

No Fees per Government Code 27383

**2023000000345**

Recorded in Official Records  
Ventura County Clerk-Recorder  
Michelle Ascencion

RECORDING REQUESTED BY:

Ventura Local Agency Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCo

L# 1850

01/04/2023  
09:12 AM  
VEN  
CERVANTO

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 22-29 Ojai Valley Sanitary District Annexation – 442 Burnham Road**

2. The specific change of organization is as follows:

Ojai Valley Sanitary District – Annexation

3. Assessor's Parcel Number: 031-0-093-045

4. The district listed above is located in Ventura County.

5. The Local Agency Formation Commission's resolution of approval, LAFCo 22-29, 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 22-29**

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING  
LAFCo 22-29 OJAI VALLEY SANITARY DISTRICT ANNEXATION –  
442 BURNHAM 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 22-29 OJAI VALLEY SANITARY DISTRICT ANNEXATION – 442 BURNHAM 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

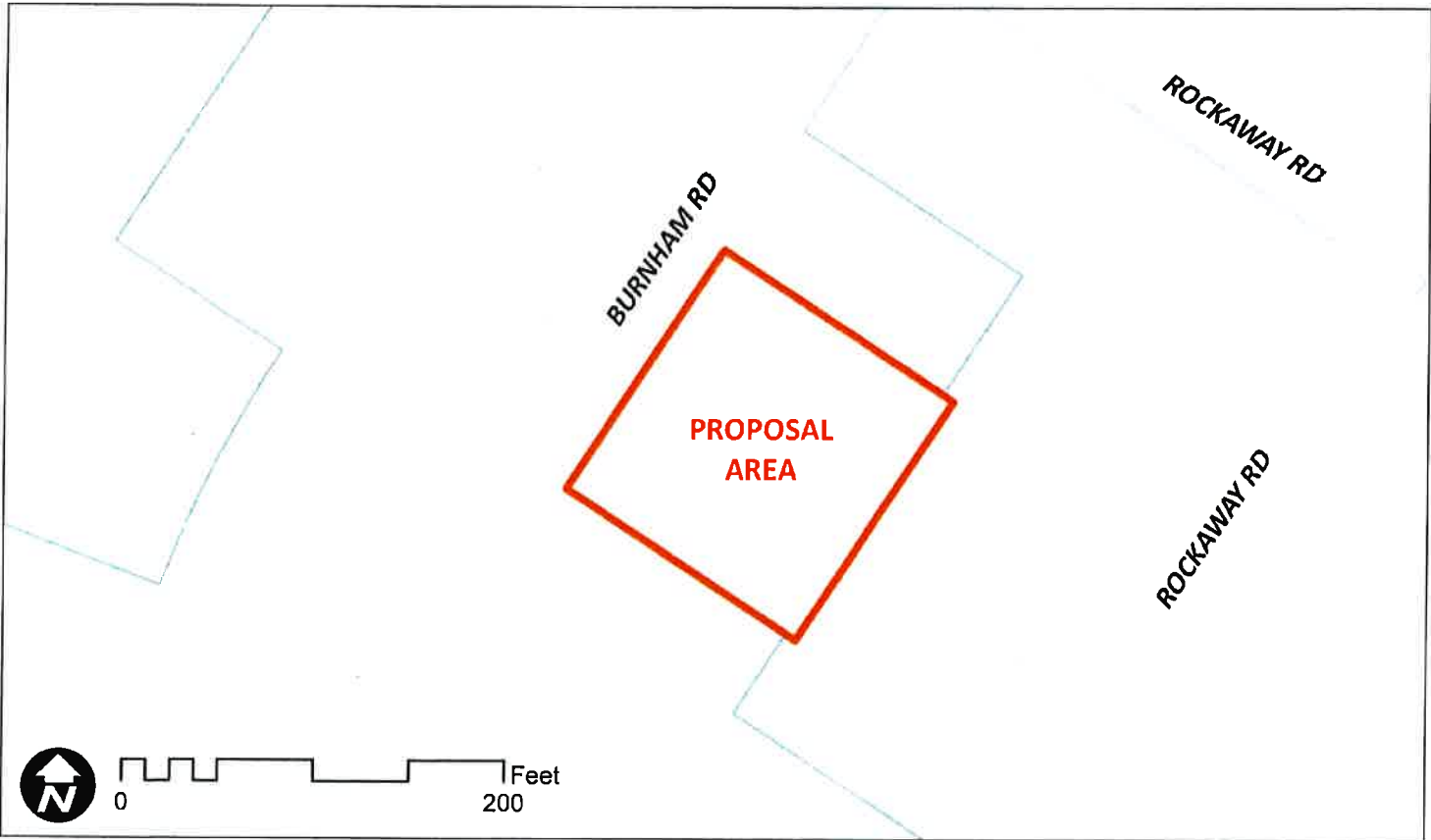
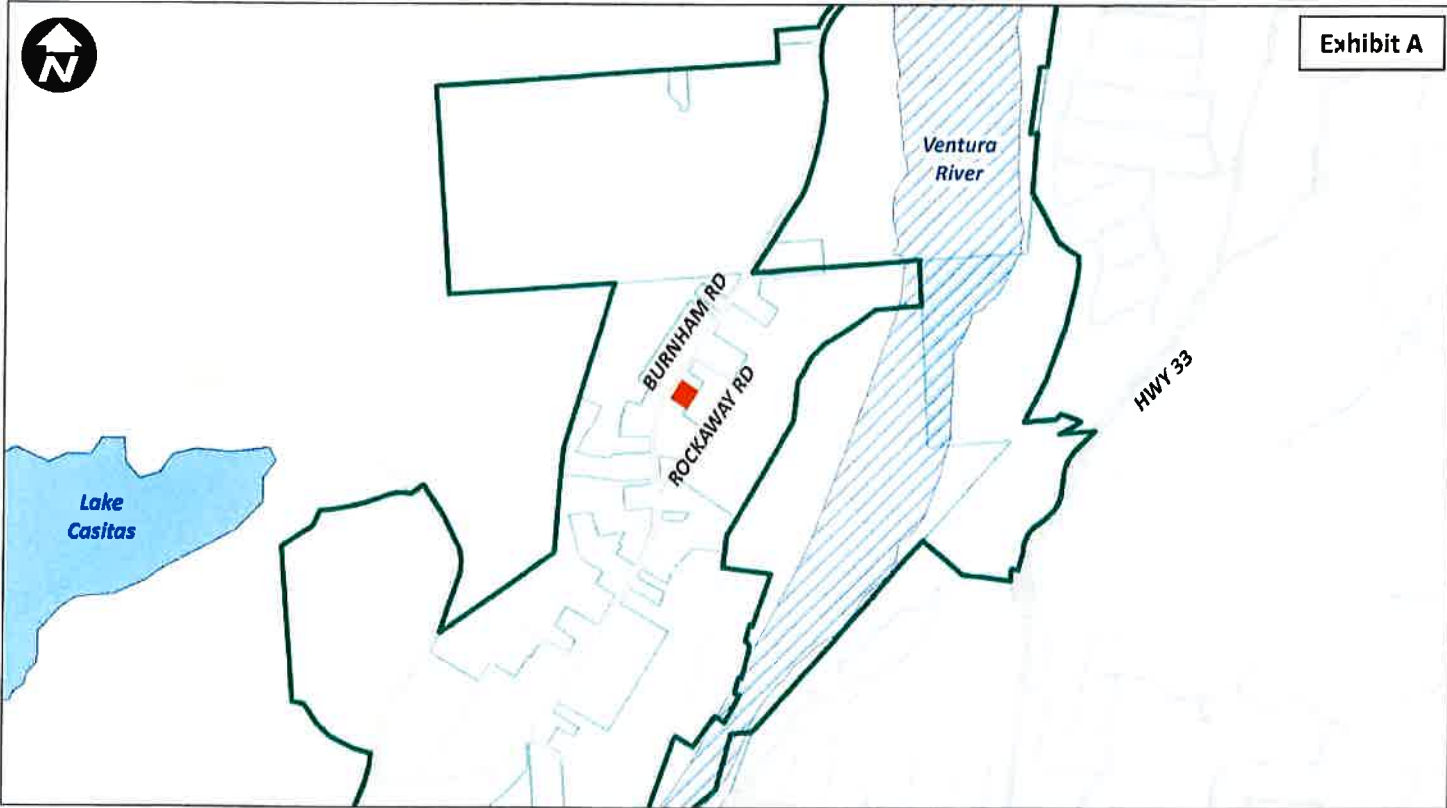
Date

Linda Parker




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



LAFCo 22-29  
Ojai Valley Sanitary District Annexation  
442 Burnham Road  
November 16, 2022

-  Proposal Area (LAFCo 22-29)
-  OVSD - Sphere of Influence Boundary
-  OVSD - District Boundary

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
(OVSD 2022-07)  
442 BURNHAM ROAD

PARCEL A

THAT PORTION OF LOT 14 OF THE ROBINSON, FAWCETT, AND DEAN SUBDIVISION OF RANCHO SANTA ANA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 32 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF LOT 44 OF LIVE OAK ACRES AS PER MAP RECORDED IN BOOK 18, PAGE 34 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE QUITCLAIM DEED RECORDED JULY 29, 2014 AS DOCUMENT NO. 20140729-00094585 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY TERMINUS OF THE 2ND COURSE OF THE KELLEY ANNEXATION TO THE OJAI VALLEY SANITARY DISTRICT, AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED AS DOC. NO. 98-102270 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, SAID SOUTHWESTERLY TERMINUS BEING THE MOST WESTERLY CORNER OF SAID CERTAIN PARCEL OF LAND; THENCE, ALONG SAID DISTRICT BOUNDARY THE FOLLOWING TWO (2) COURSES AND ALONG THE BOUNDARY OF SAID CERTAIN PARCEL OF LAND THE FOLLOWING FOUR (4) COURSES:

1ST NORTH 32°17'00" EAST 150.00 FEET; THENCE,

2ND SOUTH 57°43'00" EAST 145.27 FEET, AT 138.64 FEET, MORE OR LESS, LEAVING SAID DISTRICT BOUNDARY; THENCE,

3RD SOUTH 32°17'00" WEST 150.00 FEET; THENCE,

4TH NORTH 57°43'00" WEST 145.27 FEET, AT 6.63 FEET, MORE OR LESS, TO AND ALONG SAID DISTRICT BOUNDARY, TO THE POINT OF BEGINNING.

CONTAINING 0.50 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.*

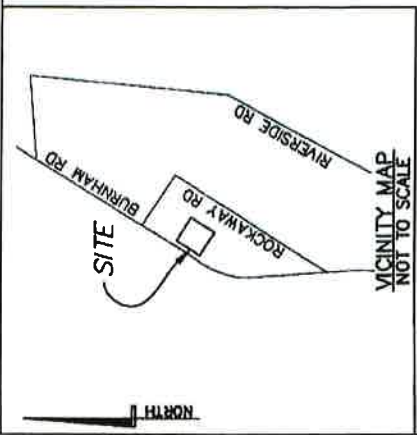


FRANK J. SOBECKI, PLS 5975  
DATE PREPARED: 10/4/2022



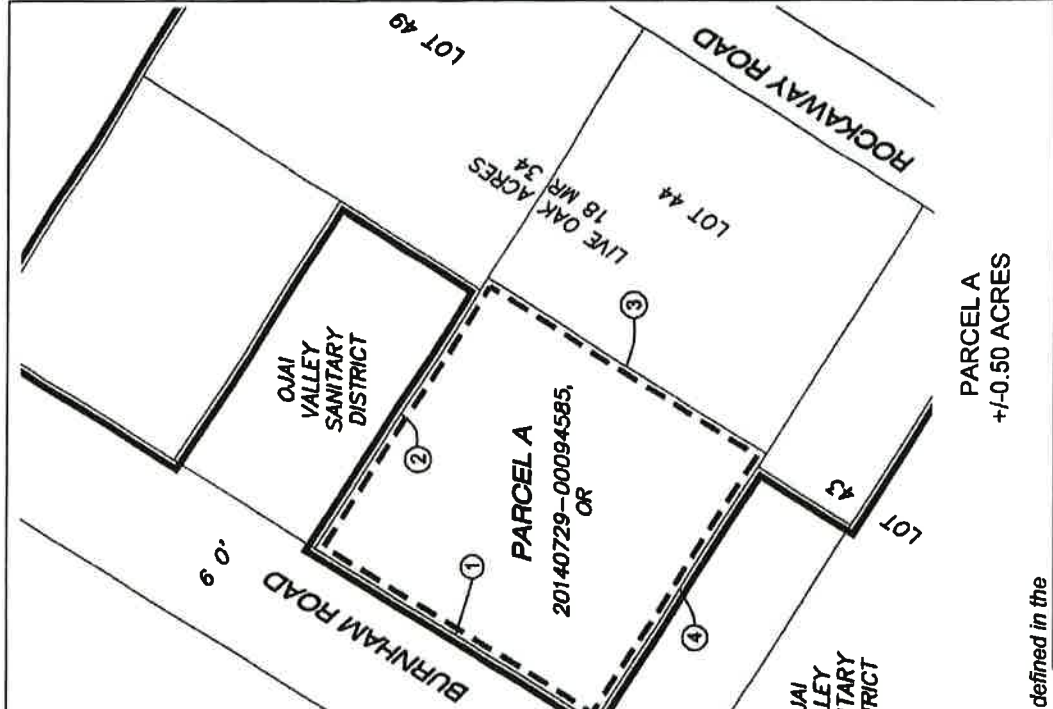
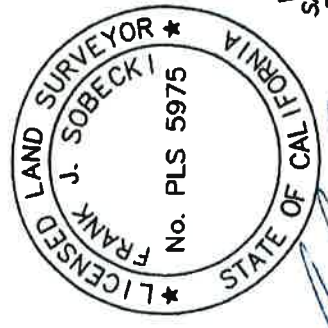
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:  Date: 10/20/2022



Line Table		
Line #	Bearing	Length
1	N32°17'00"E	150.00'
2	S57°43'00"E	145.27'
3	S32°17'00"W	150.00'
4	N67°43'00"W	145.27'

POB:  
SOUTHWESTERLY TERMINUS OF THE 2ND COURSE OF  
THE KELLEY ANNEXATION TO THE OJAI VALLEY SANITARY  
DISTRICT, AS DESCRIBED PER CERTIFICATE OF  
COMPLETION RECORDED AS DOC. NO. 98-102270 O.R.

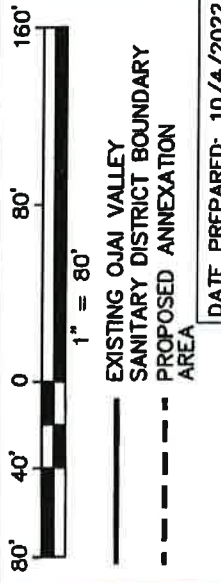


POB = POINT OF BEGINNING

10/4/2022

FRANK J. SOBECK, PLS 5975

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. Sobeck, PLS  
FJS CONSULTING  
fjs@fjslandconsulting.com

FJS Land Consulting  
4054 Brandisi Place  
Moorpark, CA 93021

(805) 501-4075

PARCEL A  
+/-0.50 ACRES

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
(OVSD 2022-07)  
442 BURNHAM ROAD  
PARCEL A

THAT PORTION OF LOT 14 OF THE ROBINSON, FAWCETT, AND  
DEAN SUBDIVISION OF RANCHO SANTA ANA PER 3 MR 32,  
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