

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCo

L# 1850

2025000042279

Recorded in Official Records
Ventura County Clerk-Recorder
Michelle Ascencion

06/24/2025
11:32 AM
VEN
VARELG

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 25-04 Ojai Valley Sanitary District Annexation – 745 Fairview Road

2. The specific change of organization is as follows:

Ojai Valley Sanitary District – Annexation

3. Assessor's Parcel Number: 010-0-101-100

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

5. The Local Agency Formation Commission's resolution of approval, LAFCo 25-04, which was adopted on May 21, 2025, 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: 6-23-25


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 25-04

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING
LAFCo 25-04 OJAI VALLEY SANITARY DISTRICT ANNEXATION –
745 FAIRVIEW 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, the proposal was duly considered on May 21, 2025; 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 May 21, 2025, 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 25-04 OJAI VALLEY SANITARY DISTRICT ANNEXATION – 745 FAIRVIEW 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 May 21, 2025.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Avila	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Crosswhite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Gorell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Parvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Perello	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stephens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Talmadge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Piechowski	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Santangelo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

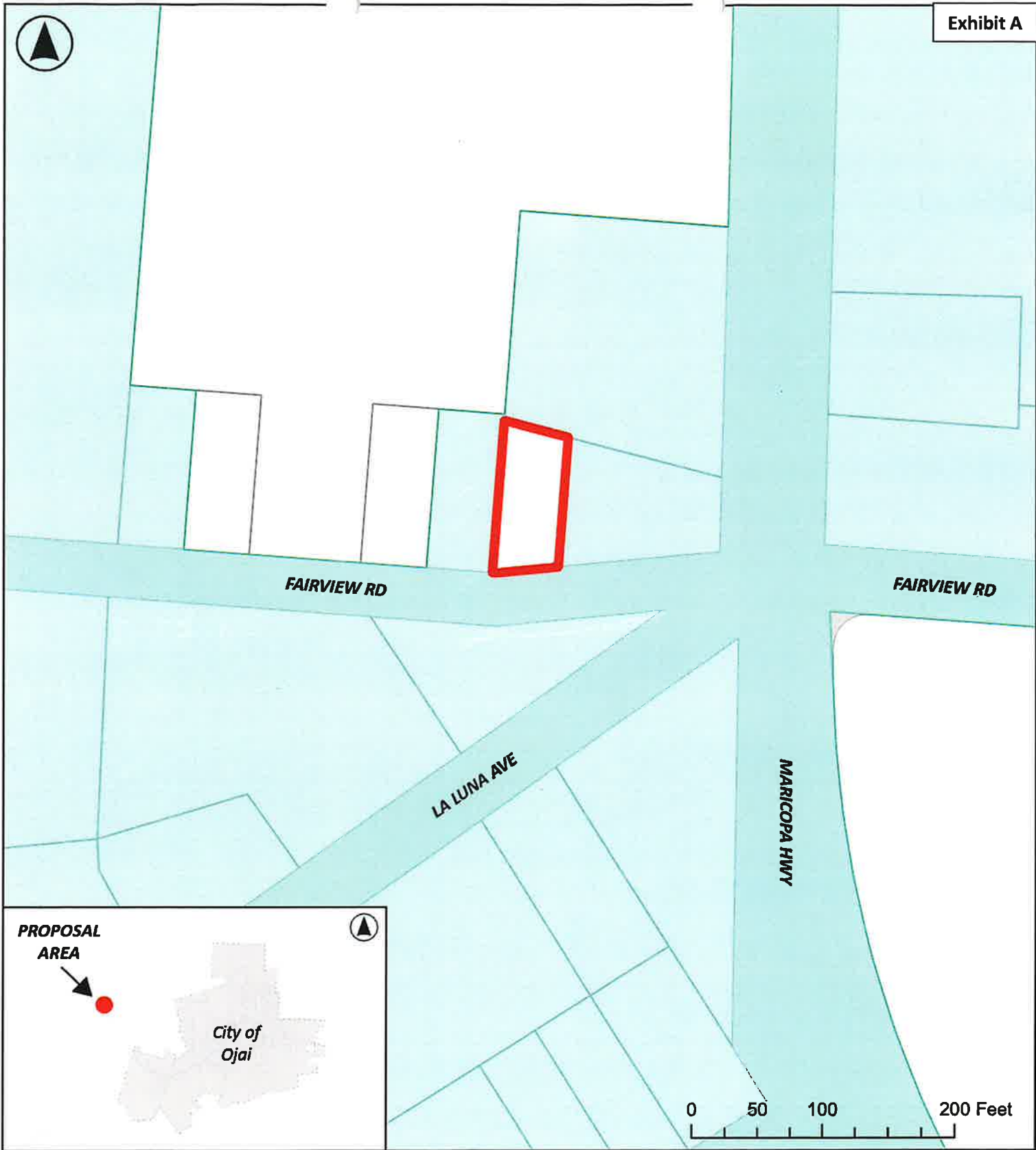
5-29-25

Date




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 25-04
Ojai Valley Sanitary District Annexation
745 Fairview Road
May 21, 2025

-  Proposal Area (LAFCo 25-04)
-  OVSD - District

OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2025-01)
745 FAIRVIEW ROAD
PARCEL A

THAT PORTION OF LOT 6, SECTION 3, TOWNSHIP 4 NORTH, RANGE 23 WEST, SAN BERNARDINO BASE AND MERIDIAN COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL SURVEY OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON JULY 1, 1878, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THE 3RD COURSE OF PARCEL A OF THE MABRY-STERN ANNEXATION TO THE OJAI VALLEY SANITARY DISTRICT AS DESCRIBED PER DOCUMENT NO. 20110228-00034986, OF OFFICIAL RECORDS, RECORDED FEBRUARY 28, 2011, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE, ALONG SAID 3RD COURSE THE FOLLOWING COURSE, AND ALONG SAID DISTRICT BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1ST NORTH 2°54'00" EAST 120.00 FEET; THENCE,

2ND SOUTH 76°49'00" EAST 50.81 FEET; THENCE,

3RD SOUTH 2°54'00" WEST 110.93 FEET; THENCE,

4TH NORTH 87°06'00" WEST 49.99 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.13 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: 4/17/2025



*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: 4/24/2025



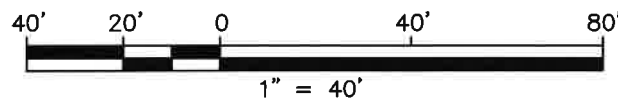
[Signature]

4/17/2025

FRANK J. SOBECKI, PLS 5975

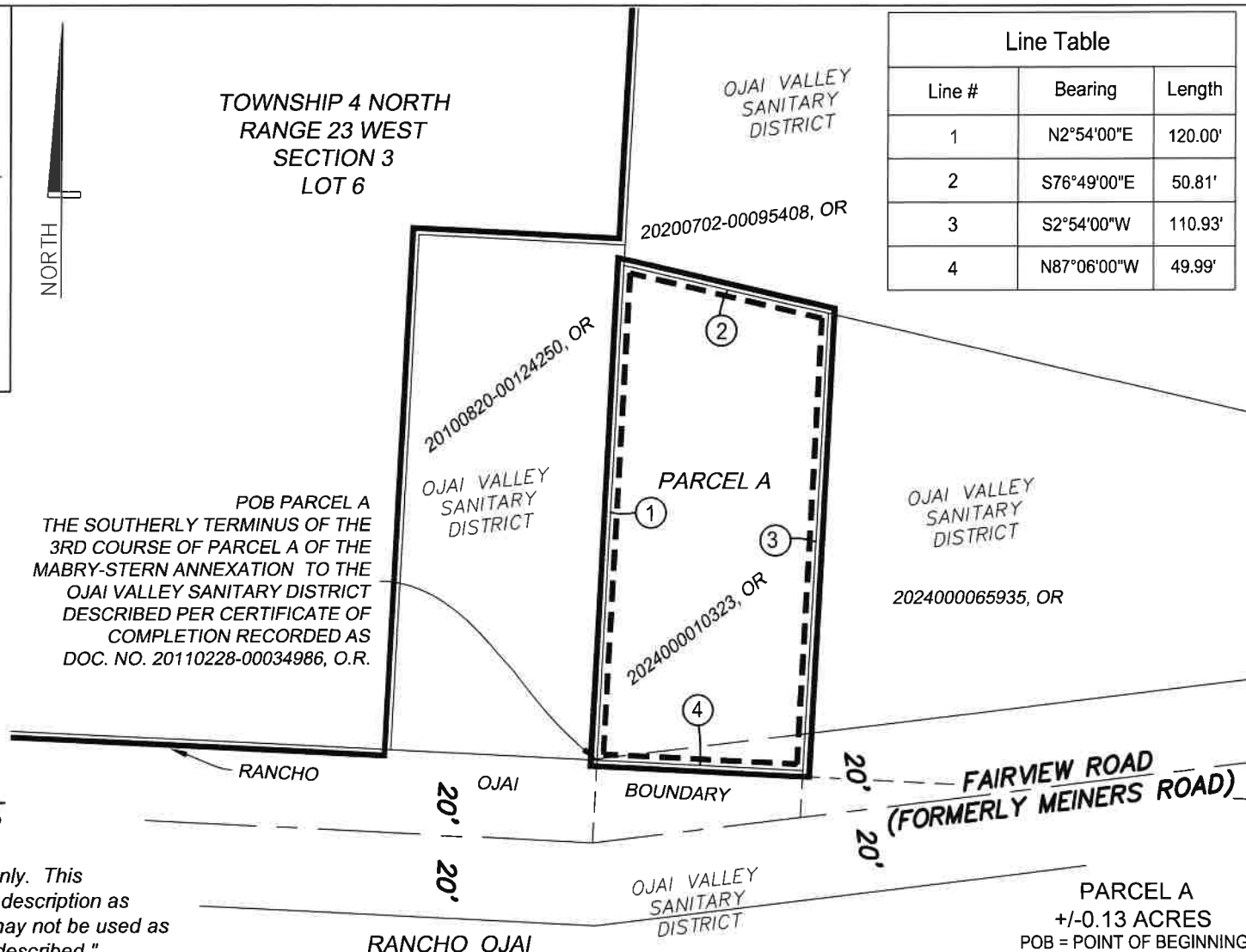
"Disclaimer: For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described."

Frank J. Sobecki, PLS **FJS** fjs@fjslandconsulting.com
CONSULTING
 FJS Land Consulting
 4054 Brindisi Place
 Moorpark, CA 93021
AND (805) 501-4075



— EXISTING OJAI VALLEY
SANITARY DISTRICT BOUNDARY
 - - - - - PROPOSED ANNEXATION
AREA

DATE PREPARED: 4/17/2025



Line Table

Line #	Bearing	Length
1	N2°54'00"E	120.00'
2	S76°49'00"E	50.81'
3	S2°54'00"W	110.93'
4	N87°06'00"W	49.99'

OJAI VALLEY SANITARY DISTRICT ANNEXATION
 (OVSD 2025-01)
 745 FAIRVIEW ROAD
 PARCEL A
 A PORTION OF LOT 6, SECTION 3,
 TOWNSHIP 4 NORTH, RANGE 23 WEST,
 SAN BERNARDINO BASE AND MERIDIAN
 COUNTY OF VENTURA, STATE OF CALIFORNIA,
 PER THE OFFICIAL PLAT

SHEET 1 OF 1

*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: 4/24/2025