

No Fees per Government Code 27383

2024000031101

Recorded in Official Records
Ventura County Clerk-Recorder
Michelle Ascencion

05/20/2024
09:14 AM
VEN
ESPEJEV

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 24-04 Ojai Valley Sanitary District Annexation – 1988 E. Ojai Avenue
2. The specific change of organization is as follows:
Ojai Valley Sanitary District – Annexation
3. Assessor's Parcel Number: 024-0-103-160
4. The district listed above is located in Ventura County.
5. The Local Agency Formation Commission's resolution of approval, LAFCo 24-04, which was adopted on April 17, 2024, 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: 5-20-24


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 24-04

RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING
LAFCo 24-04 OJAI VALLEY SANITARY DISTRICT ANNEXATION –
1988 E. OJAI 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, the proposal was duly considered on April 17, 2024; 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 April 17, 2024, 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 24-04 OJAI VALLEY SANITARY DISTRICT ANNEXATION – 1988 E. OJAI 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 April 17, 2024.

	AYE	NO	ABSTAIN	ABSENT
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"/>
Commissioner Gorell	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Rooney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Zaragoza	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Hasan	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Santangelo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





4/17/2024
Date

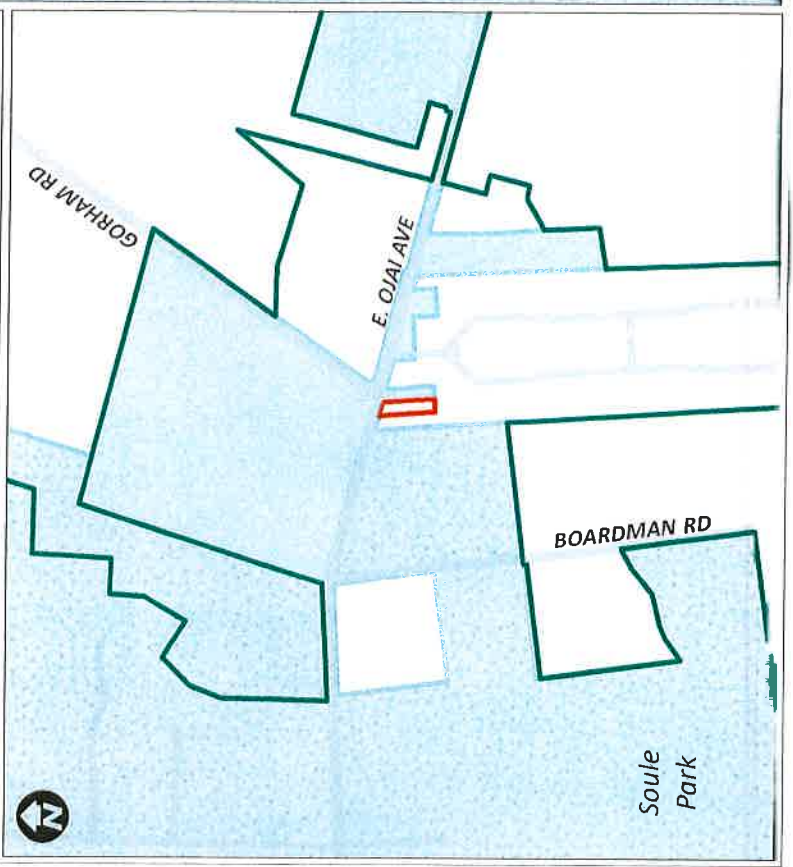
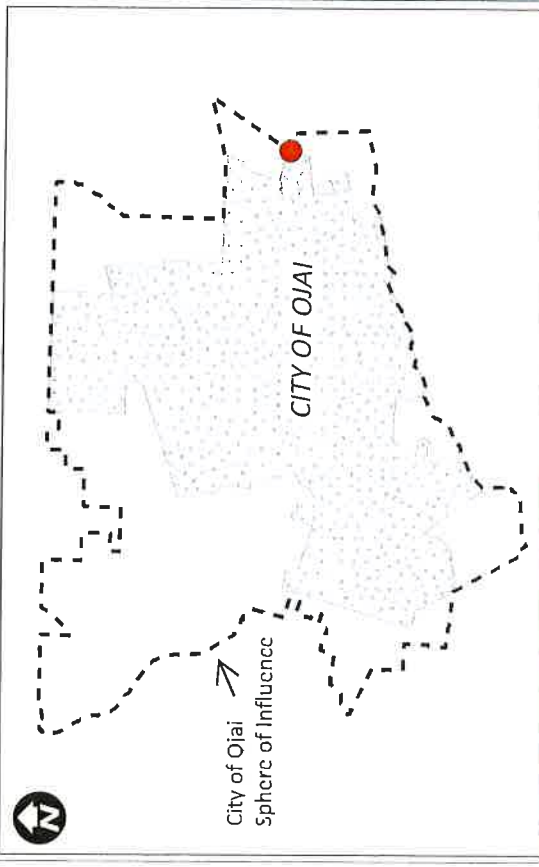
Jenny M. Crossman
Chair, Ventura Local Agency Formation Commission

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 24-04)
-  OVSD - Sphere of Influence Boundary
-  OVSD - District Boundary
-  City of Ojai



**OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2023-01)
1988 E. OJAI AVENUE**

PARCEL A

That portion of Lot 22 of the Bard Subdivision of the Rancho Ojai, in the County of Ventura, State of California, as recorded in Book 5, Page 25-1/2 of Miscellaneous Records (Maps), in the Office of the County Recorder of said County, being all of Lot 2 of Siete Robles No. 2, as per map recorded in Book 19, Page 91 and 92 of Miscellaneous Records (Maps), in the Office of said County Recorder, described as follows:

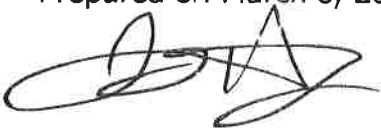
Beginning at the Northwesterly terminus of the 1st course of Parcel F of the Burnham-Creek-Cuyama-Ojai Annexation (OVSD 2021-01) to Ojai Valley Sanitary District, as described per Certificate of Completion recorded January 26, 2022 as Document No. 2022000009207 of Official Records, in the Office of said County Recorder; thence along the boundary of said District the following course and along the boundary of said Lot 2 by the following four courses,

- 1st: North 77° 00' 00" West 73.67 feet; thence leaving said district boundary,
- 2nd: South 05° 09' 00" East 302.97 feet; thence,
- 3rd: North 84° 51' 00" East 70.00 feet to said district boundary; thence along said district boundary,
- 4th: North 05° 09' 00" West 280.03 feet to the point of beginning.

Containing 0.47 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.

Prepared on March 6, 2024 by:



Jeremy Henry PLS 8135
Henry Land Surveying
805-216-6124
Jeremyhenry1118@gmail.com



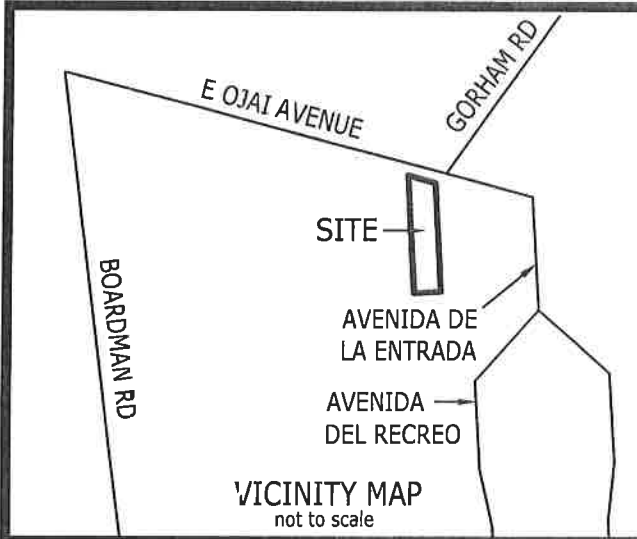
The Ventura County Surveyor's Office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:  Date: 4/30/2024

OJAI VALLEY SANITARY DISTRICT ANNEXATION (OVSD 2023-01) 1988 E. OJAI AVENUE PARCEL A

Portion of Lot 22 of the Bard Subdivision of the Rancho Ojai, in the County of Ventura, State of California, per 5 MR 25-1/2

POB:
The Northwesterly terminus of the 1st course of Parcel F of the Burnham-Creek-Cuyama-Ojai Annexation to the Ojai Valley Sanitary District per Certificate of Completion recorded 1/26/2022, 2022000009207 O.R.



LINE TABLE:

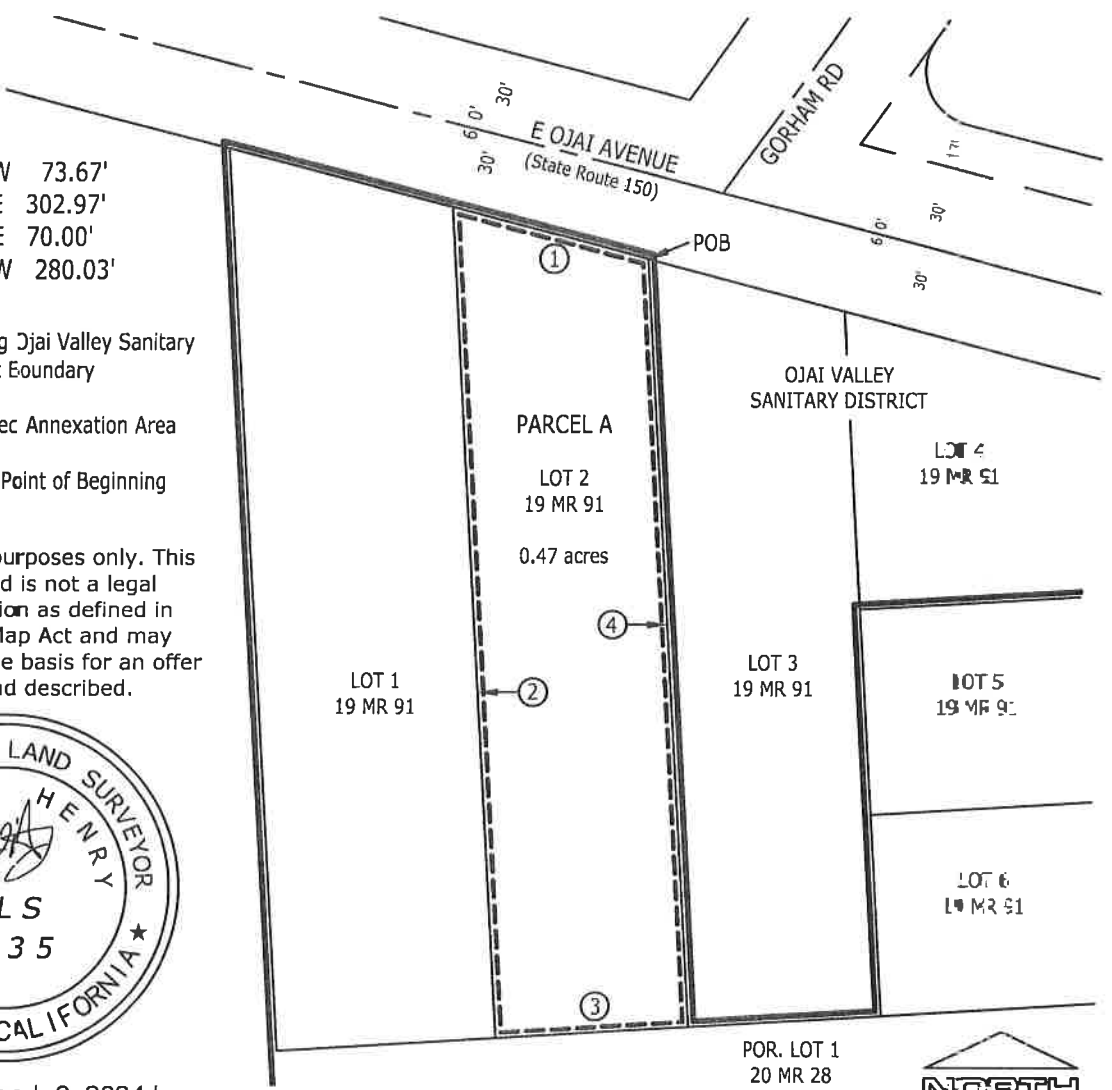
- 1 N77°00'00"W 73.67'
- 2 S05°09'00"E 302.97'
- 3 N84°51'00"E 70.00'
- 4 N05°09'00"W 280.03'

- Existing Ojai Valley Sanitary District Boundary
- Proposec Annexation Area
- POB = Point of Beginning

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.



Prepared on March 6, 2024 by:
Henry Land Surveying
Jeremy Henry
619 Crestview Drive, Ojai, Ca. 93023
(805) 2-6-6124



FEET
SCALE: 1" = 70'



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: 4/30/2024