


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


20060524-0111229
Pages: 12 Fees: \$0.00
05/24/2006 10:00:18 AM
T20060044200 GB
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

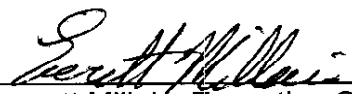
Pursuant to Government Code Section 57200, this Certificate is issued by the Executive Officer of the Ventura Local Agency Formation Commission of Ventura County, California.

1. The short-term designation, as determined by LAFCO, is:
LAFCO 06-05 Ojai Valley Sanitary District Annexation – Eubanks (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 Nos: 061-0-212-100; 031-0-114-195; 031-0-094-345; 034-0-020-075
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 reorganization has been approved subject to the following terms and conditions, if any:
None.
8. Resolution LAFCO 06-05, ordering this change of organization, was adopted on April 19, 2006 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: May 24, 2006


Everett Millais, Executive Officer
Ventura LAFCO

LAFCO 06-05

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

WHEREAS, the proposal was duly considered on April 19, 2006; 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 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, no subject agency has submitted written opposition to a waiver of protest proceedings; 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 Staff Report and Recommendation for approval of the proposal dated April 19, 2006, 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 06-05 OJAI VALLEY SANITARY DISTRICT ANNEXATION – EUBANKS (Parcels A - D).**
- (5) The Commission has reviewed and considered staff's determination that the change of organization is categorically exempt under Section 15319(a) and (b) of the California Environmental Quality Act Guidelines, and finds the change of organization to be categorically exempt under Section 15319(a) and (b).
- (6) The Commission directs staff to file a Notice of Exemption pursuant to 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.**
- (9) 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.**

This resolution was adopted on April 19, 2006.

AYES: Commissioners Grandsen, Hess, Long, Parks, Richardson, Waunch and Zaragoza

NOES: None

ABSTAINS: None

Dated:

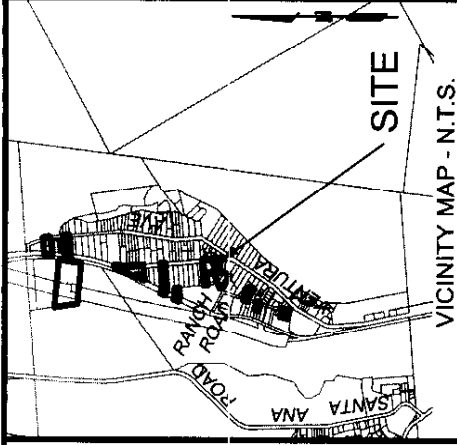
4-19-06



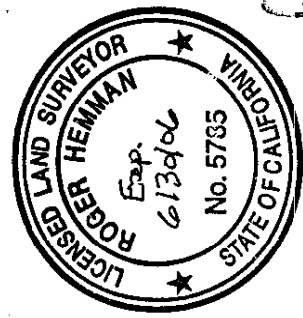
Chair, Ventura Local Agency Formation Commission

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

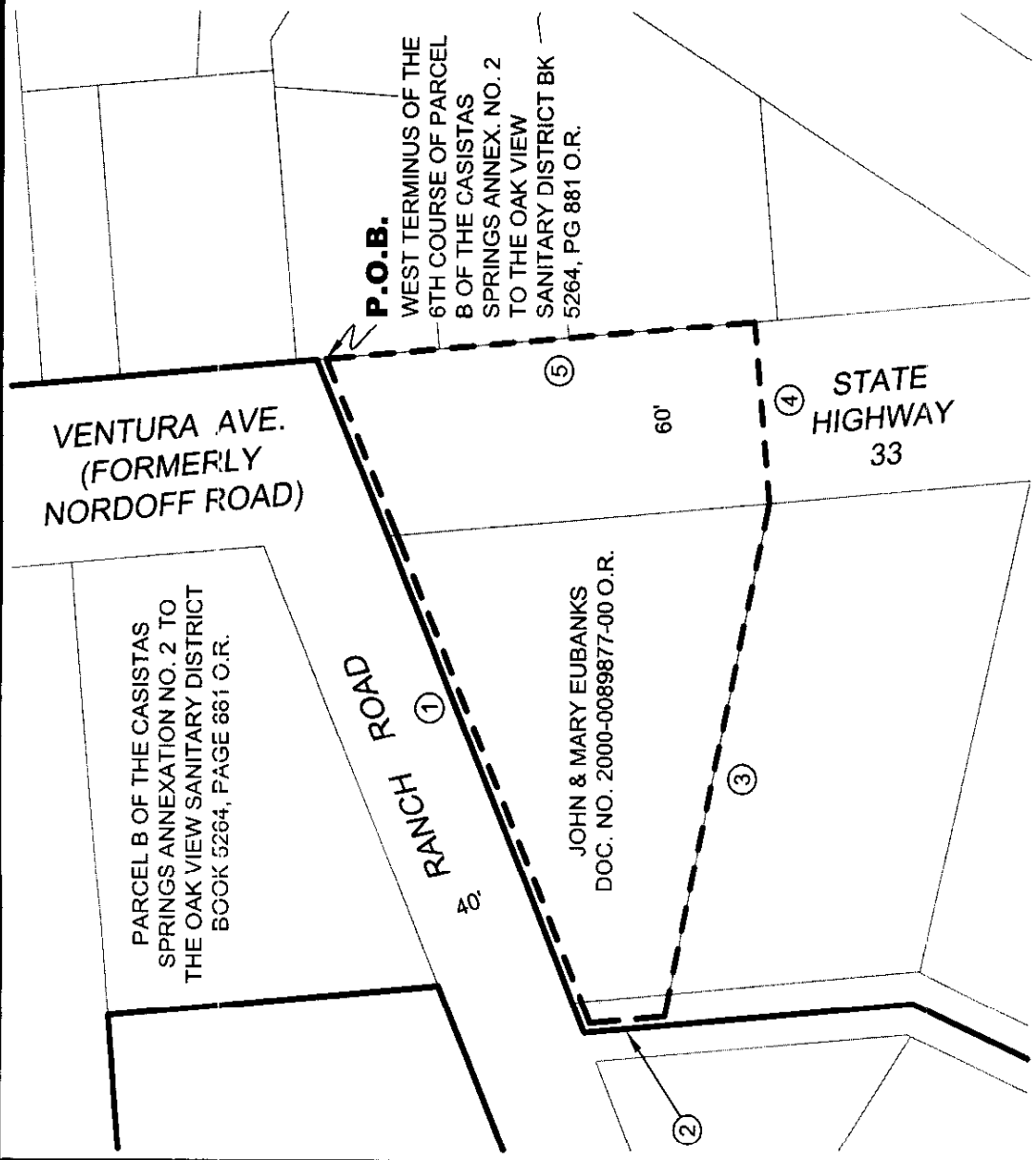


- COURSES**
- 1 - S 66°49'00" W 238.32'
 - 2 - S 77°55'00" E 26.77'
 - 3 - S 5°41'30" E 174.76'
 - 4 - N 84°18'30" E 60.00'
 - 5 - N 5°41'30" W 148.91'
- 0.49 ACRE



06-05

[Signature]
25 Jan. 2006



P.O.B.
WEST TERMINUS OF THE
6TH COURSE OF PARCEL
B OF THE CASISTAS
SPRINGS ANNEX. NO. 2
TO THE OAK VIEW
SANITARY DISTRICT BK
5264, PG 881 O.R.

PARCEL B OF THE CASISTAS
SPRINGS ANNEXATION NO. 2 TO
THE OAK VIEW SANITARY DISTRICT
BOOK 5264, PAGE 881 O.R.

JOHN & MARY EUBANKS
DOC. NO. 2000-0089877-00 O.R.

OJAI VALLEY SANITARY DISTRICT ANNEXATION
EUBANKS - PARCEL A
(OVSD NO. 2006-01)

ALL OF LOT 1 AND A PORTION OF LOT 2 OF VALLEY
CENTER TRACT, AND A PORTION OF VENTURA AVENUE
(FORMERLY NORDHOFF ROAD), IN THE COUNTY OF
VENTURA, STATE OF CALIFORNIA, PER 20 M.R. 45

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. 1663.01

06-05

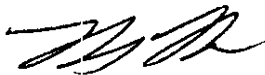
**OJAI VALLEY SANITARY DISTRICT ANNEXATION
EUBANKS - PARCEL A
OVSD NO. 2006-01**

EXHIBIT A

All of Lot 1 and a portion of Lot 2 of Valley Center Tract, and a portion of Ventura Avenue (formerly Nordhoff Road), in the County of Ventura, State of California, shown on the map recorded on July 25, 1926 in the Office of the County Recorder of said County in Book 20, Page 45 of Miscellaneous Records, described as follows:

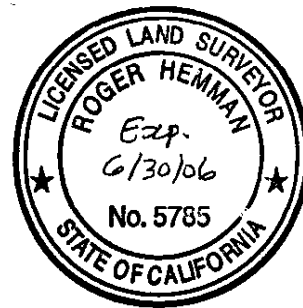
Beginning at the intersection of the east line of said Ventura Avenue, 60.00 feet wide, with the northeasterly prolongation of the southeast line of Ranch Road, 40.00 feet wide, said intersection being the northeast terminus of the 6th course of Parcel B of the Casitas Springs Annexation No. 2 to the Oak View Sanitary District, as described and shown in the Certificate of Completion recorded in said Recorder's Office on November 20, 1978 in Book 5264, Page 881 of Official Records and having since been consolidated with the Ojai Valley Sanitary District; thence, along the existing boundary of said Ojai Valley Sanitary District by the following two courses:

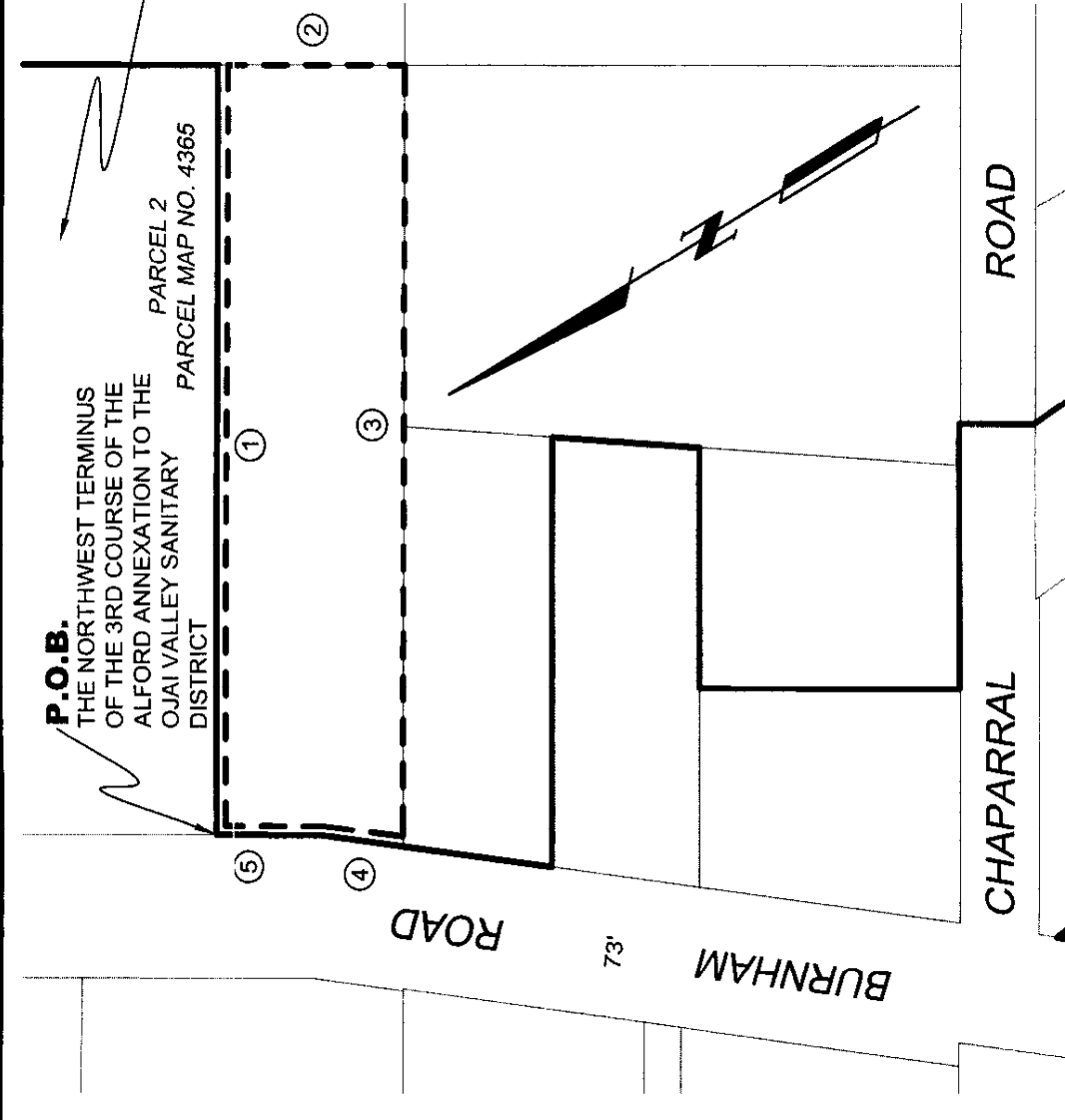
- 1st - South 66°49'00" West 238.32 feet; thence,
- 2nd - South 5°41'30" East 26.77 feet to the south line of the parcel described in the deed to John W. Eubanks, Jr. and Mary Eubanks recorded in said Recorder's Office on June 2, 2000 as Document No. 2000-0089877-00 of Official Records; thence, along said south line,
- 3rd - South 77°55'00" East 174.76 feet to the west line of said Ventura Avenue, 60.00 feet wide; thence,
- 4th - North 84°18'30" East 60.00 feet to the east line of said Ventura Avenue, 60.00 feet wide; thence, along said east line,
- 5th - North 5°41'30" West 148.91 feet to the point of beginning and containing 0.49 acre, more or less.



25 Jan. 2006

Roger Hemman, PLS 5785 Date
Expires 30 June 2006

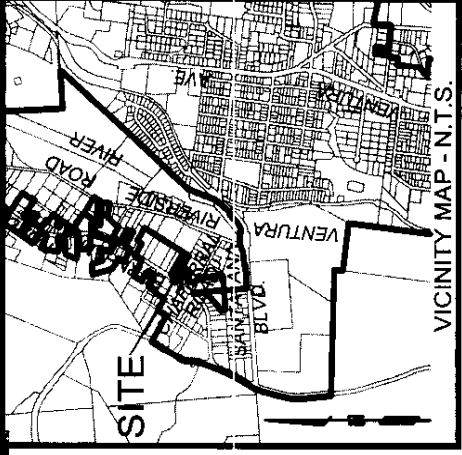




P.O.B.
 THE NORTHWEST TERMINUS
 OF THE 3RD COURSE OF THE
 ALFORD ANNEXATION TO THE
 OJAI VALLEY SANITARY
 DISTRICT

PARCEL 2
 PARCEL MAP NO. 4365

ALFORD ANNEXATION TO
 THE OJAI VALLEY
 SANITARY DISTRICT PER
 DOC. NO. 87-075708 O.R.

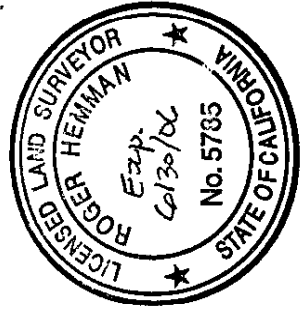


VICINITY MAP - N.T.S.

COURSES

- 1 - S 60°17'07" E 399.26'
- 2 - S 29°47'39" W 100.17'
- 3 - N 60°17'40" W 404.70'
- 4 - N 37°06'00" E 44.05'
- 5 - N 29°38'07" E 56.55'

0.92 ACRE



RH
 25 Jan. 2006

06-05

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.1663.01

OJAI VALLEY SANITARY DISTRICT ANNEXATION
 EUBANKS - PARCEL B
 (OVSD NO. 2006-01)

BEING A PORTION OF LOT 22 OF LIVE OAK ACRES,
 IN THE COUNTY OF VENTURA, STATE OF
 CALIFORNIA, PER 18 M.R. 34

25 JANUARY 2006

SHEET 1 OF 1

EXHIBIT A

06-05

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
EUBANKS - PARCEL B
OVSD NO. 2006-01**

That portion of Lot 22 of Live Oak Acres, in the County of Ventura, State of California, shown on the map recorded on November 30, 1926 in the Office of the County Recorder of said County in Book 18, Page 34 of Miscellaneous Records, described as follows:

Beginning at the west corner of Parcel 2 of Parcel Map No. 4365 filed in the office of said County Recorder on 14 August 14, 1990 in Book 50, Page 57 of Parcel Maps, said west corner being the northwest terminus of the 3rd course of the Alford Annexation to the Ojai Valley Sanitary District, as described and shown in the Certificate of Completion recorded in said Recorder's Office on 15 May 1987 as Document No. 87-075708 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District and along the southwest line of said Parcel 2,

- 1st - South 60°17'07" East 399.26 feet to the southeast line of said Lot 22; thence, along southeast line and along the southwest line of said Lot 22 by the following two courses:
- 2nd - South 29°47'39" West 100.17 feet; thence,
- 3rd - North 60°17'40" West 404.70 feet to the southeast line of Burnham Road, 73.00 feet wide, as shown on said Parcel Map No. 4365; thence, along said southeast line of said Burnham Road by the following two courses:
- 4th - North 37°06'00" East 44.05 feet; thence,
- 5th - North 29°38'07" East 56.55 feet to the point of beginning and containing 0.92 acre, more or less.

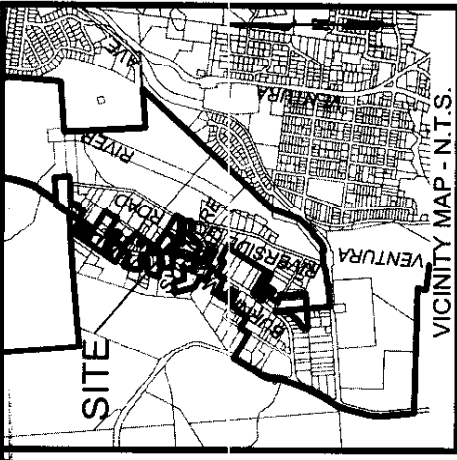


25 Jan. 2006

Roger Hemman, PLS 5785
Expires 30 June 2006

Date

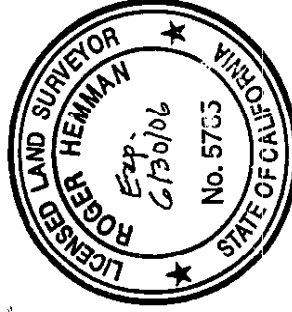




COURSES

- 1 - N 86°55'07" W 204.93'
- 2 - N 86°55'07" W 120.24'
- 3 - N 32°17'30" E 75.00'
- 4 - S 86°55'07" E 315.86'
- 5 - S 28°55'00" W 61.53'
- 6 - S 05°48'00" W 10.09'

0.48 ACRE



06-05

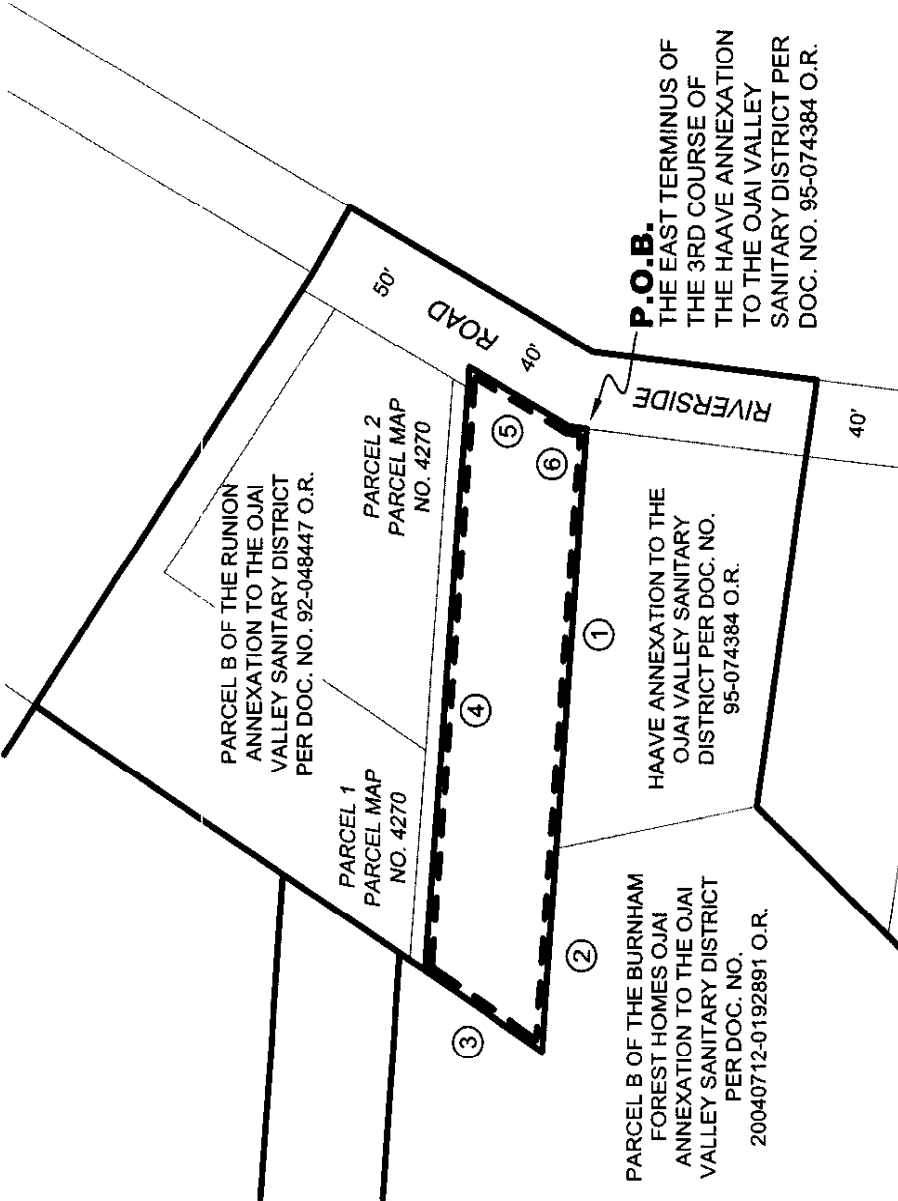
25 Jan. 2006

OJAI VALLEY SANITARY DISTRICT ANNEXATIO
 EUBANKS - PARCEL C
 (OVSD NO. 2006-01)

BEING A PORTION OF LOT 35 OF LIVE OAK ACRES,
 IN THE COUNTY OF VENTURA, STATE OF
 CALIFORNIA, PER 18 M.R. 34

SHEET 1 OF 1

25 JANUARY 2006



EXISTING OJAI VALLEY SANITARY
 DISTRICT BOUNDARY

PROPOSED ANNEXATION
 BOUNDARY

SCALE: 1"=100'



PREPARED BY:

RDH

LAND SURVEYING & CONSULTING
 5276 HOLLISTER AVE., SUITE 457
 SANTA BARBARA, CA 93111
 (805) 692-1500
 W.O.1663.01

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
EUBANKS - PARCEL C
OVSD NO. 2006-01**

That portion of Lot 35 of Live Oak Acres, in the County of Ventura, State of California, shown on the map recorded on November 30, 1926 in the Office of the County Recorder of said County in Book 18, Page 34 of Miscellaneous Records, described as follows:

Beginning at the southeast corner of said Lot 35, said southeast corner being the east terminus of the 3rd course of the Haave Annexation to the Ojai Valley Sanitary District, as described and shown in the Certificate of Completion recorded in said Recorder's Office on 22 June 1995 as Document No. 95-074384 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District by the following six courses and along the south line of said Lot 35 by the following two courses,

- 1st - North 86°55'07" West 204.93 feet; thence,
- 2nd - North 86°55'07" West 120.24 feet to the southwest corner of said Lot 35; thence, along the west line of said Lot 35
- 3rd - North 32°17'30" East 75.00 feet to the south line of Parcel 1 of Parcel Map No. 4270 filed in the office of said County Recorder on 1 September 1988 in Book 46, Page 97 of Parcel Maps; thence, along said south line and along the south line of Parcel 2 of said Parcel Map No. 4270,
- 4th - South 86°55'07" East 315.86 feet to the west line of Riverside Road, 40.00 feet wide; thence, along said west line by the following two courses,
- 5th - South 28°55'00" West 61.53 feet; thence,
- 6th - South 05°48'00" West 10.09 feet containing 0.48 acre, more or less.

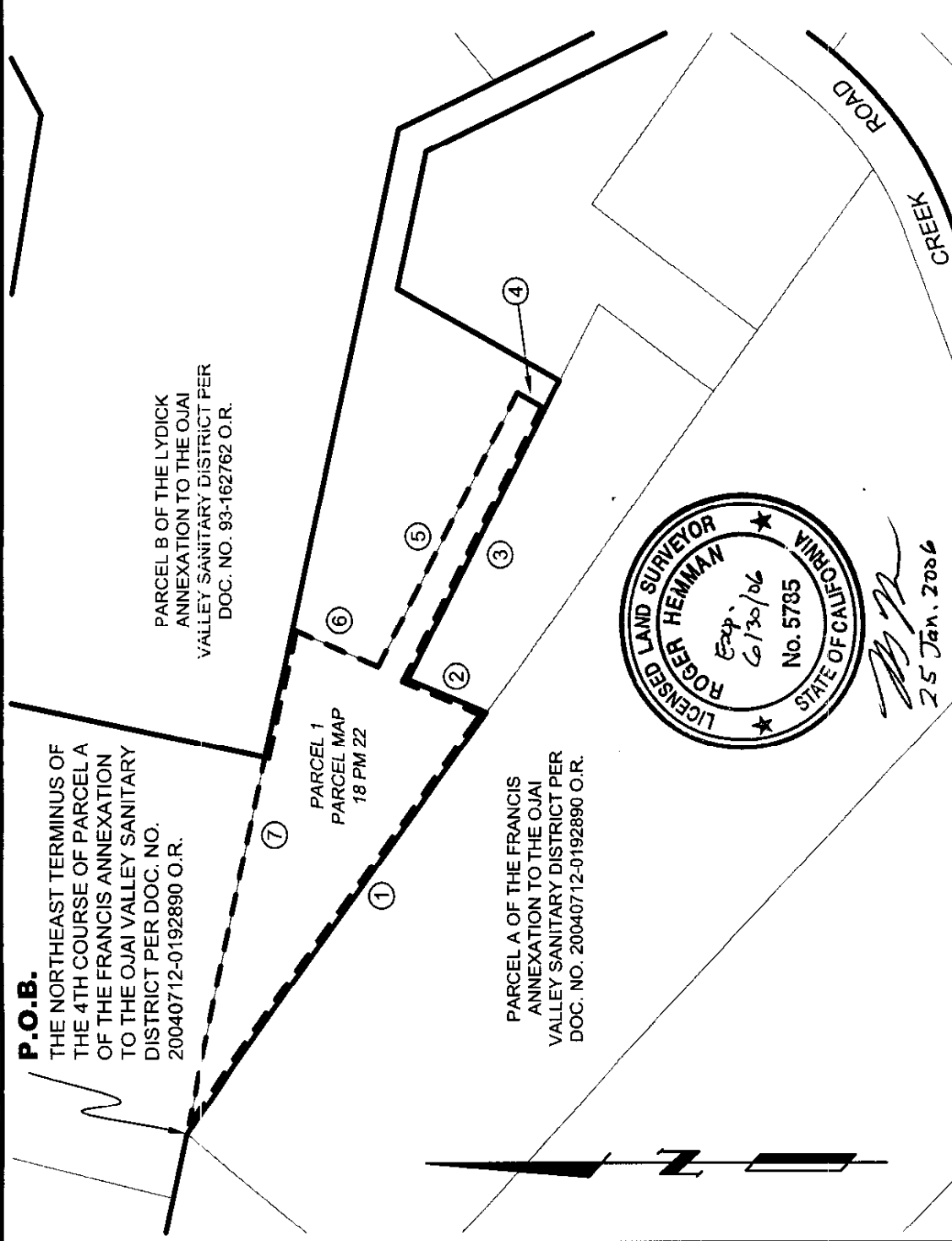
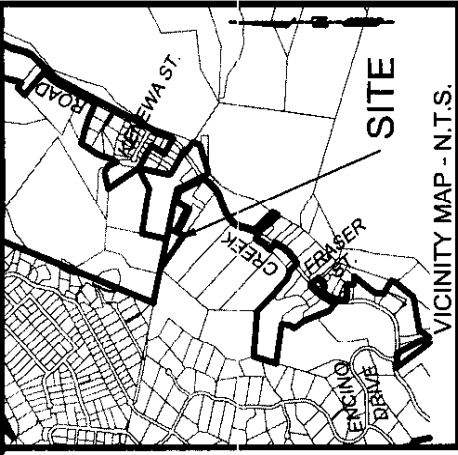
25 Jan. 2006

Roger Hemman, PLS 5785
Expires 30 June 2006

Date

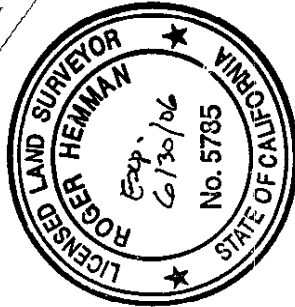


EXHIBIT #



COURSES

- 1 - S 55°02'06" E 641.86'
 - 2 - N 06°22'14" E 120.00'
 - 3 - S 63°34'29" E 375.86'
 - 4 - N 34°07'30" E 40.36'
 - 5 - N 63°34'29" W 395.87'
 - 6 - N 06°22'14" E 104.51'
 - 7 - N 79°33'31" W 565.00'
- 2.08 ACRES



[Signature]
25 Jan. 2006

06-05

PREPARED BY:

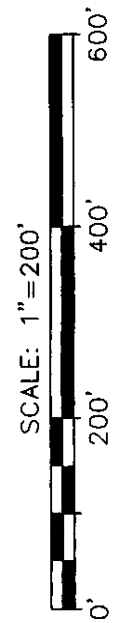
RDH
LAND SURVEYING & CONSULTING
5276 HOLLISTER AVE., SUITE 457
SANTA BARBARA, CA 93111
(805) 692-1500
W.O.1663.01

EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

OJAI VALLEY SANITARY DISTRICT ANNEXATION
EUBANKS - PARCEL D
(OVSD NO. 2006-01)

ALL OF PARCEL 1, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 18 P.M. 22

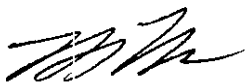


**OJAI VALLEY SANITARY DISTRICT ANNEXATION
EUBANKS - PARCEL D
OVSD NO. 2006-01**

All of Parcel 1, in the County of Ventura, State of California, shown on the Parcel Map filed on 5 March 1975 in the Office of the County Recorder of said County in Book 18, Page 22 of Parcel Maps, described as follows:

Beginning at the west corner of said Parcel 1, said point being the northwest terminus of the 4th course of Parcel A of the Francis Annexation to the Ojai Valley Sanitary District, as described and shown in the Certificate of Completion recorded in said Recorder's Office on July 12, 2004 as Document No. 20040712-0192890 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District by the following three courses and along the boundary of said Parcel 1 by the following seven courses:

- 1st - South 55°02'06" East 641.86 feet; thence,
- 2nd - North 6°22'14" East 120.00 feet; thence,
- 3rd - South 63°34'29" East 375.86 feet; thence,
- 4th - North 34°07'30" East 40.36 feet; thence,
- 5th - North 63°34'29" West 395.87 feet; thence,
- 6th - North 6°22'14" East 104.51 feet; thence,
- 7th - North 79°33'31" West 565.00 feet to the point of beginning and containing 2.08 acres, more or less.



25 Jan. 2006

Roger Hemman, PLS 5785 Date
Expires 30 June 2006

