

No Fees per Government Code 27383

2023000012606

Recorded in Official Records
Ventura County Clerk-Recorder
Michelle Ascencion

02/21/2023
09:11 AM
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Titles: 1 Pages: 9
Fees: \$0.00

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



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 22-31 Ojai Valley Sanitary District Annexation – 9210 N. Ventura Avenue
2. The specific change of organization is as follows:
Ojai Valley Sanitary District – Annexation
3. Assessor's Parcel Number: 061-0-171-120.
4. The district listed above is located in Ventura County.
5. The Local Agency Formation Commission's resolution of approval, LAFCo 22-31, which was adopted on January 18, 2023, 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: 2-7-23


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 22-31

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING
LAFCo 22-31 OJAI VALLEY SANITARY DISTRICT ANNEXATION –
9210 N. VENTURA AVENUE**

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 January 18, 2023; 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 January 18, 2023, 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 22-31 OJAI VALLEY SANITARY DISTRICT ANNEXATION – 9210 N. VENTURA AVENUE.**
- (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 January 18, 2023.

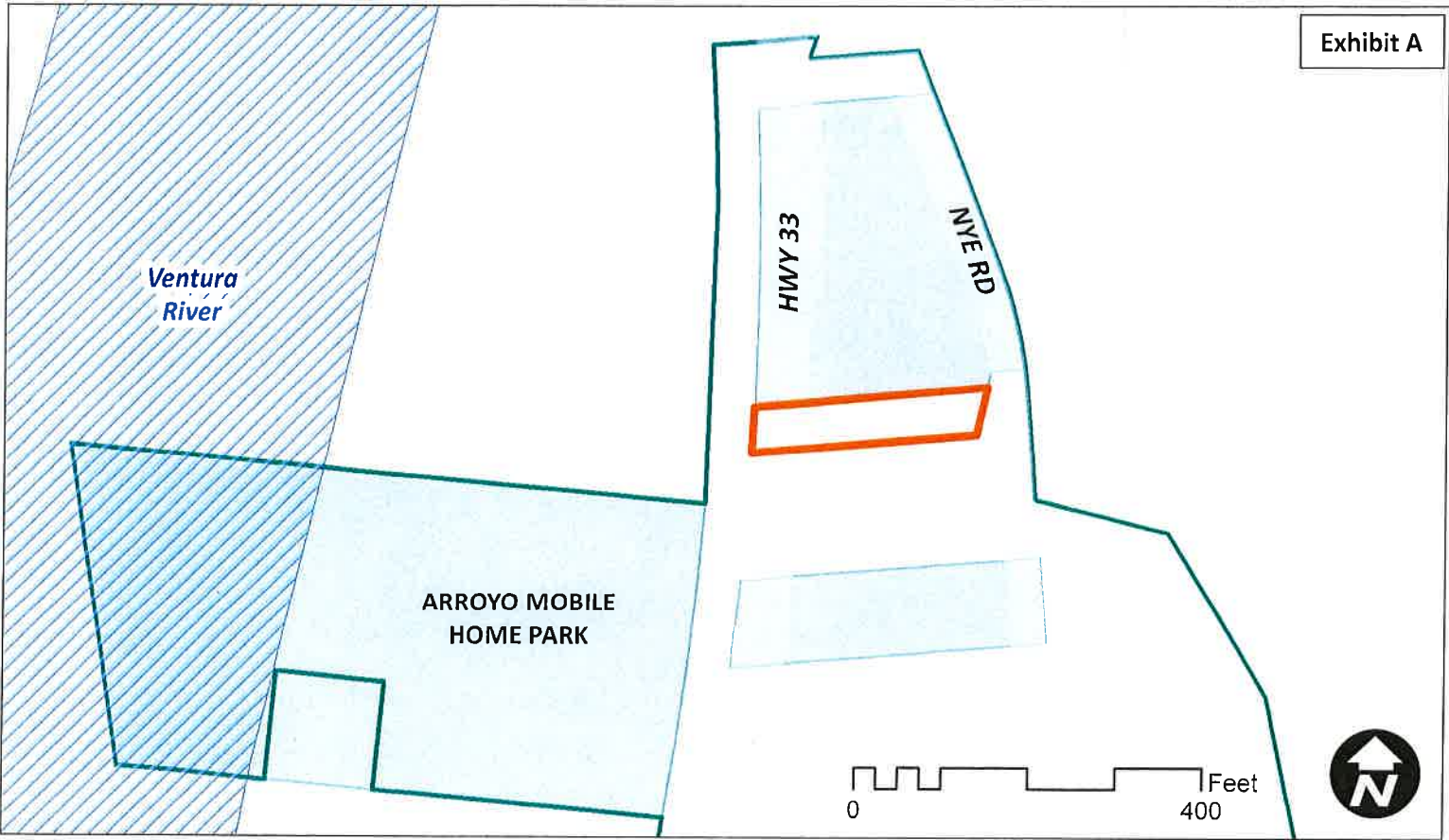
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Commissioner Avila	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Crosswhite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Commissioner Richards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Alt. Commissioner Hasan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Alt. Commissioner Santangelo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1-18-23
Date




Pat Richards
Chair, Ventura Local Agency Formation Commission

Attachment: 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 22-31
Ojai Valley Sanitary District Annexation
9210 N. Ventura Avenue
January 18, 2023

-  Proposal Area (LAFCo 22-31)
-  OVSD - Sphere of Influence Boundary
-  OVSD - District Boundary

OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2022-10)
9210 N. VENTURA AVENUE

PARCEL "A"

THAT PORTION OF TRACT "C", RANCHO SANTA ANA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA ACCORDING TO THE MAP RECORDED IN BOOK 3, PAGE 32 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING ALL OF THE PARCEL OF LAND DESCRIBED IN THE GRANT DEED RECORDED DECEMBER 14, 2011, IN DOCUMENT NO. 20111214-00190607 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, TOGETHER WITH A PORTION OF VENTURA AVENUE (60.00 FEET WIDE) AS DESCRIBED IN THE DOCUMENT RECORDED MAY 24, 1916, IN BOOK 150, PAGE 165 OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY TERMINUS OF THE 2ND COURSE OF PARCEL "A" OF THE LIVE OAK ACRES ANNEXATION NO. 12 TO THE OJAI VALLEY SANITARY DISTRICT AS DESCRIBED IN THE CERTIFICATE OF COMPLETION RECORDED MAY 19, 1982 IN DOCUMENT NO. 82-046988 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, SAID NORTHEASTERLY TERMINUS ALSO BEING THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN SAID DOCUMENT NO. 20111214-00190607; THENCE, LEAVING SAID DISTRICT BOUNDARY, ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND,

1ST SOUTH 11°53'00" WEST 55.65 FEET TO THE SOUTHERLY LINE OF SAID PARCEL OF LAND; THENCE, ALONG SAID SOUTHERLY LINE AND THE WESTERLY PROLONGATION THEREOF,

2ND SOUTH 84°18'30" WEST 261.01 FEET TO A POINT ON THE WESTERLY LINE OF SAID VENTURA AVENUE (60.00 FEET WIDE), SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3844.83 FEET, WITH A RADIAL LINE BEARING NORTH 87°12'00" WEST FROM SAID POINT; THENCE, ALONG SAID WESTERLY LINE,

3RD NORTHERLY 53.59 FEET THROUGH A CENTRAL ANGLE OF 0°47'55" TO THE SOUTHWESTERLY TERMINUS OF SAID 2ND COURSE OF PARCEL "A"; THENCE ALONG LAST SAID 2ND COURSE,

4TH NORTH 84°18'30" EAST 270.27 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.32 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.

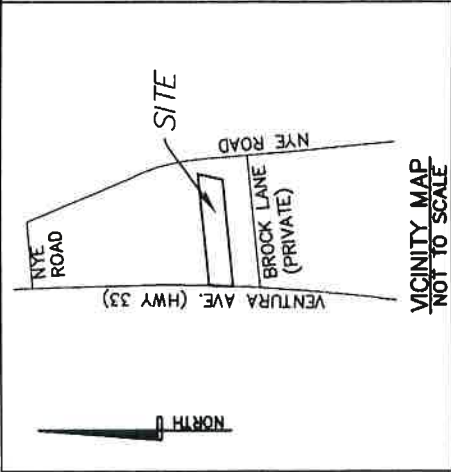


FRANK J. SOBECKI, PLS 5975
DATE PREPARED: 11/28/2022



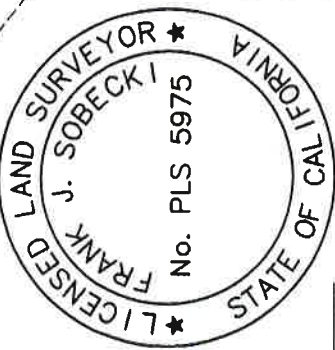
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:  Date: 12/9/2022



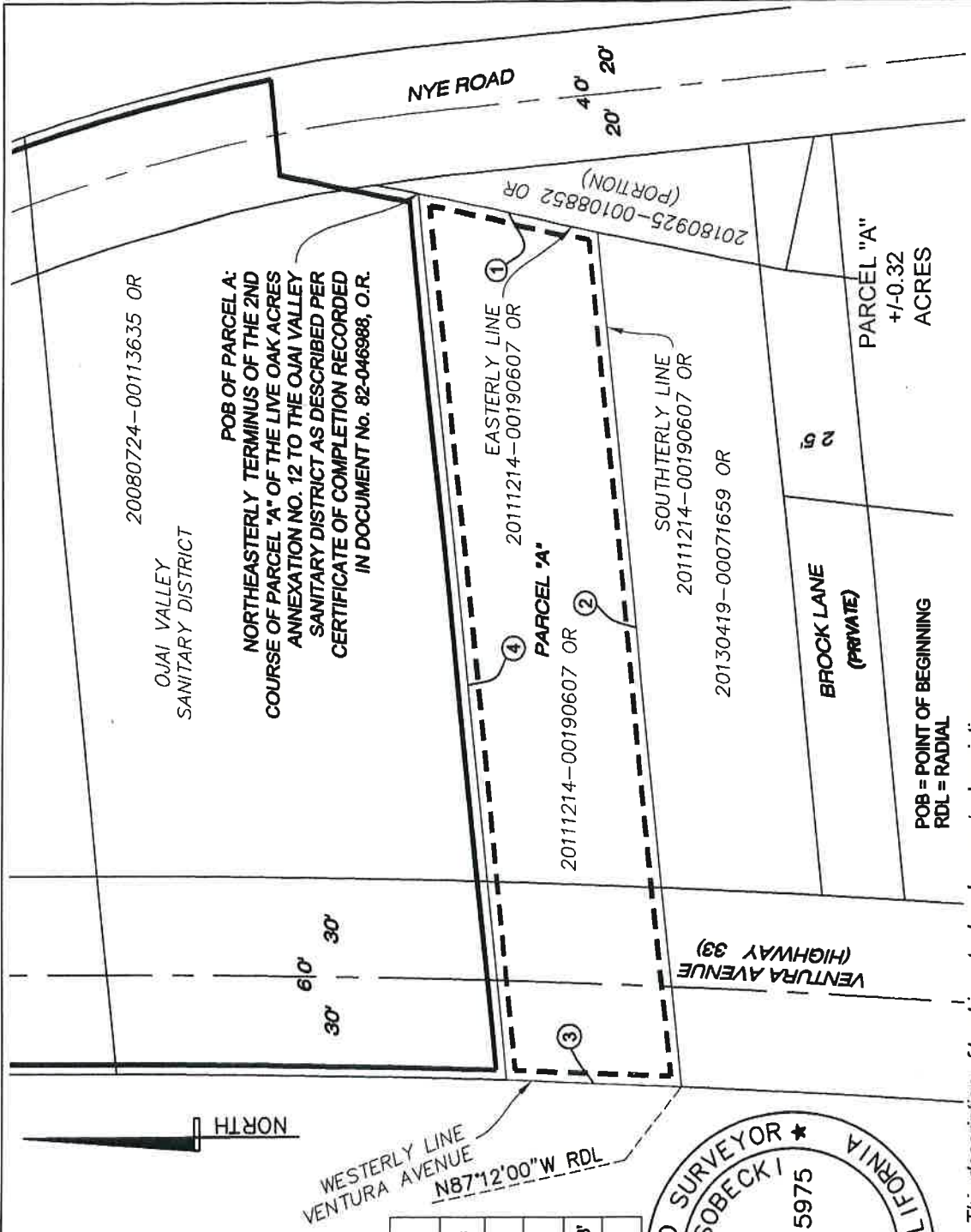
Line and Curve Table

Line/Curve #	Bearing/Delta	Length	Radius
1	S11°53'00"W	55.65'	
2	S84°18'30"W	261.01'	
3	0°47'55"	53.59'	3844.83'
4	N84°18'30"E	270.27'	

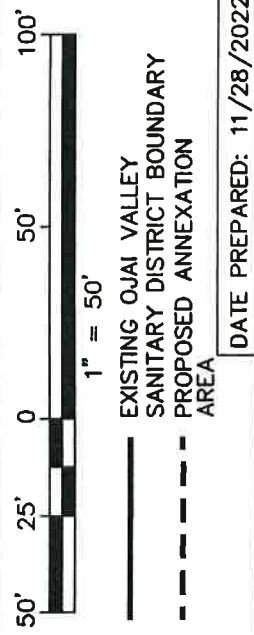


FRANK J. SOBECKI, PLS 5975

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OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2022-10)
9210 N. VENTURA AVENUE
PARCEL "A"
A PORTION OF TRACT "C", RANCHO SANTA ANA, PER 3 MR
32, COUNTY OF VENTURA, STATE OF CALIFORNIA



Frank J. SobECKI, PLS
Fjs@fjslandconsulting.com

CONSULTING AND

FJS Land Consulting
4054 Brindisi Place
Moorpark, CA 93021

(805) 501-4075

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: 12/9/2022