

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency
Formation Commission



20050329-0075576

Pages: 10 Fees: \$0.00

03/29/2005 10:34:44 AM

T20050025947 EA

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 04-25 Ojai Valley Sanitary District Annexation – Montessori (Parcels A, B & C)
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: 032-0-010-035; 032-0-041-025; 061-0-132-115
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 description and map, 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 04-25 ordering this change of organization without notice or hearing was adopted on January 19, 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: 3-29-2005


Everett Millais, Executive Officer
Ventura LAFCO

LAFCO 04-25

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE OJAI VALLEY SANITARY
DISTRICT ANNEXATION – MONTESSORI (PARCELS A,
B & 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 of the proposal as required by law; and

WHEREAS, the proposal was duly considered on January 19, 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 November 17, 2004, and January 19, 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 04-25 OJAI VALLEY SANITARY DISTRICT ANNEXATION – MONTESSORI (Parcels A, B & C).**
- (5) The Commission has reviewed and considered the lead agency's determination that the reorganization is categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines, and finds the reorganization 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 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 January 19, 2005.

AYES: Commissioners Parks, Long, Grandsen, Waunch, Zaragoza, Chair
Richardson and Alternate Commissioner Cunningham

NOES: None

ABSTAINS: None

Dated: JAN. 19, 2005



Chair, Ventura Local Agency Formation Commission

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

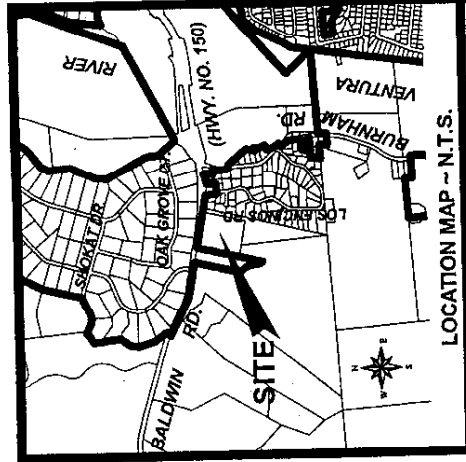
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Rausch*

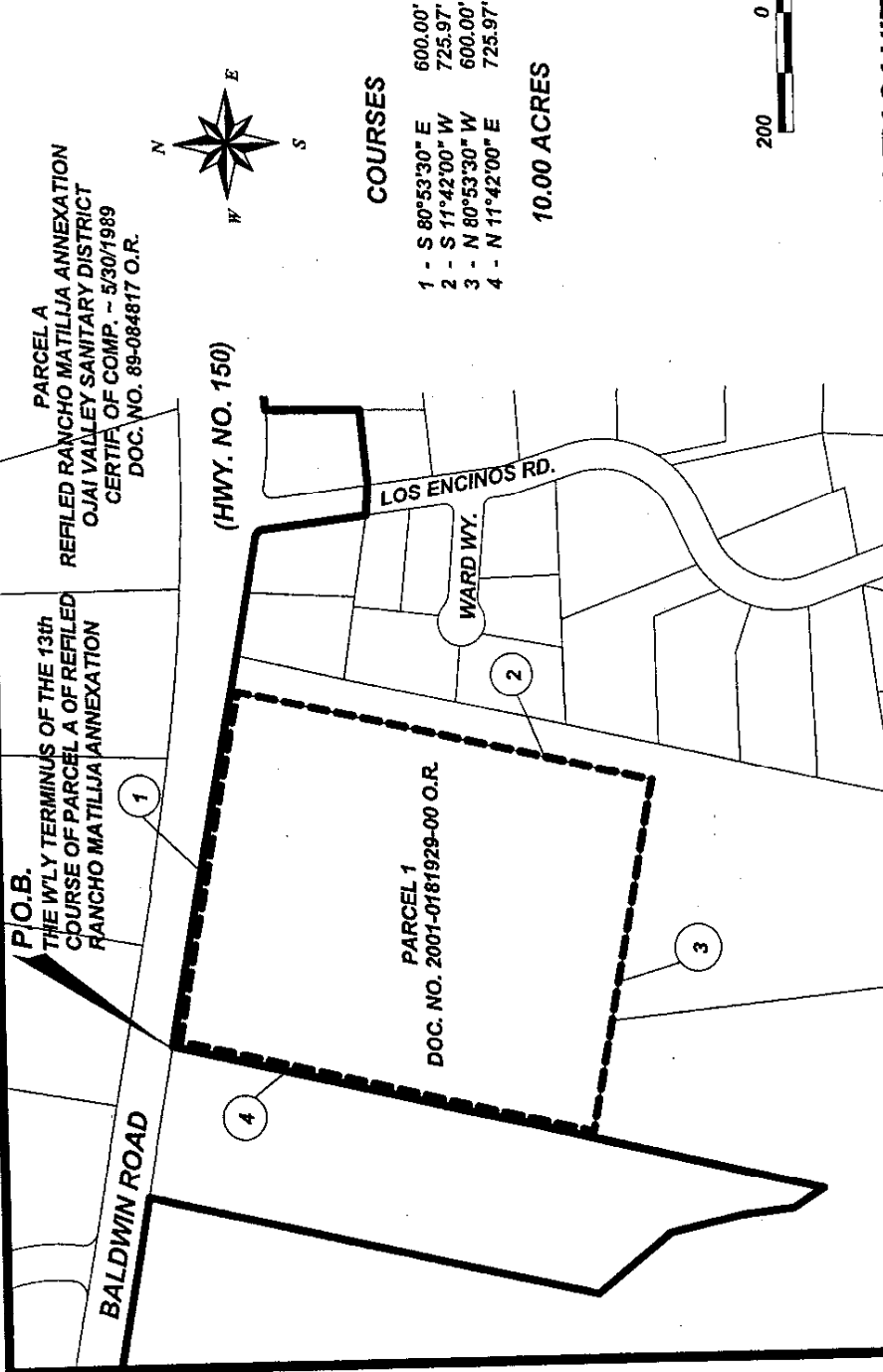
Date: 11/17/04

01-25

EXHIBIT A



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



COURSES

- 1 - S 80°53'30" E 600.00'
- 2 - S 11°42'00" W 725.97'
- 3 - N 80°53'30" W 600.00'
- 4 - N 11°42'00" E 725.97'

10.00 ACRES

OJAI VALLEY SANITARY DISTRICT ANNEXATION
MONTESSORI - PARCEL A
(OVSD ANNEXATION NO. 2004-03)

THAT PORTION OF TRACT B OF RANCHO SANTA ANA, IN THE
COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 3 M.R. 32

MAY 25, 2004

SHEET 1 OF 1

04-25

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
MONTESSORI – PARCEL A
(OVSD ANNEXATION NO. 2004-03)**

EXHIBIT A

That portion of Tract B of Rancho Santa Ana, in the County of Ventura, State of California, as said Tract B is shown on the map recorded in the Office of the County Recorder of said County in Book 3, Page 32 of Miscellaneous Records, described as follows:

Beginning at a point in the southerly line of Baldwin Road (Hwy. 150), said point being the westerly terminus of the 13th course of Parcel A of the Refiled Rancho Matilija Annexation to the Ojai Valley Sanitary District as shown and described in the Certificate of Completion recorded in the Office of said County Recorder on May 30, 1989 as Document No. 89-084817 of Official Records; thence, along said southerly line and the existing boundary of said Ojai Valley Sanitary District,

- 1st - South 80°53'30" East 600.00 feet to the easterly line of Parcel 1 described in the Grant Deed recorded in the Office of said County Recorder on September 14, 2001 as Document No. 2001-0181929-00 of Official Records; thence, leaving said southerly line and said existing district boundary along the boundary of said Parcel 1 by the following three courses:
- 2nd - South 11°42'00" West 725.97 feet; thence,
- 3rd - North 80°53'30" West 600.00 feet to said existing boundary of said Ojai Valley Sanitary District; thence, along said existing boundary,
- 4th - North 11°42'00" East 725.97 feet to the point of beginning and containing 10.00 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 Rawlins

Date:

11/17/04

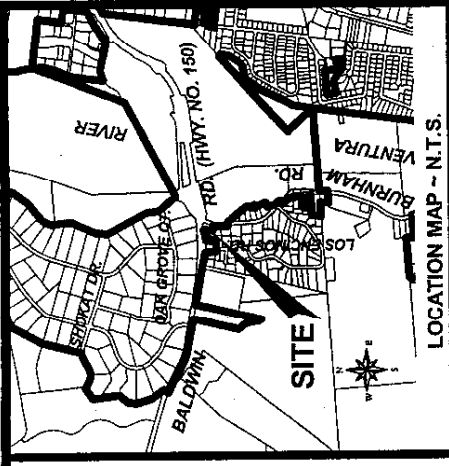
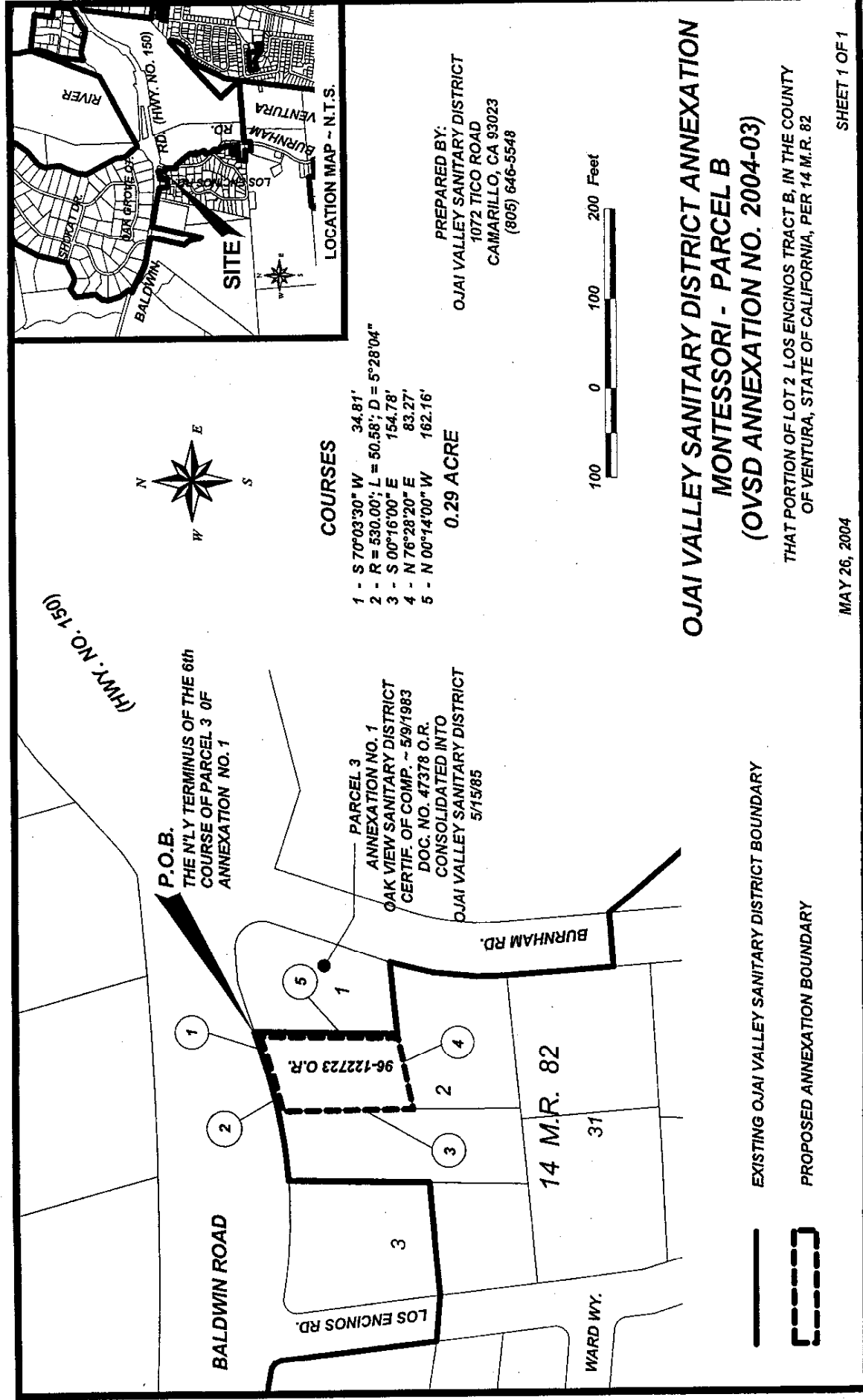
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Karslund*

Date: *11/17/04*

04-25

EXHIBIT A



COURSES

- 1 - S 70°03'30" W 34.81'
- 2 - R = 530.00'; L = 50.58'; D = 5°28'04"
- 3 - S 00°16'00" E 154.78'
- 4 - N 76°28'20" E 83.27'
- 5 - N 00°14'00" W 162.16'

0.29 ACRE

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

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
 MONTESSORI - PARCEL B
 (OVSD ANNEXATION NO. 2004-03)**

THAT PORTION OF LOT 2 LOS ENCINOS TRACT B, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 14 M.R. 82

EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

MAY 26, 2004

SHEET 1 OF 1

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
MONTESSORI – PARCEL B
(OVSD ANNEXATION NO. 2004-03)**

EXHIBIT A

That portion of Lot 2 of Los Encinos Tract, in the County of Ventura, State of California, as said Lot 2 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 the most northerly corner of said Lot 2, same being in the southerly line of Baldwin Road (Hwy. 150), same also being the northerly terminus of the 6th course of Parcel 3 of Annexation No. 1 to the Oak View Sanitary District as shown and described in the Certificate of Completion recorded in the Office of said County Recorder on May 9, 1983, as Document No. 47378 of Official Records, and having since been consolidated into the Ojai Valley Sanitary District on May 15, 1985; thence, along said southerly line and the existing boundary of said Ojai Valley Sanitary District by the following two courses:

- 1st - South 70°03'30" West 34.81 feet to the beginning of a curve concaved northerly and having a radius of 530.00 feet; thence, along said curve,
- 2nd - Westerly 50.58 feet through a central angle of 5°28'04" to the northwesterly corner of the parcel described in the Executor's Deed recorded in the Office of said County Recorder on September 9, 1996 as Document No. 96-122723 of Official Records; thence, along the boundary of said parcel by the following three courses:
 - 3rd - South 0°16'00" East 154.78 feet; thence,
 - 4th - North 76°28'20" East 83.27 feet to the existing boundary of said Ojai Valley Sanitary District; thence, along said district boundary,
 - 5th - North 0°14'00" West 162.16 feet to the point of beginning and containing 0.29 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:

Zell Raudonis

Date:

11/17/04

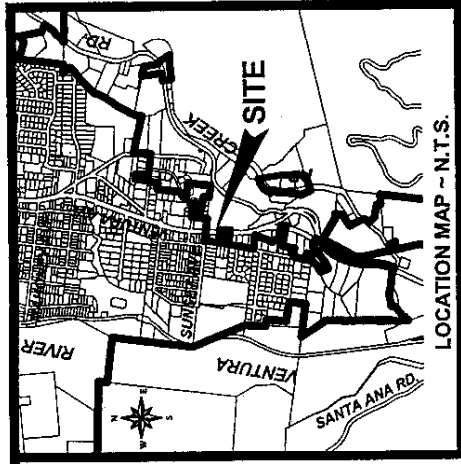
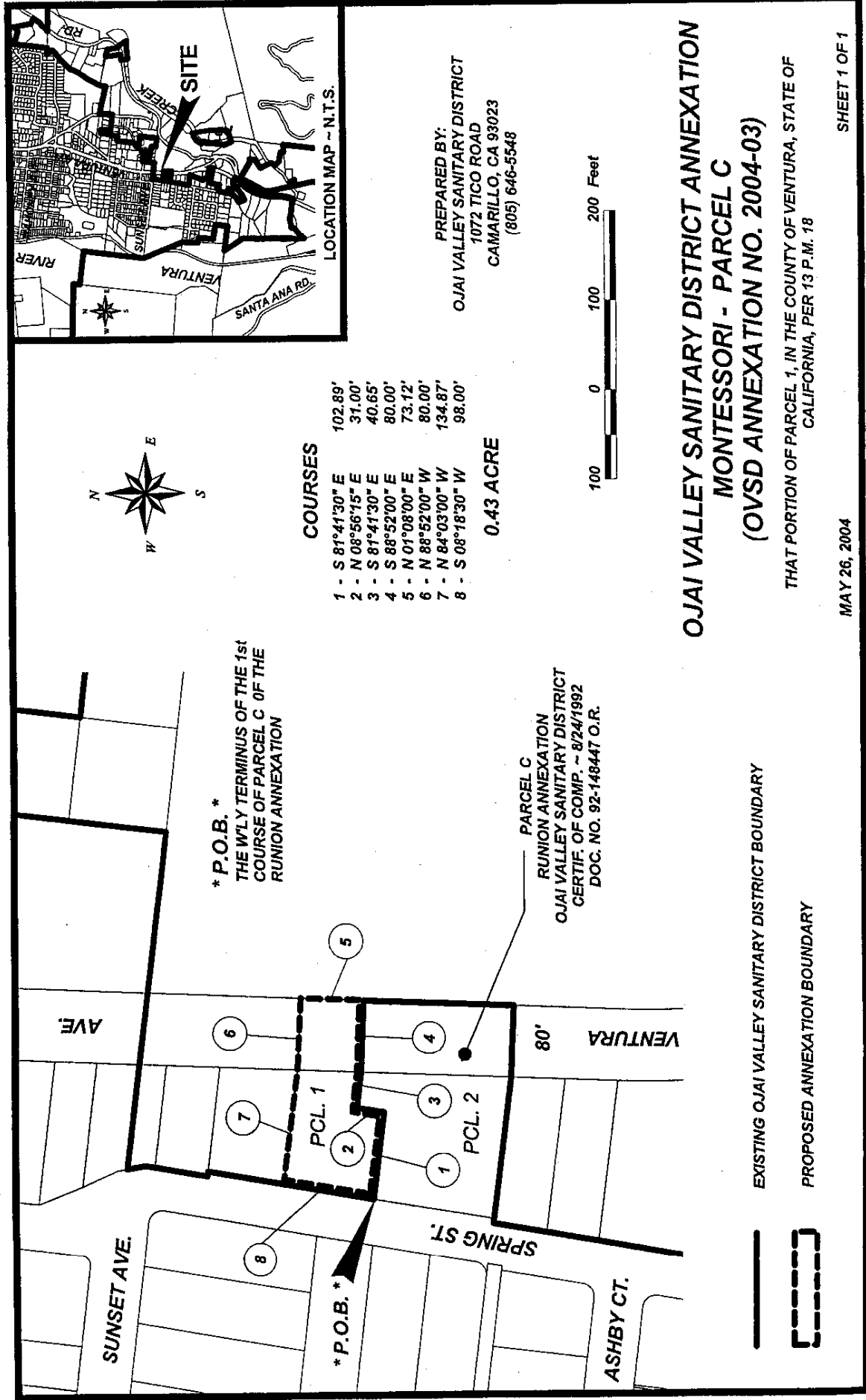
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Rawshorn*

Date: *11/17/04*

04-25

EXHIBIT A



COURSES

1 - S 81°41'30" E	102.89'
2 - N 08°56'15" E	31.00'
3 - S 81°41'30" E	40.65'
4 - S 88°52'00" E	80.00'
5 - N 01°08'00" E	73.12'
6 - N 88°52'00" W	80.00'
7 - N 84°03'00" W	134.87'
8 - S 08°18'30" W	98.00'

0.43 ACRE



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

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
MONTESSORI - PARCEL C
(OVSD ANNEXATION NO. 2004-03)**

THAT PORTION OF PARCEL 1, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 13 P.M. 18

EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

MAY 26, 2004

SHEET 1 OF 1

04-25

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
MONTESSORI – PARCEL C
(OVSD ANNEXATION NO. 2004-03)**

That portion of Parcel 1, in the County of Ventura, State of California, as said parcel are shown on the map recorded in the Office of the County Recorder of said County in Book 13, Page 18 of Parcel Maps, described as follows:

Beginning at the southwesterly corner of said Parcel 1, said corner also being the westerly terminus of the 1st course of Parcel C of the Runion Annexation to Ojai Valley Sanitary District as shown and described in the Certificate of Completion recorded in the Office of said County Recorder on August 24, 1992 as Document No. 92-148447 of Official Records; thence, along the southerly line of said Parcel 1 by the following course and along the existing boundary of said Ojai Valley Sanitary District by the following four courses:

- 1st - South 81°41'30" East 102.89 feet; thence,
- 2nd - North 8°56'15" East 31.00 feet; thence,
- 3rd - South 81°41'30" East 40.65 feet to the westerly line of Ventura Avenue (Hwy. 33), 80.00 feet wide; thence,
- 4th - South 88°52'00" East 80.00 feet to the easterly line of said Ventura Avenue; thence, along said easterly line,
- 5th - North 1°08'00" East 73.12 feet to a line that is at right angles to said easterly line of said Ventura Avenue that passes through the northeasterly corner of said Parcel 1; thence, along said right angle line,
- 6th - North 88°52'00" West 80.00 feet to said northeasterly corner of said Parcel 1; thence, along the boundary of said Parcel 1 by the following two courses:
- 7th - North 84°03'00" West 134.87 feet to said existing boundary of said Ojai Valley Sanitary District; thence, along said existing boundary,
- 8th - South 8°18'30" West 98.00 feet to the point of beginning and containing 0.43 acre.

2004\04-14C ~ May 25, 2004

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 Rawhust

Date:

11/17/04