

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

WHEN RECORDED MAIL TO:
Ventura LAFCo
L# 1850



20110215-00024898-0 1/8

Ventura County Clerk and Recorder
MARK A. LUNN
02/15/2011 08:15:31 AM
490382 \$.00 PE

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 10-14 Ojai Valley Sanitary District Annexation – Casitas Vista
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 No: 063-0-020-190 and 063-0-020-280
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 uninhabited.
7. This change of organization has been approved subject to the following terms and conditions, if any: None.
8. Resolution LAFCO 10-14, ordering this change of organization, was adopted on November 17, 2010 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: 2/14/11


Kim Uhlich, Executive Officer
Ventura LAFCo

LAFCo 10-14

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

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; and

WHEREAS, the proposal was duly considered on November 17, 2010; 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;

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 November 17, 2010 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 10-14 OJAI VALLEY SANITARY DISTRICT ANNEXATION – CASITAS VISTA.
- (5) In accordance with staff's determination that the subject proposal is exempt from the CEQA pursuant to Section 15319 (a) 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 CEQA 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 no subject agency that will gain or lose territory as a result of the proposal has 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 have been approved by the Ventura County Surveyor.**

This resolution was adopted on November 17, 2010.

AYES: Cunningham, Lange, Freeman, Marshouse,
Parks, Parviri

NOES: None

ABSTAINS: None

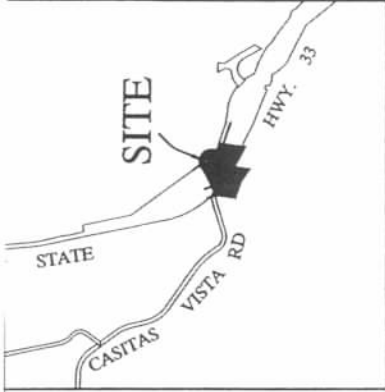
Dated: 11-17-2010



Vice 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



BEARING	DISTANCE
1 N 63°50'52" W	331.08'
2 S 06°47'12" W	252.81'
3 N 55°37'00" W	216.59'
4 N 71°12'00" W	269.86'
5 N 06°33'00" E	343.88'
8 S 36°18'33" E	161.94'
9 S 52°04'00" E	162.84'
10 S 71°40'00" E	111.16'
11 S 06°33'00" W	417.07'

DELTA	RADIUS	LENGTH	RAD. BEARING
6 2°13'04"	3540.00'	137.02'	N 19°27'56" W
7 18°18'38"	1140.00'	364.32'	N 21°41'00" W

± 8.70 ACRES

SCALE: 1" = 200'

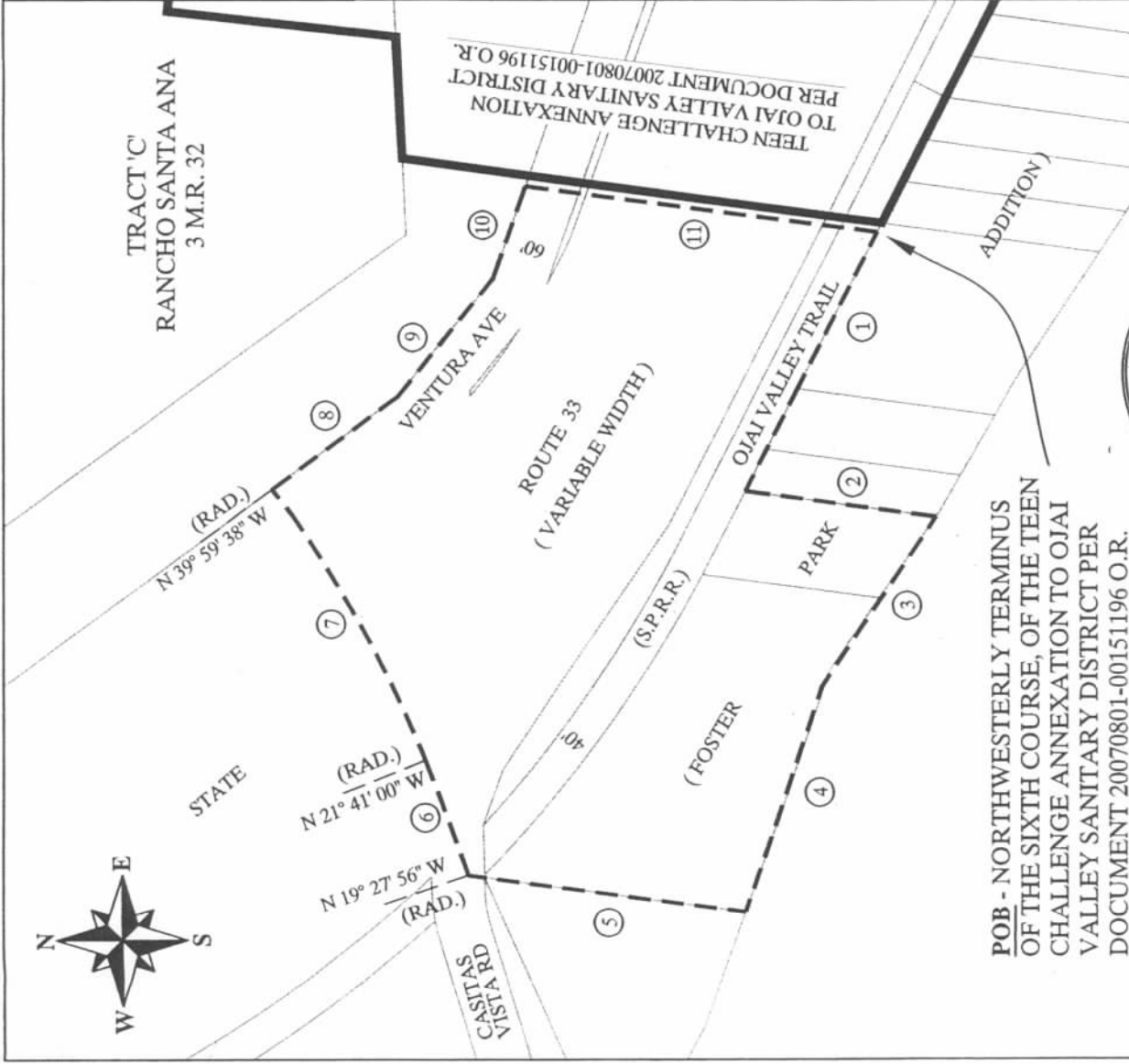


Disclaimer: For assessment purposes only.
This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of land described.

OJAI VALLEY SANITARY DISTRICT
CASITAS VISTA ANNEXATION
(OVSD 2010-01)
A PORTION OF TRACT "C" RANCHO SANTA ANA
COUNTY OF VENTURA, STATE OF CALIFORNIA
PER 3 M.R. 32

FEBRUARY 8, 2011

SHEET 1 OF 1



MAPS

Moore Associates Professional Services Inc.
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: 2/10/2011

EXHIBIT A

OJAI VALLEY SANITARY DISTRICT ANNEXATION

CASITAS VISTA

OVSD NO. 2010-01

Those portions of the Foster Park Addition, unrecorded, Ventura Avenue (Nordhoff Road), 60 feet wide and Ojai Valley Trail (formerly Southern Pacific Railroad) 40 feet wide together with a portion of California State Route 33, width varies, in the County of Ventura, State of California. All said portions being in Tract "C" of Rancho Santa Ana as shown on the map recorded in Book 3, Page 32 of Miscellaneous Records (Maps) in the Office of the County Recorder of said Ventura County, described as follows:

Beginning at the northwesterly terminus of the sixth course of the Teen Challenge Annexation, as shown and described in the certificate of completion recorded on August 1, 2007 in the Office of said County Recorder as Document No. 20070801-00151196 of Official Records, said terminus being on the southwest line of the Ojai Valley Trail (formerly Southern Pacific Railroad); thence along said southwest line,

- 1st - N 63° 50' 52" W 331.08 feet to the east line of Parcel 13 of said Foster Park Addition, as described in the deed recorded as Document No. 20080213-00020202 of Official Records; thence along said east line,
- 2nd - S 06° 47' 12" W 252.81 feet to the south line of said Foster Park Addition; thence along the south lines of said Foster Park Addition, the following two (2) courses;
- 3rd - N 55° 37' 00" W 216.59 feet;
- 4th - N 71° 12' 00" W 269.86 feet to the southwesterly corner of Parcel 5 as described in the Grant Deed recorded on February 13, 2008 in the Office of said County Recorder as Document No. 20080213-00020202 of Official Records ; thence along the westerly line of said Parcel 5 and its northerly prolongation,
- 5th - N 06° 33' 00" E 343.88 feet to the southeast line of Casitas Vista Road and the beginning of a non-tangent curve concave northwesterly and having a radius of 3,540.00 feet, a radial bearing from said point bears N 19° 27' 56" W; thence along said curve,

- 6th - Northeasterly, for an arc length distance of 137.02 feet, through a central angle of 02° 13' 04" to the beginning of a compound curve concave northwesterly and having a radius of 1,140.00 feet, a radial bearing from said point bears N 21° 41' 00" W; thence along said curve and the northeasterly prolongation thereof,
- 7th - Northeasterly, for an arc length distance of 364.32' feet, through a central angle of 18° 18' 38" to the northeasterly line of said Ventura Avenue, a radial bearing from said point bears N 39° 59' 38" W; thence along the northeasterly line of said Ventura Avenue, the following three (3) courses;
- 8th - S 36° 18' 33" E 161.94 feet;
- 9th - S 52° 04' 00" E 162.84 feet;
- 10th - S 71° 40' 00" E 111.16 feet to the west line of said Teen Challenge Annexation; thence along said west line,
- 11th - S 06° 33' 00" W 417.07 feet to the Point of Beginning.

Containing 8.70 acres, more or less.



Richard B. Moore, PLS 7308

2/08/2011
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: 2/10/2011

