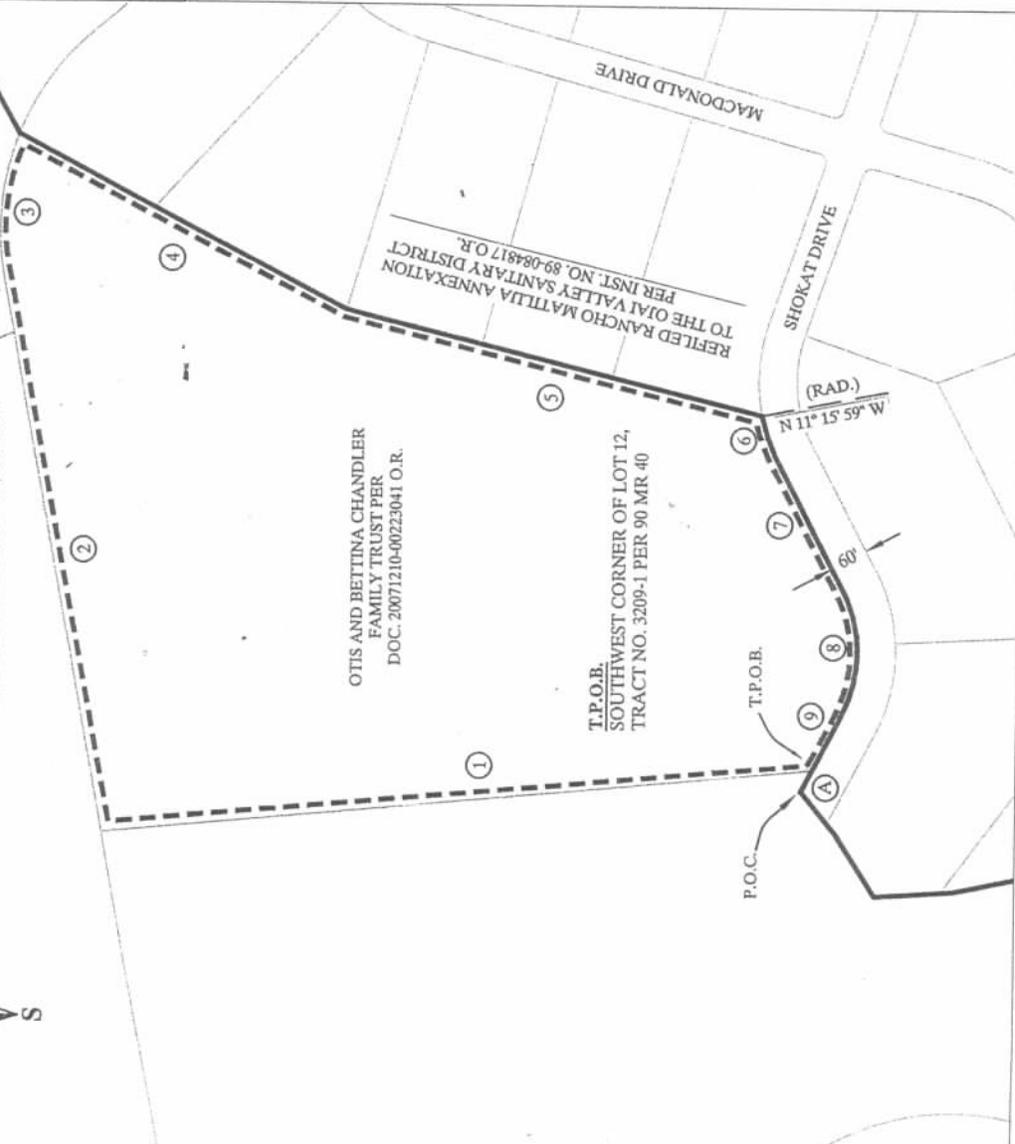
T.P.O.B.

(RAD.)
N 11° 15' 59" W

REFILED RANCHO MATILIA ANNEXATION
TO THE OJAI VALLEY SANITARY DISTRICT
PER INST. NO. 89-084817 O.R.

MACDONALD DRIVE

SHOKAT DRIVE



| BEARING | DISTANCE |
|-----------------|----------|
| A S 62°21'26" E | 37.25' |
| 1 N 05°21'11" W | 1119.94' |
| 2 N 79°22'11" E | 885.52' |
| 4 S 27°33'45" W | 583.45' |
| 5 S 13°43'15" W | 674.33' |
| 7 S 62°31'13" W | 221.64' |
| 9 N 62°21'26" W | 95.00' |

± 21.59 ACRES

VICINITY MAP
NOT TO SCALE

| DELTA | RADIUS | LENGTH | RAD. BEARING |
|-------|---------|---------|---------------|
| 3 | 400.00' | 227.08' | N 21°53'50" E |
| 6 | 280.00' | 79.23' | N 11°15'59" W |
| 8 | 220.00' | 211.65' | |



— EXISTING DISTRICT BOUNDARY
- - - PROPOSED ANNEXATION BOUNDARY

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 land described.

EXHIBIT A

OJAI VALLEY SANITARY DISTRICT ANNEXATION
CHANDLER - LYON
(OVSD 2011-01)
PARCEL 'A'

11-01

ALL OF THE PROPERTY DESCRIBED IN
EXHIBIT A AND SHOWN ON EXHIBIT C OF
LOT LINE ADJUSTMENT NO. 241
PER INST. 84-089858 O.R.

ALL BEING A PORTION OF TRACT 'B' OF
RANCHO SANTA ANA PER 3 MR 32
COUNTY OF VENTURA, STATE OF CALIFORNIA

APRIL 23, 2011

SHEET 1 OF 1



MAPS

Moore Associates Professional Services Inc.
79 Daily Drive, #226
Camarillo CA 93010
(805) 504-3663

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: 4/28/2011

11-01

EXHIBIT A

OJAI VALLEY SANITARY DISTRICT ANNEXATION

CHANDLER - LYON

PARCEL 'A'

OVSD NO. 2011-01

All of the property described in Exhibit A and shown on Exhibit C of the Notice of Approval of Lot Line Adjustment No. 241 recorded as Instrument No. 84-089858 of Official Records in the Office of the County Recorder, in the County of Ventura, State of California, being a portion of Tract B of Rancho Santa Ana as shown on the map recorded in the Office of said County Recorder in Book 3, Page 32 of Miscellaneous Records (Maps), described as follows:

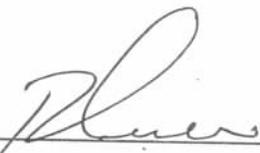
Commencing at the northwesterly terminus of the thirty-sixth course of Parcel 'A' of the Refiled Rancho Matilija Annexation to the Ojai Valley Sanitary District, as described in the certificate of completion recorded on May 30, 1989 in the Office of said County Recorder as Instrument No. 89-084817 of Official Records, said terminus being on the northerly sideline of Shokat Drive, 60 feet wide; thence along said northerly sideline and said thirty-sixth course, S 62° 21' 26" E 37.25 feet to the **True Point of Beginning**, also being the southwesterly corner of the property described in Exhibit A and shown on Exhibit C of said Lot Line Adjustment; thence leaving said northerly sideline and along the boundary of said property the following nine (9) courses:

- 1st - N 05° 21' 11" W 1,119.94 feet; thence,
- 2nd - N 79° 22' 11" E 885.52 feet to the beginning of a tangent curve concave southerly and having a radius of 400.00 feet; thence along said curve,
- 3rd - Northeasterly, along an arc length of 227.08 feet, through a central angle of 32° 31' 39" and having a radial bearing from the end of said curve that bears N 21° 53' 50" E; thence,
- 4th - S 27° 33' 45" W 583.45 feet; thence,
- 5th - S 13° 43' 15" W 674.33 feet to the northerly sideline of said Shokat Drive, 60 feet wide, and the beginning of a non-tangent curve concave southeasterly and having a radius of 280.00 feet, a radial bearing from said point bears N 11° 15' 59" W; thence along said curve, and along said northerly sideline of Shokat Drive, the following four (4) courses:
- 6th - Southwesterly, along an arc length of 79.23 feet, through a central angle of 16° 12' 48"; thence,

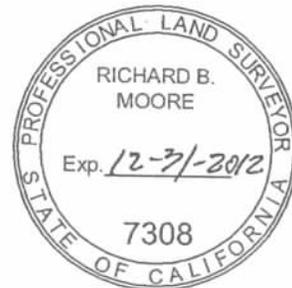
11-01

- 7th - S 62° 31' 13" W 221.64 feet to the beginning of a tangent curve concave northerly and having a radius of 220.00 feet; thence along said curve,
8th - Northwesterly, along an arc length of 211.65 feet, through a central angle of 55° 07' 21"; thence,
9th - N 62° 21' 26" W 95.00 feet to the **True Point of Beginning;**

Containing 21.59 acres, more or less.


Richard B. Moore, PLS 7308 4/23/11
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 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: 4/23/2011



VICINITY MAP
NOT TO SCALE

| BEARING | DISTANCE |
|-----------------|----------|
| A N 00°59'00" E | 223.32' |
| 1 N 00°59'00" E | 137.31' |
| 2 N 88°20'00" E | 315.87' |
| 3 S 01°40'00" E | 135.80' |
| 4 S 88°05'33" W | 322.22' |

± 1.00 ACRES



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OJAI VALLEY SANITARY DISTRICT ANNEXATION
CHANDLER - LYON

(OVSD 2011-01)
PARCEL 'B'

PARCEL 'C' OF PARCEL MAP NO. 3160 PER 29 PM 47
BEING A PORTION OF LOT 12 OF
OJAI LAND COMPANY SUBDIVISION PER 3 MR 42
COUNTY OF VENTURA, STATE OF CALIFORNIA

APRIL 23, 2011

SHEET 1 OF 1



LYON ANNEXATION TO
OJAI VALLEY SANITARY DISTRICT
PER DOC, 2001-0086870 O.R.

LOMA PROPERTY ANNEXATION
TO MEINERS OAKS SANITARY DISTRICT
AS ADOPTED BY THE VENTURA COUNTY
BOARD OF SUPERVISORS DECEMBER 22, 1964
IN RESOLUTION NO. 410.6

T.P.O.B.
SOUTHWEST CORNER
OF PARCEL 'C',
PARCEL MAP NO. 3160
PER 29 PM 47

CHRISTOPHER D. LYON AND
DEBORAH C. LYON
REVOCABLE TRUST PER
DOC. 92-012810 O.R.

P.O.C.
SOUTHERLY TERMINUS OF THE
4TH COURSE OF THE LOMA PROPERTY
ANNEXATION TO THE MEINERS OAKS
SANITARY DISTRICT CONSOLIDATED TO
OJAI VALLEY SANITARY DISTRICT
MAY 15, 1985

VILLANOVA ROAD

LOMA DRIVE



MAPS

Moore Associates Professional Services Inc.
79 Daily Drive, #226
Camarillo CA 93010
(805) 504-3663

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: 4/28/2011

11-01

EXHIBIT A

OJAI VALLEY SANITARY DISTRICT ANNEXATION

CHANDLER - LYON

PARCEL 'B'

OVSD NO. 2011-01

All of Parcel 'C' as shown on Parcel Map No. 3160 recorded Book 29, Page 47 of Parcel Maps in the Office of the County Recorder, in the County of Ventura, State of California, said Parcel 'C' being a portion of Lot 12 of Ojai Land Company Subdivision recorded in the Office of said County Recorder in Book 3, Page 42 of Miscellaneous Records (maps), described as follows:

Commencing at the southerly terminus of the fourth course of the Loma Property Annexation to Meiners Oaks Sanitary District as adopted on December 22, 1964 by the Board of Supervisors of said County of Ventura in Resolution No. 410.6 and subsequently consolidated into the Ojai Valley Sanitary District on May 15, 1985; thence along said fourth course, N 00° 59' 00" E 223.32 feet to the **True Point of Beginning**, also being the southwesterly corner of said Parcel 'C'; thence along the boundary of said Parcel 'C' the following four (4) courses:

- 1st - N 00° 59' 00" E 137.31 feet; thence,
- 2nd - N 88° 20' 00" E 315.87 feet; thence,
- 3rd - S 01° 40' 00" E 135.80 feet; thence,
- 4th - S 88° 05' 33" W 322.22 feet to the **True Point of Beginning**;

Containing 1.00 acre, more or less.


 Richard B. Moore, PLS 7308
 Date 4/23/11



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Certified by: 

Date: 4/28/2011