

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency
Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCO

L# 1850


20090713-00116334-0 1/12
Ventura County Clerk and Recorder
James B. Becker, Assistant
07/13/2009 10:20:44 AM
330371 \$.00 VI

**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 Local Agency Formation Commission for Ventura County, California.

1. The short-term designation, as determined by LAFCO, is:
LAFCO 09-03 Ojai Valley Sanitary District Annexation – Wachtell (Parcels A and B)
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: Parcel A: 0320-110-245 Parcel B: 034-0-040-095
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 change of organization has been approved subject to the following terms and conditions, if any: None.
8. Resolution LAFCO 09-03, ordering this change of organization, was adopted on April 15, 2009 by the Local Agency Formation Commission for Ventura County.

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: 7-13-09


Kim Uhlich, Executive Officer
Ventura LAFCO

LAFCo 09-03

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE OJAI VALLEY SANITARY
DISTRICT ANNEXATION – WACHTELL (PARCELS A & B)**

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 15, 2009; 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, spheres of influence and applicable local plans and policies; 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 fewer 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; and

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 dated April 15, 2009 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 09-03 OJAI VALLEY SANITARY DISTRICT ANNEXATION –
WACHTELL (PARCELS A & B).**
- (5) In accordance with staff's determination that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15319 (a) and (b) of the California Environmental Quality Act Guidelines, the Commission hereby finds the annexation to be categorically exempt.
- (6) The Commission directs staff to file a Notice of Exemption under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) The Commission waives conducting authority proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have not submitted written opposition to the waiver of conducting authority proceedings [Government Code §56663].
- (8) **This annexation 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 a map and legal description 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 15, 2009.

AYES: Commissioner Cunningham, Lange, Long, Lotts, Morehouse and Parvin

NOES: None

ABSTAINS: None

Dated: 4-15-09



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

EXHIBIT A

OJAI VALLEY SANITARY DISTRICT ANNEXATION

WACHTELL

PARCEL 'A'

OVSD NO. 2009-01

09-03

Lot 59 of Ventura-Ojai Highlands No. 1 as shown on the map recorded in Book 15, Page 42 of Miscellaneous Records, and a portion of Creek Road, 60.00 feet wide, as shown on the map recorded in Book 93, Page 62 of Miscellaneous Records and Book 18, Page 85 of Parcel Maps, all in the Office of the County Recorder of Ventura County, State of California, being a part of Tract 4 of the Bard Subdivision of the Rancho Ojai, as shown on the map recorded in Book 5, Page 25-1/2 of Miscellaneous Records, in the Office of said County Recorder of said County, described as follows:

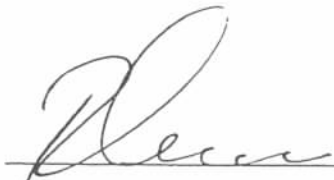
Beginning at the southwesterly terminus of the seventh course for Parcel F of the Creek Road Annexation No. 2 to the Ojai Valley Sanitary District as shown and described in the Certificate of Completion recorded in the Office of said County Recorder, of said County on October 30, 1989 as Document No. 89-173520 of Official Records; thence along the northwesterly line of said Lot 59, also being the southeasterly boundary of said Parcel F of the Creek Road Annexation No. 2,

- 1st - N 44° 23' 39" E 90.98 feet to the beginning of a curve concaved northwesterly and having a radius of 220.00 feet; thence along said curve,
- 2nd - Northwesterly 84.47 feet through a central angle of 22° 00' 00"; thence,
- 3rd - N 22° 23' 39" E 56.58 feet to the beginning of a curve concaved southeasterly and having a radius of 55.00 feet; thence along said curve,
- 4th - Northeasterly 55.45 feet through a central angle of 57° 45' 45"; thence,
- 5th - N 80° 09' 24" E 11.21 feet to the beginning of a curve concaved southwesterly and having a radius of 20.64 feet, also being the southeasterly terminus of the third course for the Hay Annexation to the Ojai Valley Sanitary District as shown and described in the Certificate of Completion recorded in the Office of said County Recorder, of said County on August 25, 1987 as Document No. 87-137679 of Official Records; thence along said curve and the southerly boundary of said Hay Annexation,
- 6th - Southeasterly 47.34 feet through a central angle of 131° 24' 31" to the northwesterly line of Creek Road and the beginning of a non-tangent curve concaved northwesterly and having a radius of 970.00 feet and having a radial bearing of N 63° 49' 46" W, also being the westerly terminus of the fifth

course for said Hay Annexation, also being the point of beginning for Parcel C of the Hatfield Annexation to the Ojai Valley Sanitary District as shown and described in the Certificate of Completion recorded in the Office of said County Recorder, of said County on December 4, 2006 as Document No. 20061204-00254185-0 of Official Records; thence along said curve and along said northwesterly line of Creek Road and northwesterly boundary of said Parcel C of the Hatfield Annexation,

- 7th - Southwesterly 30.28 feet through a central angle of 1° 47' 18"; thence,
- 8th - S 62° 02' 28" E 60.00 feet to the beginning of a non-tangent curve concaved northwesterly and having a radius of 1030.00 feet, and having a radial bearing of N 62° 02' 28" W, and the southeasterly line of said Creek Road, also being the easterly terminus of the sixth course of said Parcel C of the Hatfield Annexation; thence along said curve and southeasterly line of Creek Road,
- 9th - Southwesterly 54.88 feet through a central angle of 3° 03' 11"; thence along said southeasterly line of Creek Road,
- 10th - S 31° 00' 43" W 177.28 feet to the beginning of a curve concaved southeasterly and having a radius of 970.00 feet; thence along said curve and said southeasterly line of Creek Road,
- 11th - Southeasterly 28.08 feet through a central angle of 1° 39' 30" to the easterly terminus of the ninth course of said Parcel F of the Creek Road Annexation No. 2; thence along the northeasterly boundary of said Parcel F of the Creek Road Annexation No. 2,
- 12th - N 60° 39' 29" W 60.00 feet to the said northwesterly line of Creek Road and the southwesterly corner of said Lot 59 of Ventura-Ojai Highlands No. 1, also being the easterly terminus of the eighth course of said Parcel F of the Creek Road Annexation No. 2; thence along the northeasterly boundary of said Parcel F of the Creek Road Annexation No. 2 and the southwesterly boundary of said Lot 59,
- 13th - N 45° 36' 10" W 83.26 feet to the Point of Beginning.

Containing 0.77 acres, more or less.


Richard B. Moore, PLS 7308


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 land described.



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

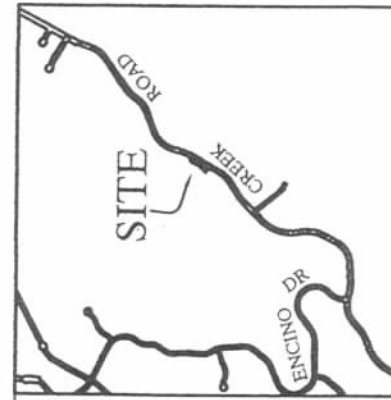
Certified by:

Date:

[Signature]
7/10/09

EXHIBIT

09-03



VICINITY MAP
NOT TO SCALE

RADIAL: N 63°49'46" W
RADIAL: N 62°02'28" W

BEARING	DISTANCE
1 N 44°23'39" E	90.98'
3 N 22°23'39" E	56.58'
5 N 80°09'24" E	11.21'
8 S 62°02'28" E	60.00'
10 S 31°00'43" W	177.28'
12 N 60°39'29" W	60.00'
13 N 45°36'10" W	83.26'

DELTA	RADIUS LENGTH
2 22°00'00"	220.00'
4 57°45'45"	55.00'
6 131°24'31"	20.64'
7 1°47'18"	970.00'
9 3°03'11"	1030.00'
11 1°39'30"	970.00'

±0.77 ACRES

SCALE: 1" = 100'



EXISTING DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY



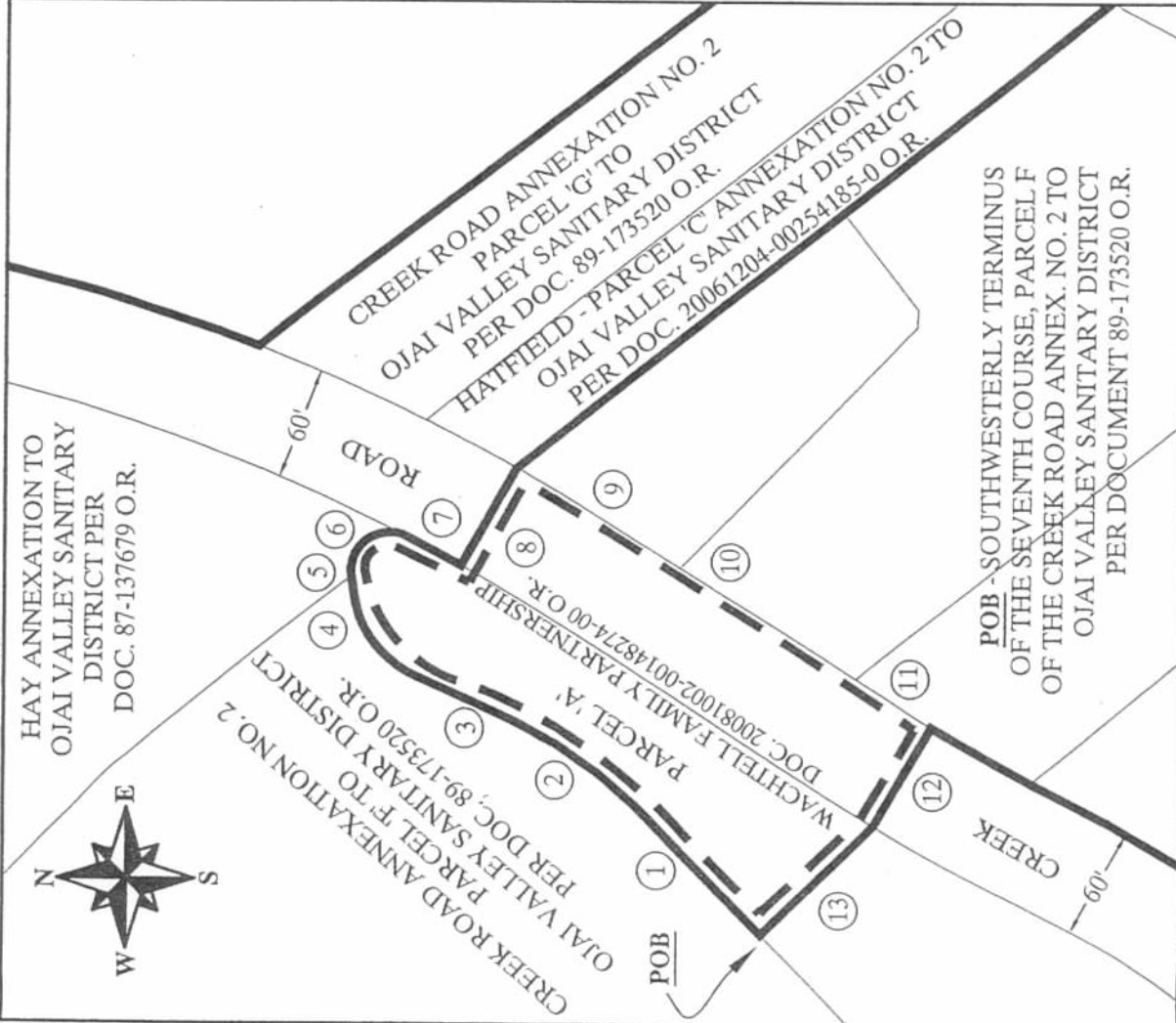
OJAI VALLEY SANITARY DISTRICT ANNEXATION
WACHTELL - PARCEL 'A'

(OVSD 2009-01)

LOT 59, VENTURA-OJAI HIGHLANDS NO. 1 AND
A PORTION OF CREEK ROAD, 60 FEET WIDE
ALSO BEING A PORTION OF TRACT 4 OF THE
BARD SUBDIVISION OF THE RANCHO OJAI
COUNTY OF VENTURA, STATE OF CALIFORNIA
PER 5 M.R. 25-1/2, 15 M.R. 42, 93 M.R. 62 & 18 P.M. 85

JUNE 22, 2009

SHEET 1 OF 1



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 land described.

MAPS

Moore Associates Professional Services
79 Daily Drive, #226
Camarillo CA 93010
(805) 504-3663

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: 7/10/09

OJAI VALLEY SANITARY DISTRICT ANNEXATION
WACHTELL
PARCEL B
OVSD NO. 2009-01

09-03

A portion of Lot 26 of the Ojai Land Company Subdivision, in the County of Ventura, State of California, as shown on the map recorded in the Office of the Ventura County Recorder in Book 3, Page 42 of Miscellaneous Records (Maps), also being a portion of Tract 6 of the Bard Subdivision of the Rancho Ojai shown on the map recorded in the Office of said County Recorder in Book 5, Page 25-1/2 of Miscellaneous Records (Maps), described as follows:

Beginning at a point in the most northerly line of Parcel A as shown and described in the Parcel Map Waiver (Voluntary Merger) No. SD 06-0039 recorded April 4, 2007 in the office of said County Recorder as document No. 20070404-00070307 of Official Records; said point also being the northerly terminus of the 4th course of Parcel B of the Riege Annexation to the Ojai Valley Sanitary District as shown and described in the Certificate of Completion recorded March 13, 2008 in the office of said County Recorder as Document No. 20080313-00040382 of Official Records; thence, leaving said northerly line and along said Ojai Valley Sanitary District Boundary the following six (6) courses:

- 1st - South 6° 02' 20" West 155.06 feet; thence,
- 2nd - North 83° 56' 30" West 358.00 feet to a point on the most westerly line of said Parcel A; thence, along the boundary of said Parcel A the following five (5) courses:
- 3rd - North 6° 02' 20" East 19.88 feet; thence,
- 4th - South 50° 33' 30" East 17.96 feet; thence,
- 5th - South 83° 56' 30" East 193.00 feet; thence,
- 6th - North 6° 02' 20" East 145.06 feet; thence, leaving said Ojai Valley Sanitary District Boundary along said northerly line,
- 7th - South 83° 56' 30" East 150.00 feet to the Point of Beginning.

Containing 0.58 acre, more or less.

PREPARED BY:
THE VENTURA COUNTY SURVEYOR'S OFFICE
800 S. VICTORIA AVE
VENTURA, CA 93009
(805) 654-2083

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: 7/10/09

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.

Disclaimer:

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EXHIBIT A

09-03



ROAD

P.O.B.

N'LY TERMINUS OF THE 4TH COURSE OF
PARCEL B OF THE RIEGE ANNEXATION
TO THE OJAI VALLEY SANITARY DISTRICT
PER DOCUMENT NO. 20080313-00040382
OF OFFICIAL RECORDS

RICE ROAD ADDITION NO. 1
TO THE OJAI VALLEY SANITARY
DISTRICT (FORMERLY THE OAKVIEW
SANITARY DISTRICT) PER BOOK
3640, PAGE 386 OF
OFFICIAL RECORDS

PARCEL B

CONNELL FAMILY TRUST
A PORTION OF DOC. NO.
20070918-00179576 OF
OFFICIAL RECORDS

PMW NO. 20070404-
DOC. NO. 20070404-
SD 06-0039
000700307 O.R.

A PARCEL B OF THE
RIEGE ANNEXATION
TO THE OJAI VALLEY
SANITARY DISTRICT
PER DOCUMENT NO.
20080313-00040382 OF
OFFICIAL RECORDS

SD 06-0039
000700307 O.R.

40'

RICE

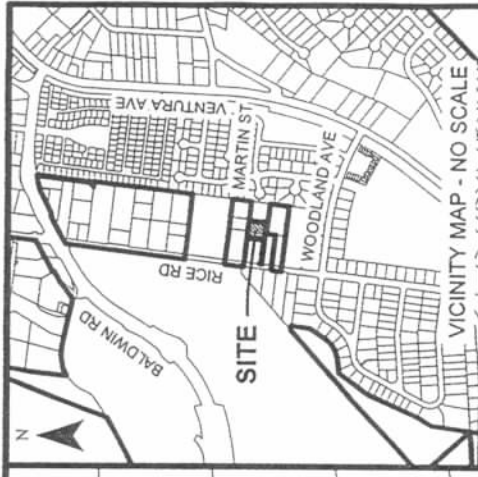


EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

PREPARED BY:
THE VENTURA COUNTY
SURVEYOR'S OFFICE
800 S. VICTORIA AVE
VENTURA, CA 93009
(805) 654-2083

SCALE: 1" = 100'



MARTIN STREET

COURSES

- 1 - S 6° 02' 20" W 155.06'
- 2 - N 83° 56' 30" W 358.00'
- 3 - N 6° 02' 20" E 18.88'
- 4 - S 50° 33' 30" E 17.96'
- 5 - S 83° 56' 30" E 193.00'
- 6 - N 6° 02' 20" E 145.06'
- 7 - S 83° 56' 30" E 150.00'

+/- 0.58 ACRE

OJAI VALLEY SANITARY DISTRICT ANNEXATION
WACHTELL
PARCEL B
(OVSD NO. 2009-01)

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

FEBRUARY 17, 2009

SHEET 1 OF 1

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: 7/10/09