

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

WHEN RECORDED MAIL TO:
Ventura LAFCO
L# 1850


20070723-00144358-0 1/8
Ventura County Clerk and Recorder
Philip J. Schmitt
07/23/2007 10:00:20 AM
109590 \$.00 AR

**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 07-02 Ojai Valley Sanitary District Annexation – Wharton
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: 034-0-120-095
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 07-02, ordering this change of organization, was adopted on March 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: 7.19.2007


Everett Millais, Executive Officer
Ventura LAFCO

LAFCO 07-02

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

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 March 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 March 21, 2007, is adopted.
- (2) The annexation to the Ojai Valley Sanitary District is hereby approved, and the boundaries are established 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 07-02 OJAI VALLEY SANITARY DISTRICT ANNEXATION – WHARTON.**
- (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 15319(a) of the CEQA Guidelines, the Commission hereby finds the change of organization to be categorically exempt under Section 15319(a).
- (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 March 21, 2007.

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

NOES: None

ABSTAINS: None

Dated: 3/21/07



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

LAFCO 07-02 Ojai Valley Sanitary District Annexation – Wharton
Resolution of Approval
March 21, 2007
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07-02

P.O.B.

WEST TERMINUS OF THE 24TH
COURSE OF THE FORMATION OF
THE OJAI VALLEY SANITARY
DISTRICT (FORMERLY OAK VIEW
SANITARY DISTRICT) PER BOOK
1699, PAGE 240 O.R.

FORMATION OF THE OJAI
VALLEY SANITARY
DISTRICT (FORMERLY
OAK VIEW SANITARY
DISTRICT) PER BOOK
1699, PAGE 240 O.R.

DALE C. & RETA SUE WHARTON,
TRUSTEES OF THE WHARTON
FAMILY TRUST OF 08/30/06
DOC. NO. 20060906-0188620 O.R.

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.



12 March 2007

EXISTING OJAI VALLEY SANITARY
DISTRICT BOUNDARY

PROPOSED ANNEXATION
BOUNDARY

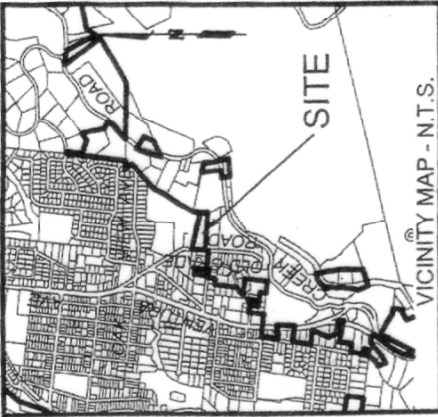
SCALE: 1"=100'



PREPARED BY:

RDH

LAND SURVEYING & CONSULTING
5276 HOLLISTER AVE., SUITE 457
SANTA BARBARA, CA 93111
(805) 692-1500
W.O.1730.01



VICINITY MAP - N.T.S.

COURSES

- 1 - S 77°39'30" E 606.54'
 - 2 - S 8°30'00" W 3.00'
 - 3 - S 2°15'00" W 72.60'
 - 4 - S 5°00'00" E 55.64'
 - 5 - N 87°30'00" W 604.87'
 - 6 - N 2°30'00" E 234.41'
- ±2.51 ACRES

EXHIBIT

A

SHEET 1 OF 1

12 MARCH 2007

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: 3/15/07



EXHIBIT A

OJAI VALLEY SANITARY DISTRICT ANNEXATION

WHARTON

OVSD NO. 2006-06

07-02

A portion of Tract 1 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 northwest corner of the parcel described in the deed to Dale C. and Reta Sue Wharton, Trustees of the Wharton Family Trust of 08/30/06, recorded in the Office of said County Recorder of said County on September 6, 2006 as Document No. 20060906-0188620 of Official Records, said corner being the west terminus of the 24th course of the formation of the Ojai Valley Sanitary District (formerly known as Oak View Sanitary District), as described and shown in the Order of the Board of Supervisors of said County recorded in the Office of said County Recorder on February 3, 1959 in Book 1699, Page 240 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District and along the north line of said parcel described in said deed recorded as Document No. 20060906-0188620 of Official Records,

- 1st - South 77°39'30" East 606.54 feet; thence, leaving the existing boundary of said Ojai Valley Sanitary District and along the east, south, and west lines of said parcel described in said deed recorded as Document No. 20060906-0188620 of Official Records by the following five courses:
- 2nd - South 8°30'00" West 3.00 feet; thence,
- 3rd - South 2°15'00" West 72.60 feet; thence,
- 4th - South 5°00'00" East 55.64 feet; thence,
- 5th - North 87°30'00" West 604.87 feet to the existing boundary of said Ojai Valley Sanitary District; thence, along said existing boundary of said Ojai Valley Sanitary District,
- 6th - North 2°30'00" East 234.41 feet to the Point of Beginning.

Containing 2.51 acres, more or less.



12 March 2007

Roger Hemman, PLS 5785
Expires 30 June 2008

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 the land described.

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W:\WORK\DATA\1730\1730-OVSD-2006-06 parcel a.DOC
W:\WORK\DATA\1730\CAD\1730EX1.DWG

W.O. 1730.01
12 March 2007

RDH

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: 3/15/07