

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



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 07-05 Ojai Valley Sanitary District Annexation – Riege (Parcels A-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 Nos: 032-0-110-035; 034-0-142-175; 032-0-120-050
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 07-05, ordering this change of organization, was adopted on September 19, 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: 3-13-08

Kim Uhlich, Executive Officer
Ventura LAFCO

LAFCO 07-05

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

WHEREAS, the proposal was duly considered on September 19, 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 September 19, 2007, is 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.
- (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 07-05 OJAI VALLEY SANITARY DISTRICT ANNEXATION – RIEGE (PARCELS A – C).**
- (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 15303 (a) & (d) and Section 15319(a) of the CEQA Guidelines, the Commission hereby finds the change of organization to be categorically exempt under Sections 15303 (a & d) and 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 September 19, 2007.

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

NOES: None

AYES: None

Dated: 9/24/07



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

OJAI VALLEY SANITARY DISTRICT ANNEXATION
RIEGE - PARCEL A
OVSD NO. 2007-02

A portion of Lot 5 of the Resubdivision of Sunset Acres, 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 16, Page 79 of Miscellaneous Records, also being a portion of Lot 31 of the Robinson, Fawcett and Dean Subdivision of the Rancho Santa Ana, 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 the southwest corner of the Parcel A described in the deed to D. and Bonnie C. Riege recorded in the Office of said County Recorder of said County on 18 October 2005 as Document No. 20051018-0259036 of Official Records, said corner being the south terminus of the 13th 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 west line of said parcel described in said deed recorded as Document No. 20051018-0259036 of Official Records,

- 1st - North 5°37'30" East 110.00 feet to the north line of said parcel described in said deed recorded as Document No. 20051018-0259036 of Official Records; thence, leaving said boundary of said Ojai Valley Sanitary District and along the north, east, and south lines of said parcel described in said deed recorded as Document No. 20051018-0259036 of Official Records by the following three courses:
 - 2nd - South 84°22'30" East 116.23 feet; thence,
 - 3rd - South 5°37'30" West 110.00 feet; thence,
 - 4th - North 84°22'30" West 116.23 feet to the Point of Beginning.
- Containing 0.29 acre, more or less.



5 Sept. 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.

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: 3/10/08

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.

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

P.O.B.
SOUTH TERMINUS OF THE 13TH COURSE OF THE FORMATION OF THE OJAI VALLEY SANITARY DISTRICT (FORMERLY OAK VIEW SANITARY DISTRICT) PER BOOK 1699, PAGE 240 O.R.

PORTAL

STREET

40'

PORTAL STREET
ANNEXATION NO. 4 TO
THE OJAI VALLEY
SANITARY DISTRICT
(FORMERLY OAK VIEW
SANITARY DISTRICT)
PER DOC. NO. 116893
OF O.R. RECORDED
DEC. 14, 1982

D. & BONNIE C. RIEGE
DOC. NO.
20051018-0259036 O.R.

②

①

③

④

EXISTING OJAI VALLEY SANITARY
DISTRICT BOUNDARY

PROPOSED ANNEXATION
BOUNDARY

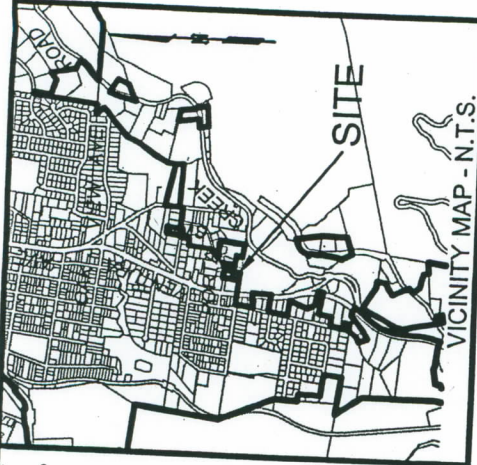
SCALE: 1"=50'



PREPARED BY:

RDH

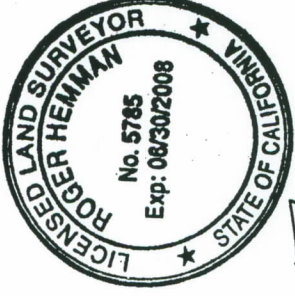
LAND SURVEYING & CONSULTING
5276 HOLLISTER AVE., SUITE 457
SANTA BARBARA, CA 93111
(805) 692-1500
W.O.1779.01



COURSES

- 1 - N 5°37'30" E 110.00'
- 2 - S 84°22'30" E 116.23'
- 3 - S 5°37'30" W 110.00'
- 4 - N 84°22'30" W 116.23'

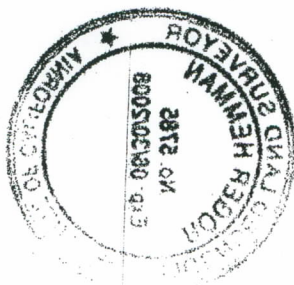
±0.29 ACRE



RDH
5 Sept. 2007

OJAI VALLEY SANITARY DISTRICT ANNEXATION
RIEGE - PARCEL A
(OVSD NO. 2007-02)

A PORTION OF LOT 5 OF THE RESUBDIVISION OF SUNSET ACRES, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 16 M.R. 79-80, ALSO BEING A PORTION OF LOT 31 OF THE ROBINSON, FAWCETT AND DEAN SUBDIVISION OF THE RANCHO SANTA ANA PER 3 M.R. 32 4 SEPTEMBER 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: 3/10/08

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: 3/10/08

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
RIEGE - PARCEL B
OVSD NO. 2007-02**

A portion of Lot 26 of the Ojai Land Company Subdivision, 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 3, Page 42 of Miscellaneous Records, also being a portion of Tract 6 of the Bard Subdivision of the Rancho Ojai 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 a point in the south line of the parcel described in the deed to Alan J. and Leslie G. Connell recorded in the office of said County Recorder on 21 November 1997 as Document No. 97-157221 of Official Records, said point being the east terminus of the 7th course of the Rice Road Addition No. 1 Ojai Valley Sanitary District (formerly know as Oak View Sanitary District), as described and shown in the Certificate of Filing recorded in the Office of said County Recorder on March 26, 1970 as Document No. 14757 in Book 3640, Page 386 of Official Records; thence, along the south and west lines of said parcel described in said deed recorded as Document No. 97-157221 of Official Records and along the existing boundary of said Ojai Valley Sanitary District by the following two courses:

- 1st - North 83°56'30" West 243.89 feet; thence,
- 2nd - North 6°02'20" East 10.00 feet; thence, leaving the existing boundary of said Ojai Valley Sanitary District,
- 3rd - South 83°56'30" East 358.00 feet; thence,
- 4th - North 6°02'20" East 155.06 feet to the north line of said parcel described in said deed recorded as Document No. 97-157221 of Official Records; thence, along said north line and along the east and south lines of said parcel by the following three courses:
- 5th - South 83°56'30" East 149.84 feet; thence,
- 6th - South 6°03'30" West 165.06 feet; thence,
- 7th - North 83°56'30" West 263.89 feet to the Point of Beginning.

Containing 0.65 acre, more or less.



6 Mar. 2008

Roger Hemman, PLS 5785
Expires 30 June 2008

Date



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ROAD

RICE ROAD ADDITION NO. 1 TO
THE OJAI VALLEY SANITARY
DISTRICT (FORMERLY OAK VIEW
SANITARY DISTRICT) PER BOOK
3640, PAGE 386 O.R.

ALAN J. & LESLIE
G. CONNELL
A PORTION OF
DOC. NO. ⑥
97-157221 O.R.

RICE

P.O.B.

EAST TERMINUS OF THE 7TH COURSE
OF THE RICE ROAD ADDITION NO. 1
TO THE OJAI VALLEY SANITARY
DISTRICT (FORMERLY OAK VIEW
SANITARY DISTRICT) PER BOOK 3640,
PAGE 386 O.R.

PREPARED BY:

RDH

LAND SURVEYING & CONSULTING
5276 HOLLISTER AVE., SUITE 457
SANTA BARBARA, CA 93111
(805) 692-1500
W.O.1779.01

EXISTING OJAI VALLEY SANITARY
DISTRICT BOUNDARY

PROPOSED ANNEXATION
BOUNDARY

SCALE: 1"=100'

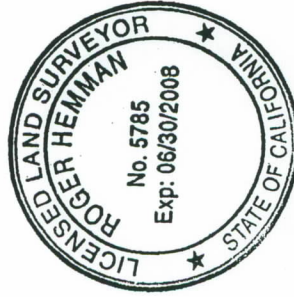


VICINITY MAP - N.T.S.

COURSES

- 1 - N 83°56'30" W 243.89'
- 2 - N 6°02'20" E 10.00'
- 3 - S 83°56'30" E 358.00'
- 4 - N 6°02'20" E 155.06'
- 5 - S 83°56'30" E 149.84'
- 6 - S 6°03'30" W 165.06'
- 7 - N 83°56'30" W 263.89'

±0.65 ACRE



6 Mar. 2008


OJAI VALLEY SANITARY DISTRICT ANNEXATION
RIEGE - PARCEL B
(OVSD NO. 2007-02)

A PORTION OF LOT 26 OF THE OJAI LAND COMPANY
SUBDIVISION, IN THE COUNTY OF VENTURA, STATE
OF CALIFORNIA, PER 3 M.R. 42, ALSO BEING A
PORTION OF TRACT 6 OF THE BARD SUBDIVISION OF
THE RANCHO OJAI PER 5 M.R. 25-1/2

5 FEBRUARY 2008



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: 3/10/08

OJAI VALLEY SANITARY DISTRICT ANNEXATION
RIEGE - PARCEL C
OVSD NO. 2007-02

Those portions of Lots 25 and 26 of the Ojai Land Company Subdivision, 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 3, Page 42 of Miscellaneous Records, and a portion of Rice Road, also being a portion of Tract 6 of the Bard Subdivision of the Rancho Ojai 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:

Commencing at a point in the west line of said Rice Road, 40.00 feet wide, said point being the northeast corner of Lot 35 of Midway Acres shown on the map recorded in the office of said County Recorder in Book 17, Pages 48 and 49 of Miscellaneous Records, said point also being the south terminus of the 7th course of the Ventura County Honor Farm Addition to the Ojai Valley Sanitary District (formerly Meiners Oaks Sanitary District), as described and shown in Resolution Number 138 adopted May 3, 1966 by Meiners Oaks Sanitary District; thence, along said west line of said Rice Road and along the existing boundary of said Ojai Valley Sanitary District, North 6°03'30" East 149.78 feet to the point of intersection with the westerly prolongation of the south line of parcel described in the deed to Jeannie Nickerson recorded in the office of said County Recorder on 28 February 2007 as Document No. 20070228-00039632 of Official Records, said point of intersection being the True Point of Beginning; thence, continuing along said west line of said Rice Road and continuing along the existing boundary of said Ojai Valley Sanitary District,

- 1st - North 6°03'30" East 352.73 feet to the westerly prolongation of the north line of said parcel described in said deed recorded as Document No. 20070228-00039632 of Official Records; thence, leaving the existing boundary of said Ojai Valley Sanitary District and along said westerly prolongation and along said north line,
- 2nd - South 83°56'30" East 548.81 feet to the northeast corner of said parcel; thence, along the east line of said parcel,

3rd - South 6°03'30" West 352.73 feet to the southeast corner of said parcel;
thence, along the south line and the westerly prolongation thereof of
said parcel,

4th - North 83°56'30" West 548.81 feet to the True Point of Beginning.
Containing 4.44 acres, more or less.



5 Sept. 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.

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: 3/10/08

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VENTURA COUNTY
HONOR FARM ADDITION
TO THE OJAI VALLEY
SANITARY DISTRICT
(FORMERLY MEINERS
OAKS SANITARY
DISTRICT) PER
RESOLUTION 138

JEANNIE NICKERSON

DOC. NO. 20070228-00039632-0 O.R.

RICE

T.P.O.B.

P.O.C.
SOUTH TERMINUS OF THE 7TH COURSE OF
THE VENTURA COUNTY HONOR FARM
ADDITION TO THE OJAI VALLEY SANITARY
DISTRICT (FORMERLY MEINERS OAKS
SANITARY DISTRICT) PER RESOLUTION 138

LOT 35
MIDWAY
ACRES

17 M.R. 48

PREPARED BY:

RDH

LAND SURVEYING & CONSULTING
5276 HOLLISTER AVE., SUITE 457
SANTA BARBARA, CA 93111
(805) 692-1500 W.O. 1779.01

SCALE: 1"=100'



EXISTING OJAI VALLEY SANITARY
DISTRICT BOUNDARY

PROPOSED ANNEXATION
BOUNDARY

OJAI VALLEY SANITARY DISTRICT ANNEXATION
RIEGE - PARCEL C
(OVSD NO. 2007-02)

A PORTION OF LOTS 25 & 26 OF THE OJAI LAND COMPANY
SUBDIVISION AND A PORTION OF RICE ROAD, IN THE
COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 3 M.R.
42, ALSO BEING A PORTION OF TRACT 6 OF THE BARD
SUBDIVISION OF THE RANCHO OJAI PER 5 M.R. 25-1/2
4 SEPTEMBER 2007

4 SEPTEMBER 2007

SHEET 1 OF 1

COURSES

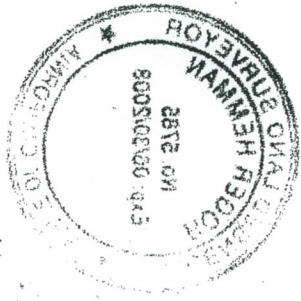
- A - N 6°03'30" E 149.78'
- 1 - N 6°03'30" E 352.73'
- 2 - S 83°56'30" E 548.81'
- 3 - S 6°03'30" W 352.73'
- 4 - N 83°56'30" W 548.81'

±4.44 ACRES



My 2
5 Sept. 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: 3/10/09