

No Fees per Government Code 27383

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

**2023000000344**

Recorded in Official Records  
Ventura County Clerk-Recorder  
Michelle Ascencion

01/04/2023  
09:12 AM  
VEN  
CERVANTD

Titles: 1 Pages: 9  
Fees: \$0.00



VENTURA LOCAL AGENCY FORMATION COMMISSION  
801 South Victoria Ave., Suite 301  
Ventura, CA 93003

**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 22-28 Ojai Valley Sanitary District Annexation – 918 Cuyama Road**
2. The specific change of organization is as follows:  
Ojai Valley Sanitary District – Annexation
3. Assessor's Parcel Number: 019-0-094-120
4. The district listed above is located in Ventura County.
5. The Local Agency Formation Commission's resolution of approval, LAFCo 22-28, which was adopted on November 16, 2022, is made a part of this certificate by reference and sets forth the description of the boundaries of the proposal and any terms and conditions that apply.
6. The territory is uninhabited.

I hereby certify that the resolution cited above includes any terms and conditions, and the maps and legal descriptions. I declare under penalty of perjury that the foregoing is true and correct.

Dated: 1-3-23

  
Kai Luoma, Executive Officer  
Ventura LAFCo

**LAFCO 22-28**

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING  
LAFCo 22-28 OJAI VALLEY SANITARY DISTRICT ANNEXATION –  
918 CUYAMA ROAD**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission (LAFCo or Commission) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (§ 56000 et seq. of the California Government Code); and

WHEREAS, notice was provided at the times and in the manner required by law; and

WHEREAS, the proposal was duly considered on November 16, 2022; 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 (which contains the recommendations and a discussion of applicable spheres of influence and local plans and policies); and

WHEREAS, all landowners within the affected territory have consented to the proposal; and

WHEREAS, the affected territory has fewer than 12 registered voters and is considered uninhabited; and

WHEREAS, no written opposition against the proposal has been submitted; and

WHEREAS, information satisfactory to the Commission has been presented that no subject or affected agencies have submitted written opposition to the proposal; and

WHEREAS, the Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the Ojai Valley Sanitary District (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 dated November 16, 2022, and recommendation for approval of the proposal are adopted.
- (2) The proposal will lead to planned, orderly, and efficient development.

- (3) The annexation is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (4) The boundaries of the proposal are found to be definite and certain as approved.
- (5) The subject proposal is assigned the following distinctive short form designation: **LAFCO 22-28 OJAI VALLEY SANITARY DISTRICT ANNEXATION – 918 CUYAMA ROAD.**
- (6) In accordance with staff's recommendation that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to § 15319 of the CEQA Guidelines, the Commission hereby finds the annexation to be categorically exempt.
- (7) The Commission directs staff to file a Notice of Exemption under § 15062 of the CEQA Guidelines.
- (8) The affected territory is uninhabited as defined by Government Code § 56046.
- (9) Pursuant to Government Code § 56662(a), the territory is uninhabited, no affected local agency has submitted a written demand for notice and hearing, and all the owners of land within the affected territory have given their written consent to the proposal. The Commission hereby makes determinations upon the proposal without notice and hearing, and waives protest proceedings entirely.
- (10) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the District.
- (11) **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 LAFCo Executive Officer.**
- (12) **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.**
- (13) **If a Certificate of Completion has not been filed within one year after the Commission's approval of the proposal, the proceeding shall be deemed terminated unless prior to the expiration of that year the Commission authorizes an extension of time for that completion (Government Code § 57001).**

This resolution was adopted on November 16, 2022.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Bill-de la Peña	<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 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 Richards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Rooney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Curtis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner LaVere	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Ross	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Zaragoza	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

November 16, 2022  
Date

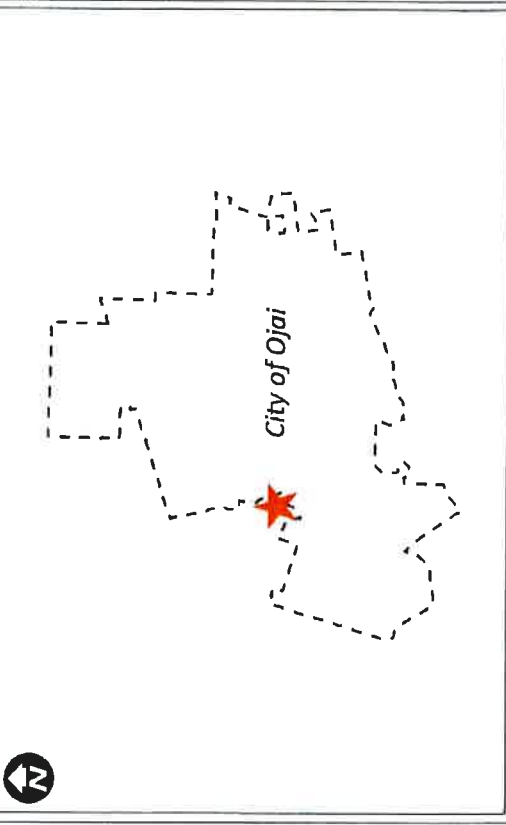
Linda Parks  
Chair, Ventura Local Agency Formation Commission


Attachments: Exhibit A

Copies: Ojai Valley Sanitary District  
City of Ojai  
Southern California Edison  
Southern California Gas Company  
Ventura County Assessor  
Ventura County Auditor/Controller  
Ventura County Elections-Registrar of Voters  
Ventura County Fire Protection District  
Ventura County Planning  
Ventura County Environmental Health Division  
Ventura County Resource Conservation District  
Ventura County Sheriff – EOC  
Ventura County Surveyor  
Ventura County GIS Officer



- Proposal Area (LAFCo 22-28)
- OVSD - District Boundary
- City of Ojai - City Boundary




  
 LAFCo 22-28
   
 Ojai Valley Sanitary District Annexation
   
 918 Cuyama Road
   
 November 16, 2022

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
(OVSD 2022-06)  
918 CUYUMA ROAD

PARCEL A

THAT PORTION OF TRACT 8 OF THE BARD SUBDIVISION OF THE RANCHO OJAI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 5, PAGE 25 1/2 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THE 13TH COURSE OF THE ISLAND NO. 4 ANNEXATION TO THE CITY OF OJAI, AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED OCTOBER 10, 1980, IN BOOK 5750, PAGE 632 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER, SAID 13TH COURSE ALSO BEING CO-TERMINUS WITH THE BOUNDARY OF THE OJAI VALLEY SANITARY DISTRICT, PER THE OJAI AREA ANNEXATION TO THE OJAI VALLEY SANITARY DISTRICT AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED JUNE 14, 1985, AS DOCUMENT NO. 85-062607 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER, SAID SOUTHEASTERLY TERMINUS ALSO BEING THE SOUTHEASTERLY TERMINUS OF THE 6TH COURSE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED PER INTERSPOUSAL TRANSFER GRANT DEED RECORDED DECEMBER 30, 2020, AS DOCUMENT NO. 20201230-00230335 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE, ALONG SAID 13TH COURSE AND SAID DISTRICT BOUNDARY THE FOLLOWING COURSE, AND ALONG THE BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING SEVEN (7) COURSES:

1ST NORTH 26°24' EAST 37.22 FEET; THENCE, LEAVING SAID DISTRICT BOUNDARY,

2ND NORTH 62°19'30" WEST 291.39 FEET; THENCE,

3RD SOUTH 11°07'30" WEST 125.00 FEET; THENCE,

4TH SOUTH 28°21' EAST 159.51 FEET TO A POINT ON SAID DISTRICT BOUNDARY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 525.00 FEET, AND A RADIAL LINE BEARING NORTH 28°56'47" WEST; THENCE, ALONG SAID CURVE THE FOLLOWING COURSE AND ALONG SAID DISTRICT BOUNDARY THE FOLLOWING THREE (3) COURSES:

5TH NORTHEASTERLY AN ARC DISTANCE OF 111.53 FEET, THROUGH A CENTRAL ANGLE OF 12°10'17"; THENCE,

6TH NORTH 73°13'30" EAST 43.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE, ALONG SAID CURVE,

7TH NORTHEASTERLY AN ARC DISTANCE OF 61.29 FEET, THROUGH A CENTRAL ANGLE OF 46°49'30" TO THE POINT OF BEGINNING.

CONTAINING 0.93 ACRES, MORE OR LESS

*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.*

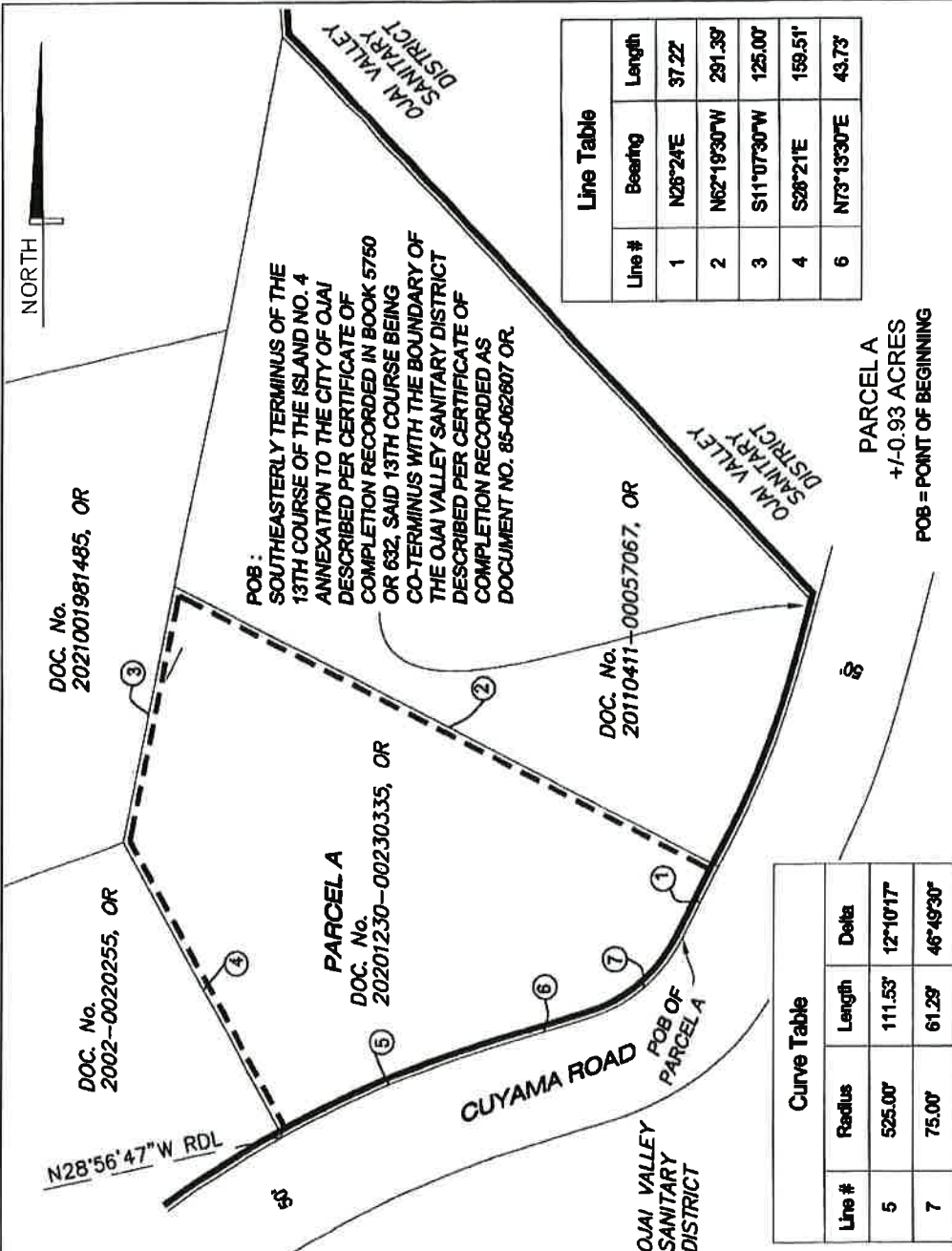


FRANK J. SOBECKI, PLS 5975  
DATE PREPARED: 10/4/2022



**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: 10/20/2022



Line #	Bearing	Length
1	N28°24'E	37.22'
2	N62°19'30"W	291.38'
3	S11°07'30"W	125.00'
4	S28°21'E	159.51'
6	N73°13'30"E	43.73'

Line #	Radius	Length	Delta
5	525.00'	111.53'	12°10'17"
7	75.00'	61.29'	46°49'30"



10/4/22  
FRANK J. SOBECKI, PLS 5975

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Frank J. Sobekli, PLS [fjs@fjlandconsulting.com](mailto:fjs@fjlandconsulting.com)

**CONSULTING**

FJS Land Consulting (805) 501-4075  
4054 Brindisi Place  
Moorpark, CA 94021

DATE PREPARED: 10/4/22

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
(OVSD 2022-06)  
918 CUYAMA ROAD  
PARCEL A

THAT PORTION OF TRACT 8, OF THE BARD SUBDIVISION OF THE RANCHO OJAI, PER 5 MR 251/2, COUNTY OF VENTURA, STATE OF CALIFORNIA



*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: 10/20/2022