

No Fees per Government Code 27383

RECORDING REQUESTED BY:
Ventura Local Agency Formation Commission
WHEN RECORDED MAIL TO:
Ventura LAFCo
L# 1850



20110228-00034986-0 1/12

Ventura County Clerk and Recorder
MARK A. LUNN

02/28/2011 02:12:26 PM
493949 \$.00 CE

**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 10-19 Ojai Valley Sanitary District Annexation – Mabry/Stern (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 Numbers: Parcel A: 010-0-101-080 Parcel B: 061-0-140-525
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 10-19, ordering this change of organization, was adopted on January 19, 2011 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: 2/28/11


Kim Uhlich, Executive Officer
Ventura LAFCO

LAFCo 10-19

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE OJAI VALLEY SANITARY
DISTRICT ANNEXATION – MABRY/STERN (PARCELS A
AND 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 et seq. 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 January 19, 2011; 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 January 19, 2011 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 Exhibits A and B.
- (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 10-19 OJAI VALLEY SANITARY DISTRICT ANNEXATION –
MABRY/STERN (PARCELS A AND B).**
- (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 January 19, 2011.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Cunningham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Long	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Freeman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Morehouse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Pringle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternate Commissioner Bennett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternate Commissioner Dandy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternate Commissioner Hess	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dated: 1-19-2011


Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A
 Exhibit B

Copies: Ojai Valley Sanitary District
 Ventura County Assessor
 Ventura County Auditor
 Ventura County Surveyor
 Ventura County Planning
 Ventura County Elections – Registrar of Voters



*POB - EASTERLY TERMINUS OF THE
FOURTH COURSE OF FAIRVIEW
ANNEXATION NO. 1 TO MEINERS
OAKS SANITARY DISTRICT

JEFF MABRY

DOC. NO. 20100820-00124250-0 O.R.

WHITNACK PROPERTY
ANNEXATION
TO MEINERS OAKS
SANITARY DISTRICT
BOOK 4301, PAGE 262 O.R.

FAIRVIEW
ANNEXATION NO. 1
BOOK 3219, PAGE 247
O.R.

*POB

S 37° 06' E
190.47'

FAIRVIEW ROAD

MEINERS OAKS SANITARY DISTRICT FORMATION
BOOK 1710, PAGE 433 O.R.

TPOB

LATUNA AVE

MARICOPA HWY

BEARING	DISTANCE
1 N 02°54'00" E	125.00'
2 S 87°06'00" E	50.00'
3 S 02°54'00" W	125.00'
4 N 87°06'00" W	50.00'

± 0.14 ACRES

VICINITY MAP
NOT TO SCALE

SCALE: 1" = 100'



EXISTING DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY



10-19

OJAI VALLEY SANITARY DISTRICT ANNEXATION
MABRY - STERN
PARCEL 'A'

MAPS

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

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.

JANUARY 29, 2011

SHEET 1 OF 1

10-19

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: 2/7/2011

10-19

EXHIBIT A

OJAI VALLEY SANITARY DISTRICT ANNEXATION
 MABRY - STERN
 PARCEL A
 OVSD NO. 2010-02

A part of Lot 6 in Section 3, Township 4 North, Range 23 West, San Bernardino Base and Meridian, in the County of Ventura, State of California, according to the official plat of the survey of said land on file in the Bureau of Land Management described as follows:

Beginning at the easterly terminus of the fourth course of Fairview Annexation No. 1 to Meiners Oaks Sanitary District (subsequently consolidated into Ojai Valley Sanitary District) as described in the Certificate of Completion recorded November 3, 1967 in the Office of the County Recorder of said Ventura County in Book 3219, Page 247 of Official Records, said terminus being on the northerly sideline of Fairview Road, 40 feet wide; thence, along said northerly sideline and along the existing Ojai Valley Sanitary District boundary S 87° 06' E 190.47 feet to a point on the westerly line of the parcel described in the Grant Deed recorded August 20, 2010 in the office of said County Recorder as Document No. 20100820-00124250 of Official Records, said point being the **True Point of Beginning**; thence leaving said northerly sideline and along the boundary of said parcel the following three (3) courses:

- 1st - N 02° 54' E 125.00 feet; thence,
- 2nd - S 87° 06' E 50.00 feet; thence,
- 3rd - S 02° 54' W 125.00 feet to said northerly sideline of Fairview Road; thence westerly along said northerly sideline of Fairview Road,
- 4th - N 87° 06' W 50.00 to the True Point of Beginning.

Containing 0.14 acres, more or less.

Richard B. Moore 1/29/2011
 Richard B. Moore, PLS 7308 Date



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10-19

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Certified by: 

Date: 2/7/2011



GRANDE VISTA ST

LARMIER AVE

OJAI VALLEY SANITARY DISTRICT
HELLMAN ANNEXATION
PER DOC. 2001-0224467-00 O.R.
NOVEMBER 7, 2001

A PORTION OF PARCEL 'A'
PER DOC. 2001-0052344-00 O.R.

POB - WESTERLY TERMINUS OF THE
FIRST COURSE, HELLMAN ANNEXATION
TO OJAI VALLEY SANITARY DISTRICT

BEARING	DISTANCE
1 N 83°16'25" W	100.06'
2 N 01°26'48" E	216.33'
3 S 83°37'38" E	100.00'
4 S 01°26'48" W	216.95'

± 0.50 ACRES

VICINITY MAP
NOT TO SCALE

SCALE: 1" = 100'



EXISTING DISTRICT BOUNDARY
PROPOSED ANNEXATION BOUNDARY

②

③

④

①

MAPS

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EXHIBIT **H**

10-19



OJAI VALLEY SANITARY DISTRICT ANNEXATION
MABRY - STERN
PARCEL 'B'

(OVSD 2010-02)

PARCELS 2 AND 3 PER 2 PM 69
BEING A PORTION OF TRACT "A" OF
RANCHO SANTA ANA PER 3 MR 32

COUNTY OF VENTURA, STATE OF CALIFORNIA

JANUARY 29, 2011

SHEET 1 OF 1

10-19

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Certified by:



Date: 2/7/2011

EXHIBIT A

10-19


OJAI VALLEY SANITARY DISTRICT ANNEXATION
MABRY - STERN
PARCEL B
OVSD NO. 2010-02

Parcels 2 and 3 of the Parcel Map in the County of Ventura, State of California, recorded in the Office of the County Recorder of said County, in Book 2, Page 69 of Parcel Maps, said Parcels 2 and 3 being a portion of Tract "A" of Rancho Santa Ana as shown on the map recorded in the office of said County Recorder in Book 3, Page 32 of Miscellaneous Records (Maps), described as follows:

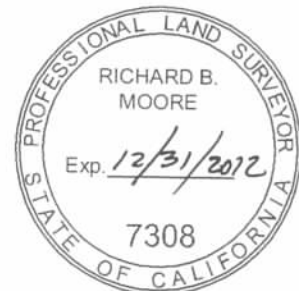
Beginning at the southeast corner of Parcel "A" as described in the Grant Deed recorded in the office of said County Recorder as Document 2001-0052344-00 of Official Records, said corner also being the westerly terminus of the first course for the Hellman Annexation to Ojai Valley Sanitary District as shown and described in the Certificate of Completion recorded in the office of said County Recorder as Document 2001-0224467-00 of Official Records; thence along the southerly line of said Parcel "A",

- 1st - N 83° 16' 25" W 100.06 feet to the southwest corner of said Parcel "A"; thence along the westerly line of said Parcel "A",
- 2nd - N 01° 26' 48" E 216.33 feet to the northwest corner of Parcel 2 of said Parcel Map; thence along the northerly line of said Parcel 2,
- 3rd - S 83° 37' 38" E 100.00 feet to the northeast corner of said Parcel 2, said northeast corner being at a point on the easterly line of said Parcel "A", and also being a point along the second course of said Hellman Annexation; thence southerly along the easterly line of said Parcel "A" and along the second course of said Hellman Annexation,
- 4th - S 01° 26' 48" W 216.95 feet to the Point of Beginning.

Containing 0.50 acres, more or less.


Richard B. Moore, PLS 7308

1/29/2011
Date



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