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Ventura Local Agency
Formation Commission


20060210-0028824
Pages: 14 Fees: \$0.00
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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

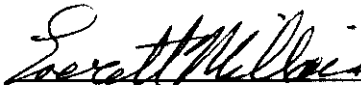
Pursuant to Government Code Section 57200, this Certificate is issued by the Executive Officer of the Ventura Local Agency Formation Commission of Ventura County, California.

1. The short-term designation, as determined by LAFCO, is:
LAFCO 05-14 Ojai Valley Sanitary District Annexation – Sycamore (Parcels A-D)
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: 061-0-211-045; 065; 135; 145; 205; 061-0-212-015; 045; 055; 165; 200; 215; 220; 230; 061-0-230-260; 270; 290; 420; 430
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 inhabited.
7. This change of organization has been approved subject to the following terms and conditions, if any: None.
8. Resolution LAFCO 05-14 ordering this change of organization without notice or hearing was adopted on October 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: 2-10-2006


Everett Millais, Executive Officer
Ventura LAFCO

LAFCO 05-14

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE OJAI VALLEY SANITARY
DISTRICT ANNEXATION – SYCAMORE (PARCELS
A - D)**

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 public hearing by the Commission of the proposal; and

WHEREAS, the proposal was duly considered on October 19, 2005, as specified in the notice of hearing; 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 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 more than 12 registered voters and is considered inhabited; and

WHEREAS, prior to the conclusion of the hearing on this matter, no written opposition was received from any landowner or any registered voter within the affected territory, 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 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 October 19, 2005 is adopted.
- (2) Said annexation is hereby approved as submitted.

- (3) The subject proposal is assigned the following distinctive short form designation: **LAFCO 05-14 OJAI VALLEY SANITARY DISTRICT ANNEXATION – SYCAMORE (Parcels A - D).**
- (4) 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.
- (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) Pursuant to Government Code Section 56663(d), written notice of the Commission proceedings has been provided to all registered voters and landowners within the affected territory and no written opposition from registered voters or landowners with the affected territory has been received, and all affected agencies that will gain territory as a result of the proposal have consented in writing to the waiver of protest proceedings. The Commission 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 October 19, 2005.

AYES: Commissioners Grandsen, Hess, Long, Parks, Richardson, Waunch, and
Alternate Commissioner Parvin

NOES: None

ABSTAINS: None

Dated:

10-19-05



Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

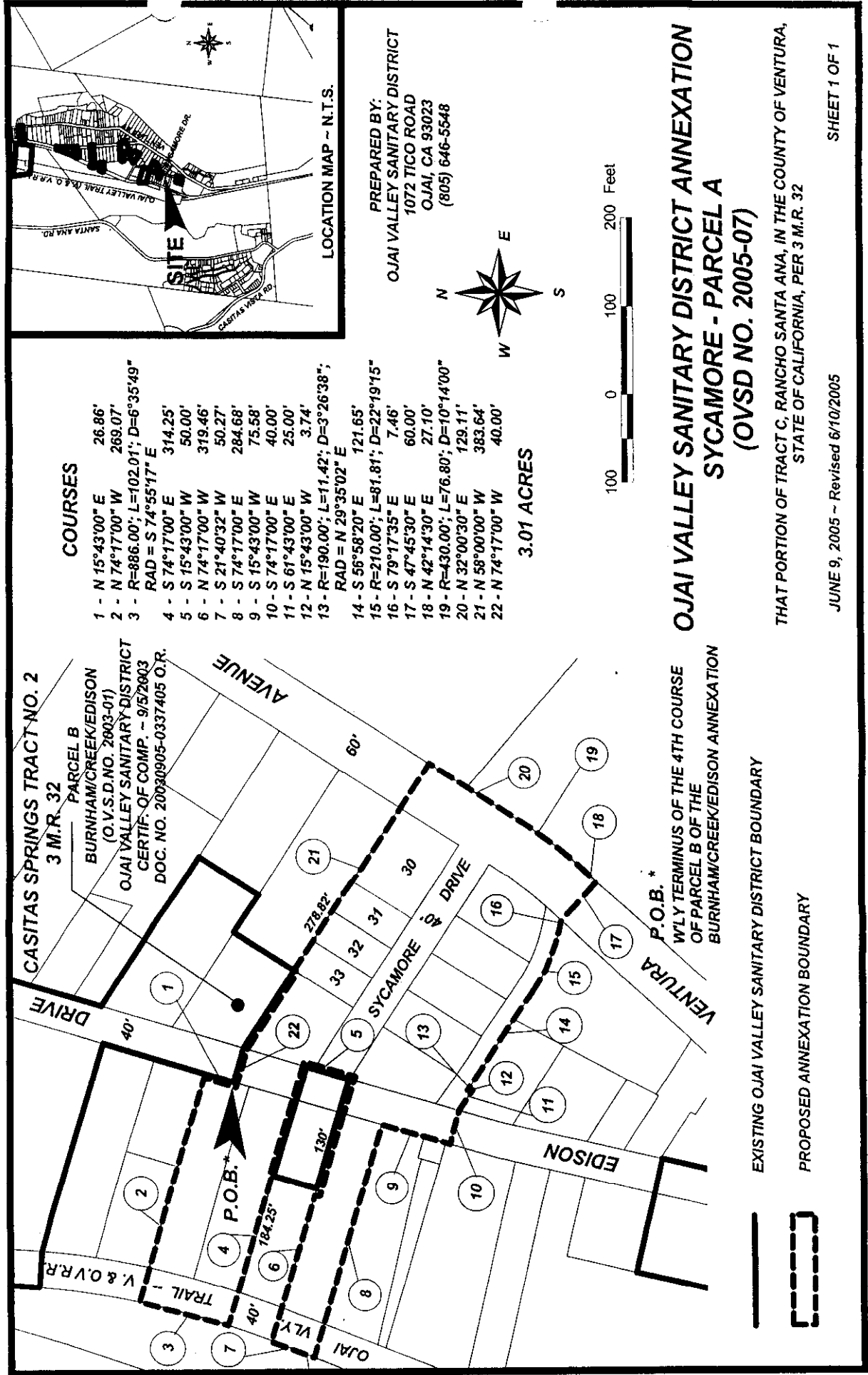
Copies: Ojai Valley Sanitary District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning
Ventura County Elections – Registrar of Voters

05-14

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 Rawlinson

Date: 8-22-05



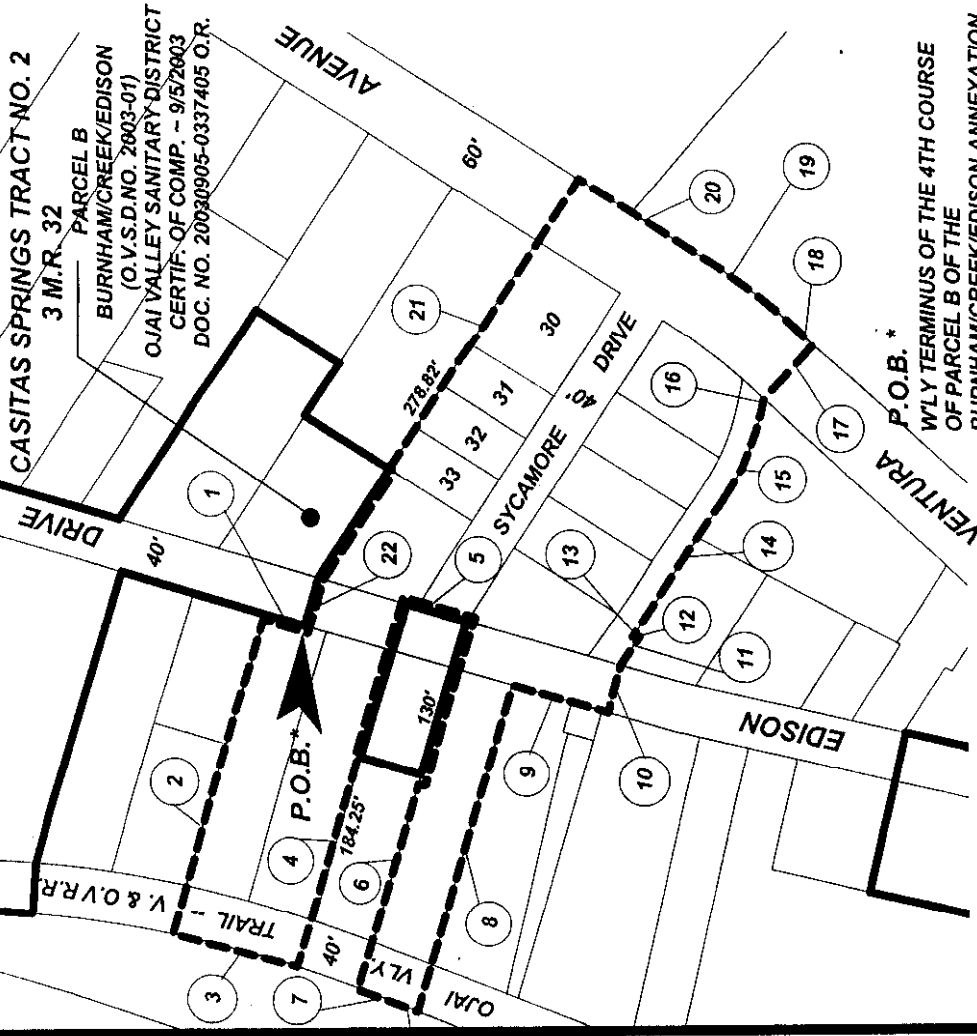
COURSES

- 1 - N 15°43'00" E 26.86'
- 2 - N 74°17'00" W 269.07'
- 3 - R=886.00'; L=102.01'; D=6°35'49" RAD = S 74°55'17" E
- 4 - S 74°17'00" E 314.25'
- 5 - S 15°43'00" W 50.00'
- 6 - N 74°17'00" W 319.46'
- 7 - S 21°40'32" W 50.27'
- 8 - S 74°17'00" E 284.68'
- 9 - S 15°43'00" W 75.58'
- 10 - S 74°17'00" E 40.00'
- 11 - S 61°43'00" E 25.00'
- 12 - N 15°43'00" W 3.74'
- 13 - R=190.00'; L=11.42'; D=3°26'38"; RAD = N 29°35'02" E 121.65'
- 14 - S 56°58'20" E 7.46'
- 15 - R=210.00'; L=81.81'; D=22°19'15" RAD = S 79°17'35" E 60.00'
- 16 - S 47°45'30" E 27.10'
- 17 - N 42°14'30" E 27.10'
- 18 - R=430.00'; L=76.80'; D=10°14'00" RAD = N 32°00'30" E 129.11'
- 19 - N 58°00'00" W 383.64'
- 20 - N 74°17'00" W 40.00'
- 21 - N 74°17'00" W 40.00'
- 22 - N 74°17'00" W 40.00'

3.01 ACRES

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

LOCATION MAP ~ N.T.S.



EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
SYCAMORE - PARCEL A
(OVSD NO. 2005-07)**

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

JUNE 9, 2005 ~ Revised 6/10/2005

SHEET 1 OF 1

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
SYCAMORE – PARCEL A
(O.V.S.D. 2005-07)**

05-14

EXHIBIT A

COPY

That portion of Tract C of Rancho Santa Ana, 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 3, Page 32 of Miscellaneous Records, described as follows:

Beginning at a point in the westerly line of Edison Drive, 40.00 feet wide, as said westerly line is shown on the Casitas Springs Tract No. 2 recorded in the office of said County Recorder in Book 15, Page 32 of Miscellaneous Records, said point also being the westerly terminus of the 4th course of Parcel B of the Burnham/Creek/Edison Annexation (O.V.S.D. No. 2003-01) to the Ojai Valley Sanitary District as shown and described in the Certificate of Completion recorded in the office of said County Recorder on September 5, 2003 as Document No. 20030905-0337405 of Official Records; thence, along said westerly line and the existing boundary of said Ojai Valley Sanitary District,

- 1st - North 15°43'00" East 26.86 feet to the northerly line of Lot 75 of said Casitas Springs Tract No. 2; thence, leaving said district boundary, along said northerly line and the westerly prolongation thereof,
- 2nd - North 74°17'00" West 269.07 feet to a point in the westerly line of the Ojai Valley Trail (formerly V. & O.V.R.R.), said westerly line being a curve concaved westerly, having a radius of 886.00 feet, and having a radial to said point bearing South 74°55'17" East; thence, along said westerly line and curve,
- 3rd - Southerly 102.01 feet through a central angle of 6°35'49" to the westerly prolongation of a line that is parallel with and distant 14.00 feet northerly of the southerly line of Lot 73 of said Casitas Springs Tract No. 2; thence, along said prolongation,
- 4th - South 74°17'00" East 314.25 feet, at 184.25 feet begins said existing district boundary, at 314.25 feet the easterly line of said Edison Drive, 40.00 feet wide; thence, along said easterly line by the following course and continuing along said existing district boundary by the following two courses:
- 5th - South 15°43'00" West 50.00 feet to a line that is parallel with and distant 4.00 feet northerly of the southerly line of Lot 72 of said Casitas Springs Tract No. 2; thence, along said prolongation,
- 6th - North 74°17'00" West 319.46 feet, at 130.00 feet leaving said existing district boundary, at 319.46 feet said westerly line of said Ojai Valley Trail (formerly V. & O.V.R.R.); thence, along said westerly line,

- 7th - South $21^{\circ}40'32''$ West 50.27 feet to a line that is parallel with and distant 6.00 feet southerly of the northerly line of Lot 70 of said Casitas Springs Tract No. 2; thence, along said prolongation,
- 8th - South $74^{\circ}17'00''$ East 284.68 feet to the westerly line of said Edison Drive, 40.00 feet wide; thence, along said westerly line,
- 9th - South $15^{\circ}43'00''$ West 75.58 feet to a line that is perpendicular to said westerly line that passes through the intersection of the southerly line of Fresno Canyon Drain and the easterly line of said Edison Drive, 40.00 feet wide; thence, along said perpendicular line,
- 10th - South $74^{\circ}17'00''$ East 40.00 feet to said intersection of the southerly line of said Fresno Canyon Drain and said easterly line of said Edison Drive; thence, along said southerly line by the following six courses:
- 11th - South $61^{\circ}13'00''$ East 25.00 feet; thence,
- 12th - North $15^{\circ}43'00''$ West 3.74 feet to a point of cusp with a nontangent curve concaved southwesterly, having a radius of 190.00 feet, and having a radial to said point bearing North $29^{\circ}35'02''$ East; thence, along said curve,
- 13th - Southeasterly 11.42 feet through a central angle of $3^{\circ}26'38''$; thence,
- 14th - South $56^{\circ}58'20''$ East 121.65 feet to the beginning of a curve concaved northerly and having a radius of 210.00 feet; thence, along said curve,
- 15th - Southeasterly and easterly 81.81 feet through a central angle of $22^{\circ}19'15''$; thence,
- 16th - South $79^{\circ}17'35''$ East 7.46 feet to the westerly line of Ventura Avenue, 60.00 feet wide; thence, perpendicular to said westerly line,
- 17th - South $47^{\circ}45'30''$ East 60.00 feet to the easterly line of said Ventura Avenue, 60.00 feet wide; thence, along said easterly line by the following three courses:
- 18th - North $42^{\circ}14'30''$ East 27.10 feet to the beginning of a curve concaved northwesterly and having a radius of 430.00 feet; thence, along said curve,
- 19th - Northeasterly 76.80 feet through a central angle of $10^{\circ}14'00''$; thence,
- 20th - North $32^{\circ}00'30''$ East 129.11 feet to the easterly prolongation of the northerly line of Lot 30 of said Casitas Springs Tract No. 2; thence, along said prolongation and said northerly line to and along the northerly line of Lots 32 through 35 of said Casitas Springs Tract No. 2,

21st - North 58°00'00" West 383.64 feet, at 278.82 feet begins the existing boundary of said Ojai Valley Sanitary District, at 383.64 feet the easterly line of said Edison Drive, 40.00 feet wide; thence, along said easterly line and continuing along said existing district boundary,

22nd - North 74°17'00" West 40.00 feet to the point of beginning and containing 3.01 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:

[Handwritten Signature]

Date:

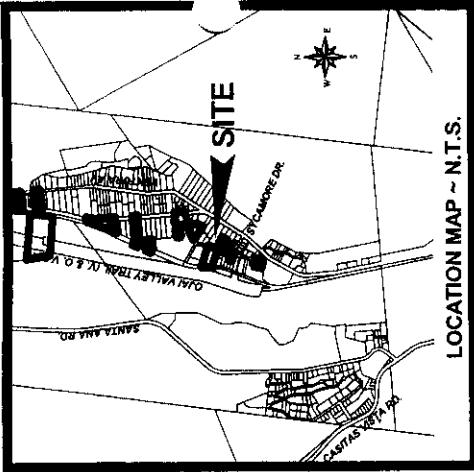
8-22-05

EXHIBIT A

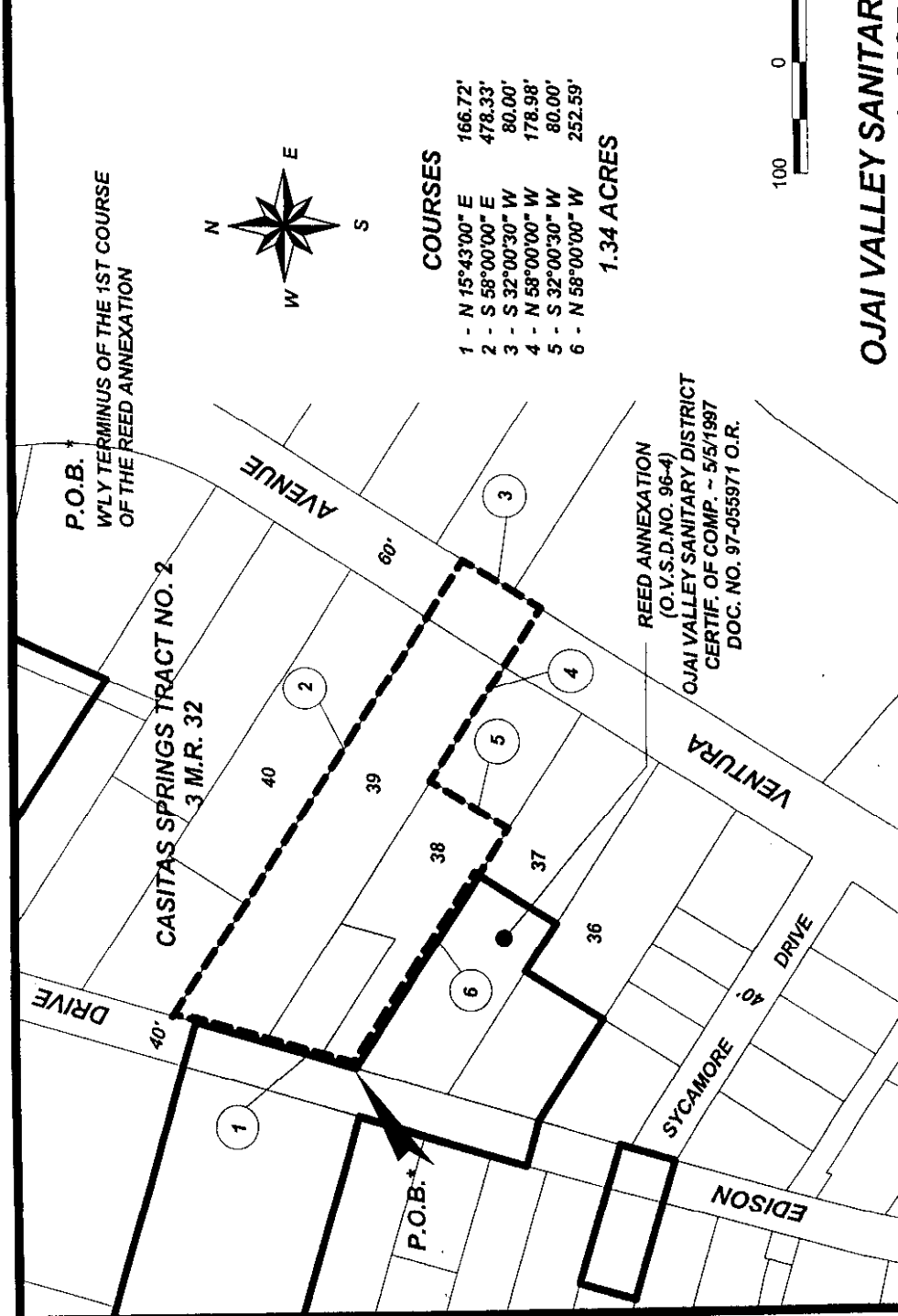
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Kuehnel*

Date: *8-22-05*



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



COURSES

- 1 - N 15°43'00" E 166.72'
 - 2 - S 58°00'00" E 478.33'
 - 3 - S 32°00'30" W 80.00'
 - 4 - N 58°00'00" W 178.98'
 - 5 - S 32°00'30" W 80.00'
 - 6 - N 58°00'00" W 252.59'
- 1.34 ACRES**

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
 SYCAMORE - PARCEL B
 (OVSD NO. 2005-07)**

ALL OF LOT 39 AND A PORTION OF LOT 38 OF CASITAS SPRINGS TRACT NO. 2,
 IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 15 M.R. 32

JUNE 9, 2005 ~ REVISED 6/10/2005

SHEET 1 OF 1

EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY
 PROPOSED ANNEXATION BOUNDARY

OJAI VALLEY SANITARY DISTRICT ANNEXATION
SYCAMORE – PARCEL B
(O.V.S.D. 2005-07)

EXHIBIT A

All of Lot 39 and a portion of Lot 38 of Casitas Springs Tract 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 15, Page 32 of Miscellaneous Records, described as follows:

Beginning at the southwesterly corner of said Lot 38, said corner also being the westerly terminus of the 1st course of the Reed Annexation (O.V.S.D. No. 96-4) 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 5, 1997 as Document No. 97-055971 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District by the following course and along the westerly line of said Lot 38 to and along the westerly line of said Lot 39,

- 1st - North 15°43'00" East 166.69 feet to the northerly line of said Lot 39; thence, along said northerly line and the easterly prolongation thereof,
- 2nd - South 58°00'00" East 478.33 feet to the easterly line of Ventura Avenue, 60.00 feet wide; thence, along said easterly line,
- 3rd - South 32°00'30" West 80.00 feet to the easterly prolongation of the southerly line of said Lot 39; thence, along said prolongation and southerly line,
- 4th - North 58°00'00" West 178.98 feet to the easterly line of the parcel described in the Grant Deed recorded in the office of said County Recorder on July 30, 2002 as Document No. 2002-0178384-00 of Official Records; thence, along said easterly line,
- 5th - South 32°00'30" West 80.00 feet to the southerly line of said Lot 38; thence, along said southerly line,
- 6th - North 58°00'00" West 252.59 feet to the point of beginning and containing 1.34 acres.

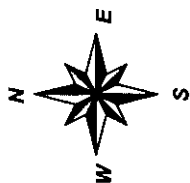
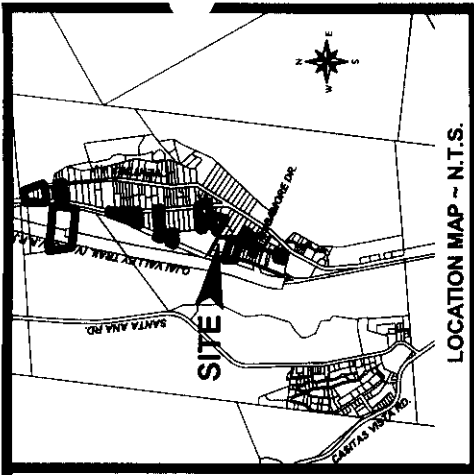
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Rawls*

Date: *8-22-05*

EXHIBIT A

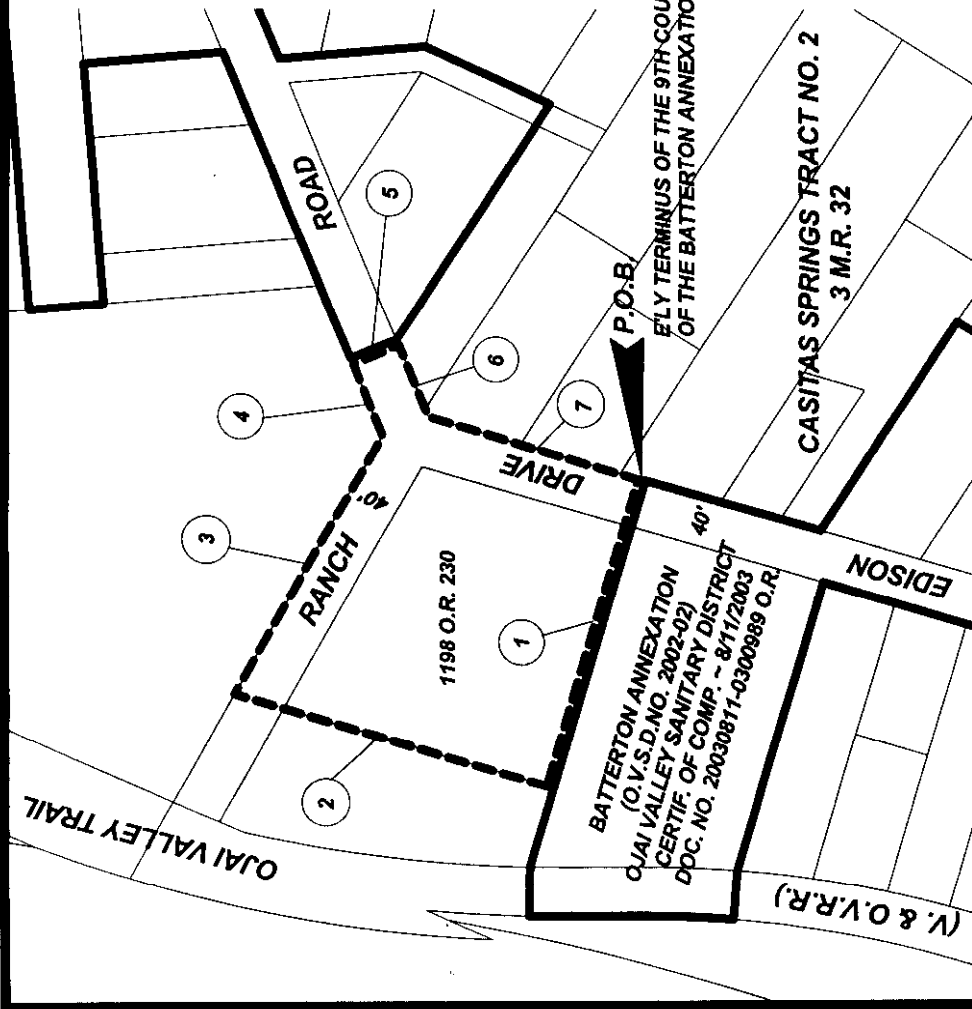
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.
 Certified by: *Bill Rauter*
 Date: *9-6-05*



COURSES

- 1 - N 74°17'00" W 260.00'
- 2 - N 15°43'00" E 266.79'
- 3 - S 61°18'00" E 241.17'
- 4 - N 66°49'00" E 67.14'
- 5 - S 23°11'00" E 40.00'
- 6 - S 66°49'00" W 67.30'
- 7 - S 15°43'00" W 181.35'

1.47 ACRES



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



**OJAI VALLEY SANITARY DISTRICT ANNEXATION
 SYCAMORE - PARCEL C
 (OVSD NO. 2005-07)**

THAT PORTION OF TRACT C 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

JUNE 9, 2005

SHEET 1 OF 1

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
SYCAMORE – PARCEL C
(O.V.S.D. 2005-07)**

EXHIBIT A

That portion of Tract C of Rancho Santa Ana, 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 3, Page 32 of Miscellaneous Records, described as follows:

Beginning at a point in the easterly line of Edison Drive, 40.00 feet wide, as said easterly line is shown on map of Casitas Springs Tract No. 2, recorded in the office of said County Recorder in Book 15, Page 32 of Miscellaneous Records, said point also being the easterly terminus of the 9th course of the Batterton Annexation (O.V.S.D. No. 2002-02) to the Ojai Valley Sanitary District, as shown and described in the Certificate of Completion recorded in the office of said County Recorder, on August 11, 2003 as Document No. 20030811-0300989 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District,

- 1st - North 74°17'00" West 260.00 feet to the westerly line of the parcel described in the Grant Deed recorded in the office of said County Recorder on April 26, 1954 in Book 1198, Page 230 of Official Records; thence, leaving said district boundary along said westerly line and the northerly prolongation thereof,
- 2nd - North 15°43'00" East 266.76 feet to the northerly line of Ranch Road, 40.00 feet wide; thence, along said northerly line by the following two courses:
- 3rd - South 61°18'00" East 241.17 feet; thence,
- 4th - North 66°49'00" East 67.14 feet to the existing boundary of said Ojai Valley Sanitary District; thence, along said district boundary,
- 5th - South 23°11'00" East 40.00 feet to the southerly line of said Ranch Road, 40.00 feet wide; thence, along said southerly line,
- 6th - South 66°49'00" West 67.30 feet to the easterly line of said Edison Drive, 40.00 feet wide; thence, along said easterly line,
- 7th - South 15°43'00" West 181.35 feet to the point of beginning and containing 1.47 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:

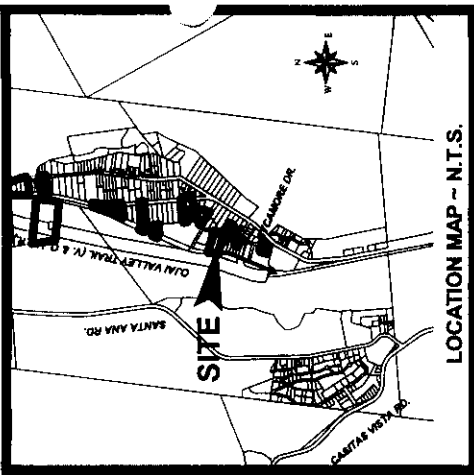
Jill Rawlins

Date:

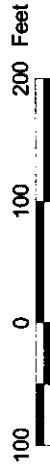
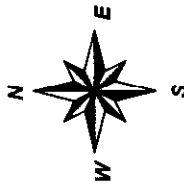
9-6-05

EXHIBIT A

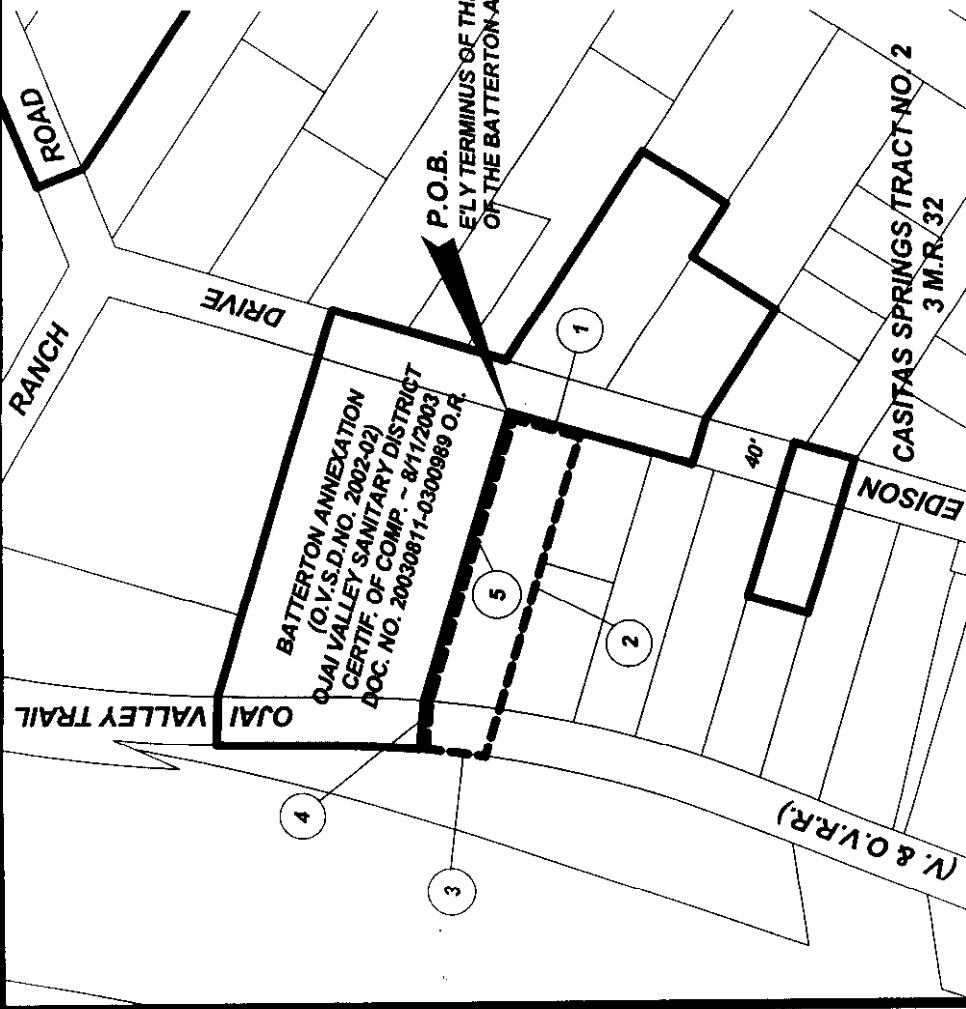
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.
 Certified by: *Zell Rowland*
 Date: 9-6-05



- COURSES**
- 1 - S 15°43'00" W 60.00'
 - 2 - N 74°17'00" W 274.94'
 - 3 - R = 886.00'; L = 53.09'; D = 3°25'58"
 - RADIAL = S 81°49'15" E 40.00'
 - 4 - S 85°15'14" E 40.00'
 - 5 - S 74°17'00" E 244.21'
- 0.38 ACRE**



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



OJAI VALLEY SANITARY DISTRICT ANNEXATION
SYCAMORE - PARCEL D
(OVSD NO. 2005-07)

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

JUNE 10, 2005

SHEET 1 OF 1

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
SYCAMORE – PARCEL D
(O.V.S.D. 2005-07)**

EXHIBIT A

That portion of Tract C of Rancho Santa Ana, 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 3, Page 32 of Miscellaneous Records, described as follows:

Beginning at a point in the westerly line of Edison Drive, 40.00 feet wide, as said westerly line is shown on map of Casitas Springs Tract No. 2, recorded in the office of said County Recorder in Book 15, Page 32 of Miscellaneous Records, said point also being the easterly terminus of the 3rd course of the Batterton Annexation (O.V.S.D. No. 2002-02) to the Ojai Valley Sanitary District, as shown and described in the Certificate of Completion recorded in the office of said County Recorder, on August 11, 2003 as Document No. 20030811-0300989 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District and said westerly line,

- 1st - South 15°43'00" West 60.00 feet to a line that parallel with and distant 20.00 feet northerly from the southerly line of Lot 77 of said Casitas Springs Tract No. 2; thence, along said parallel line,
- 2nd - North 74°17'00" West 274.94 feet to point in the westerly line of the Ojai Valley Trail (formerly V. & O.V.R.R.), said westerly line being a curve concaved westerly, having a radius of 886.00 feet, and having a radial to said point bearing South 81°49'15" East; thence, along said westerly line and curve,
- 3rd - Northerly 53.09 feet through a central angle of 3°25'58" to the existing Ojai Valley District Boundary; thence, along said district boundary by the following two courses:
- 4th - South 85°15'14" East 40.00 feet; thence,
- 5th - South 74°17'00" East 244.21 feet to the point of beginning and containing .038 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 Rasmussen*

Date: *7-6-05*