



**OJAI VALLEY SANITARY DISTRICT**

A Public Agency

1072 Tico Road, Ojai, California 93023  
(805) 646-5548 • FAX (805) 640-0842  
www.ojaisan.org

**MEETING OF THE  
CEQA REVIEW/ENVIRONMENTAL COMMITTEE**

Date & Time:  
July 20, 2016  
Wednesday @ 5:30 p.m.

Location:  
OVSD Board Room

Members:  
Russ Baggerly  
Stan Greene  
William M. Stone

**AGENDA**

- 1. **Select Chairman For The Committee**
- 2. **Public Comment - (Items not on the agenda - 3 minute limit)**

**FOR DISCUSSION & RECOMMENDATION**


- 3. **Spring-Ventura-Grand Annexation (OVSD 2016-02) – Resolution No. 2016-02**

**FOR DISCUSSION**

- 4. **Discussion**
  - a. Public
  - b. Committee Members
  - c. General Manager
- 5. **Adjournment**

A staff report providing more detailed information is available for most agenda items, and may be reviewed in the District office during regular business hours. Copies of individual reports may be requested from Brenda Krout (646-5548).

ATTEST TO POSTING:

  
Brenda Krout – Clerk of the Board

July 15, 2016 @ 1:30 P.m.  
Date & Time Posted At District Office

Memorandum

**Ojai Valley Sanitary District**

July 15, 2016

To: CEQA Review/Environmental Committee – Russ Baggerly, Stan Greene & Bill Stone

From:  Jeff Palmer, General Manager

Subject: Spring-Ventura-Grand Annexation (OVSD 2016-02) – Resolution No. 2016-02

Attached is a draft of the letter for the July 25<sup>th</sup> Board meeting agenda packet requesting the initiation of the Spring-Ventura-Grand Annexation. This annexation involves 3 parcels of property.

One parcel is located on Spring Street in the Oak View area and consists of an existing single family residence which has switched from septic to sewer.

The other two parcels, one on Ventura Avenue in the Oak View area and the other on Grand Avenue in the City of Ojai, have been connected to the sewer since the 1960s and 1986 respectively; these properties have been paying annual sewer service charges all these years but were inadvertently left out of the District's boundaries.

Maps of each of these properties are attached.



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A Public Agency

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July 22, 2016

Board of Directors  
Ojai Valley Sanitary District  
Ojai, CA 93023

**DRAFT**

SPRING-VENTURA-GRAND ANNEXATION (OVSD 2016-02) – RESOLUTION NO. 2015-02

The Spring-Ventura-Grand annexation involves three parcels of property and three property owners; these parcels have been grouped together for one annexation process.

The owners of the parcel on Spring Street have abandoned their failing septic system and connected their property to the public sewer system. There is one existing single family residence on this property. There was no mainline extension required for this connection.

The parcel on Ventura Avenue has been connected and served by the District since the 1960s; this property was permitted by the Oak View Sanitary District. The parcel on Grand Avenue has been connected and served by the District since 1986; this property was permitted by the Ojai Valley Sanitary District shortly after the consolidation of the sanitation agencies in the Valley. Both of these properties were inadvertently left out of the District boundaries. The property owners of both parcels have agreed to the annexation of their property into District boundaries. There is one single family residence on each of these parcels.

A map of the general locations and the Director Divisions of these properties are shown as Attachment 'A'.

Resolution No. 2016-02 (Attachment B) Initiating Proceedings for Spring-Ventura-Grand Annexation (OVSD 201602) Assessor's Parcel Numbers: 061-0-140-345, 061-0-150-285, 028-0-060-040, is presented for your approval.

This project consists of the annexation of these properties into District Boundaries.

**DRAFT**

The California Secretary of Resources has found certain classes of projects do not have a significant effect on the environment and are exempt from the requirements for the preparation of environmental documents. These exemptions are listed in the Guidelines for Implementation of the California Environmental Quality Act ("CEQA Guidelines").

The CEQA Guidelines and the District's Administrative Supplement to the State CEQA Guidelines provide for the following exempt category which is applicable to this Project:

Class 19 – Section 15319 (b) Annexations of individual small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures.

An evaluation of the exemption categories appropriate for this proposed Project was presented to the CEQA Review Committee at their July 20, 2016 meeting. In conformance with the District's Resolution No. 2011-04, Adopting the District's Administrative Supplement of the CEQA Guidelines ("Administrative Supplement"), the Committee  
????????????????????????????????

RECOMMEDATION:

It is recommended the Board:

- a. Find the Spring-Ventura-Grand Annexation (OVSD 2016-02) to be Categorically Exempt in accordance with CEQA Section 15319 (b) and the District's Administrative Supplement To The State CEQA Guidelines; and
- b. Direct Staff to file a Notice of Exemption in accordance with CEQA Section 15062; and
- c. Adopt Resolution No. 2016-02 initiating proceedings for the Spring-Ventura-Grand Annexation (OVSD 2016-02);

Brenda Krout  
Administrative Officer

**DRAFT**

Enc.

APPROVED FOR JULY 25, 2016 AGENDA:

\_\_\_\_\_  
JEFF PALMER, GENERAL MANAGER

**ATTACHMENT A**



**Director Division No. 1**

**Annexation to the Ojai Valley Sanitary District**

**APN: 061-0-140-345  
1010 Spring Street  
Oak View, CA 93022**



**ATTACHMENT A**



**Director Division 1**

**Annexation to Ojai Valley Sanitary District**

**061-0-150-285  
9611 N. Ventura Avenue  
Ventura, CA 93001**

**ATTACHMENT A**



**Director Division No. 7**

**Annexation to the Ojai Valley Sanitary District**

**APN: 028-0-060-040  
1467 Grand Avenue  
Ojai, CA 93023**

**ATTACHMENT B**

**OJAI VALLEY SANITARY DISTRICT**

**RESOLUTION NO. 2016-02**

**DRAFT**

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE OJAI VALLEY SANITARY DISTRICT INITIATING  
PROCEEDINGS FOR THE ANNEXATION OF  
1010 Spring Street, 9611 N. Ventura Avenue & 1467 Grand Avenue (OVSD 2016-02)**

**TO THE OJAI VALLEY SANITARY DISTRICT**

**APNs: 061-0-140-345, 061-0-150-285 & 028-0-060-040**

**RESOLUTION OF APPLICATION OF THE OJAI VALLEY SANITARY DISTRICT  
INITIATING PROCEEDINGS FOR THE  
Spring-Ventura-Grand Annexation**

**WHEREAS**, the Ojai Valley Sanitary District desires to initiate a proceeding for the adjustment of boundaries and sphere specified herein;

**NOW, THEREFORE**, the Ojai Valley Sanitary District does hereby find, resolve and order as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code.
2. This proposal is an annexation to the Ojai Valley Sanitary District.
3. A description of the boundaries and maps of the affected territory are set forth in Exhibits A - C, attached hereto and by reference incorporated herein.
4. It is desired that the proposal be subject to the following terms and conditions:

The owner will pay for the Project capital improvements and all connection related charges including capacity charges; operations & maintenance will be paid by a monthly service charge, and bonded indebtedness will be financed through property taxes on the annexed property.

5. The reason for the proposal is to provide sewer service to the affected territory ("Project").
6. Spring Street parcel (061-0-140-345) is an existing single family residence wishing to connect to the public sewer system and abandon their septic system.

Ventura Avenue parcel (061-0-150-285) has been served by the District since the 1960's, permitted with the Oak View Sanitary District.

Grand Avenue parcel (028-0-060-040) has been served by the District since the 1986, permitted with the Ojai Valley Sanitary District.

**DRAFT**



DRAFT

7. Parcels Size:

Spring Street Parcel:	+/- 1.12 Acres	Zoning: RE-1 ac.
Ventura Avenue Parcel:	+/- 6.06 Acres	Zoning: Open Space 20 ac.
Grand Avenue Parcels:	+/- 1.97 Acres	Zoning: Open Space 20 ac.

8. The Ojai Valley Sanitary District, acting as the lead agency, and in accordance with the State CEQA Guidelines and the District's Administrative Supplement to the State CEQA Guidelines and has determined that this annexation proposal is categorically exempt in accordance with CEQA Guidelines Section 15303 and Section 15319(a) (Class 19) and is filing concurrently herewith a Notice of Exemption in accordance with State CEQA Guidelines Section 15062.
  
9. The findings and determinations contained herein are based on the evidence, both oral and written, contained in the entire Administrative Record relating to the proposed Project, which includes, but is not limited to: (a) the taped transcripts of the presentations to the District Board regarding the Project and all documents submitted therewith, (b) all completed Project reports, all completed Project correspondence, and all finished Project data and documents located in the District's official files, and (c) all documents referenced in or relied upon in any of the above listed records. These findings and determinations constitute the independent findings and determinations of the District Board in all respects and are fully completely supported by the substantial evidence in the record as a whole. Any finding made by the District Board shall be deemed made, regardless of where it appears in this document. All of the language included in this document constitutes findings by the District Board, whether or not any particular sentence or clause includes a statement to that effect. The District Board intends that these findings be considered as an integrated whole, and whether or not any part of these findings fail to cross reference or incorporate by reference any other part of these findings. The Administrative Record shall be maintained in the District's official files in the District's offices.

The District Clerk is directed to transmit a certified copy of this resolution to the Ventura Local Agency Formation Commission.

**PASSED AND ADOPTED** this 25th day of July 2016,

\_\_\_\_\_  
John R. Curtis - Chairman

AYES:

NOES:

ABSENT:

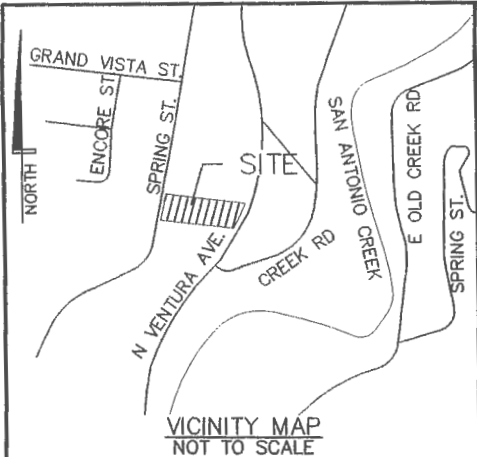
ABSTAIN:

DRAFT

**CERTIFICATION:**

I, John R. Burg, Secretary of the Board of Directors of the Ojai Valley Sanitary District, do certify that the above is a true and accurate copy of Resolution No. 2016-02 adopted by the Board of Directors on July 25, 2016.

\_\_\_\_\_  
John R. Burg – Secretary



TPOB OF PARCEL 2:  
SOUTHWESTERLY TERMINUS OF  
THE 1ST COURSE OF THE  
SPRING STREET ANNEXATION No. 1  
TO OAK VIEW SANITARY DISTRICT  
PER RESOLUTION No. 190,  
DATED 9/28/1967.

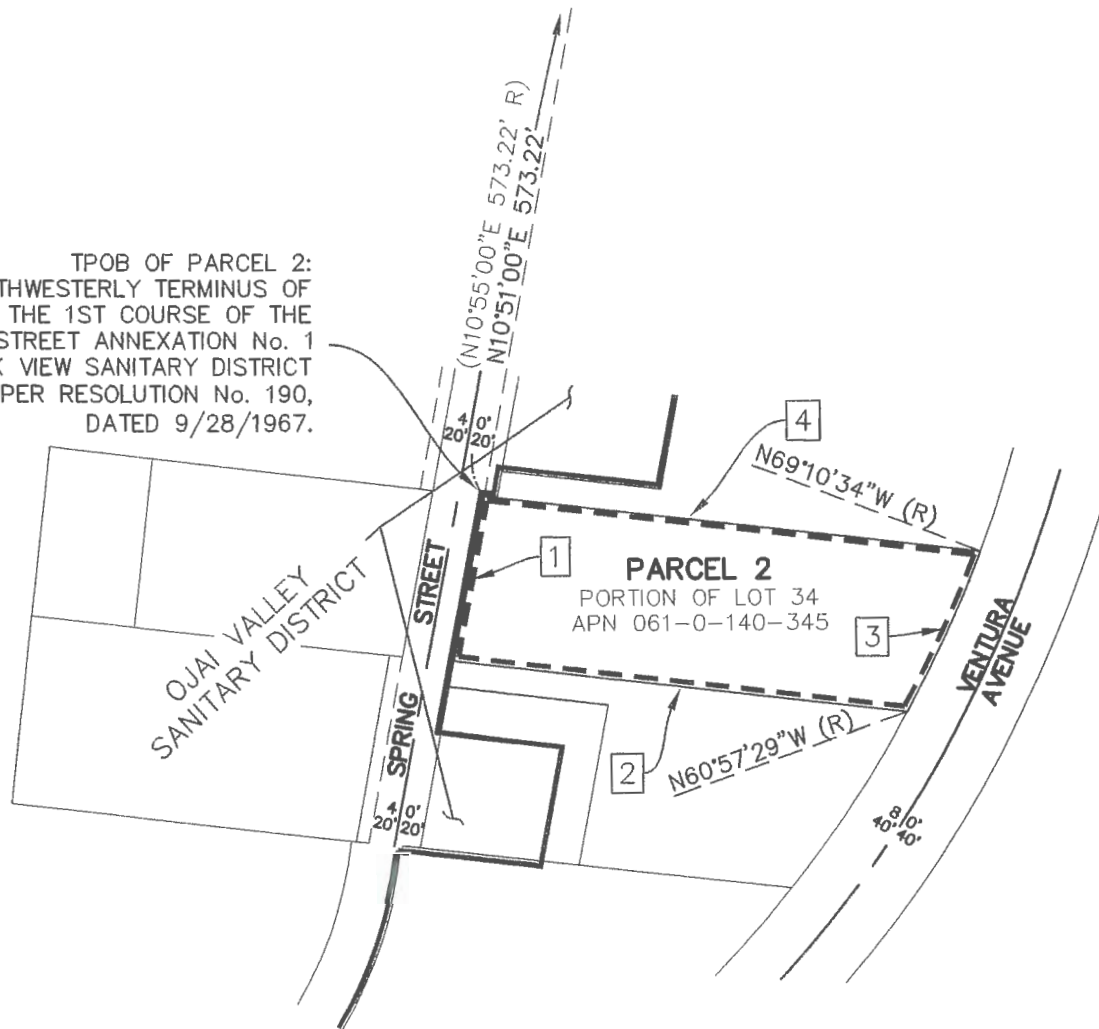
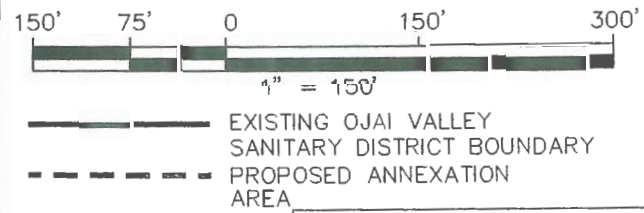


EXHIBIT A

NOTE:  
SEE PAGE 2 FOR COURSES AND  
ACREAGE.

"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@fjslandconsulting.com  
**CONSULTING**  
 FJS Land Consulting  
 14818 Quezada Way  
 Santa Clarita, CA 91387  
 (805) 501-4075  
**AND**



DATE PREPARED: 6/9/2016

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
 SPRING-VENTURA-GRAND  
 (OVSD 2016-02)  
 PARCEL 2  
 BEING A PART OF SUBDIVISION "A", OF THE RANCHO  
 SANTA ANA  
 COUNTY OF VENTURA, STATE OF CALIFORNIA

PAGE 1 OF 2

PARCEL 2 COURSES

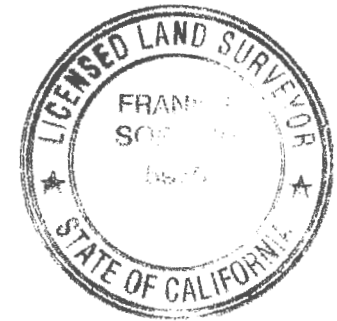
LINE TABLE			
COURSE	BEARING	LENGTH	
1	S10°51'00"W	130.95'	
2	S83°24'00"E	356.47'	
4	N83°24'00"W	390.04'	

CURVE TABLE			
COURSE	REDIUS	DELTA	LENGTH
3	960.00'	08°13'05"	137.69'



FRANK J. SOBECKI



PARCEL 2  
 +/-1.12 ACRES

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
 SPRING-VENTURA-GRAND  
 (OVSD 2016-02)  
 PARCEL 2

BEING A BEING A PART OF SUBDIVISION "A", OF THE  
 RANCHO SANTA ANA,  
 COUNTY OF VENTURA, STATE OF CALIFORNIA

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
SPRING-VENTURA-GRAND  
(OVSD 2016-02)

PARCEL 2

PART OF SUBDIVISION "A" OF THE RANCHO SANTA ANA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, IN THAT CERTAIN ACTION ENTITLED "RAMON G. DE LA RIVAS, PLAINTIFF VS. B. LULOFFS, ET AL, DEFENDANTS", AND DESCRIBED AS FOLLOWS:

**COMMENCING** AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF SPRING STREET (40.00' WIDE) SAID POINT BEING THE SOUTHWESTERLY TERMINUS OF THE 1ST COURSE OF THE SPRING STREET ANNEXATION No. 1 TO OAK VIEW SANITARY DISTRICT PER RESOLUTION No. 190, DATED 9/28/1967, ALSO BEING THE **TRUE POINT OF BEGINNING** FOR THIS DESCRIPTION, THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY:

1ST - SOUTH 10° 51' WEST 130.69 FEET TO THE NORTHWEST CORNER OF PARCEL "A" PER PARCEL MAP WAIVER No. 436 RECORDED AS DOCUMENT No. 89-120519 OF OFFICIAL RECORDS, THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "A";

2ND - SOUTH 83° 24' EAST 356.47 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF VENTURA AVENUE (80.00' WIDE), SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 960.00 FEET AND HAVING A RADIAL BEARING OF NORTH 60°57'29" WEST, THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY;

3RD – AN ARC LENGTH OF 137.69 FEET, THROUGH A CENTRAL ANGLE OF 8° 13' 05" TO THE SOUTHEAST CORNER OF PARCEL "B" PER PARCEL MAP No. 3251, RECORDED IN BOOK 29, PAGE 78 OF PARCEL MAPS, HAVING A RADIAL BEARING OF NORTH 69°10'34" WEST, THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "B";

4TH - NORTH 83° 24' WEST 390.04 FEET TO SAID **TRUE POINT OF BEGINNING**.



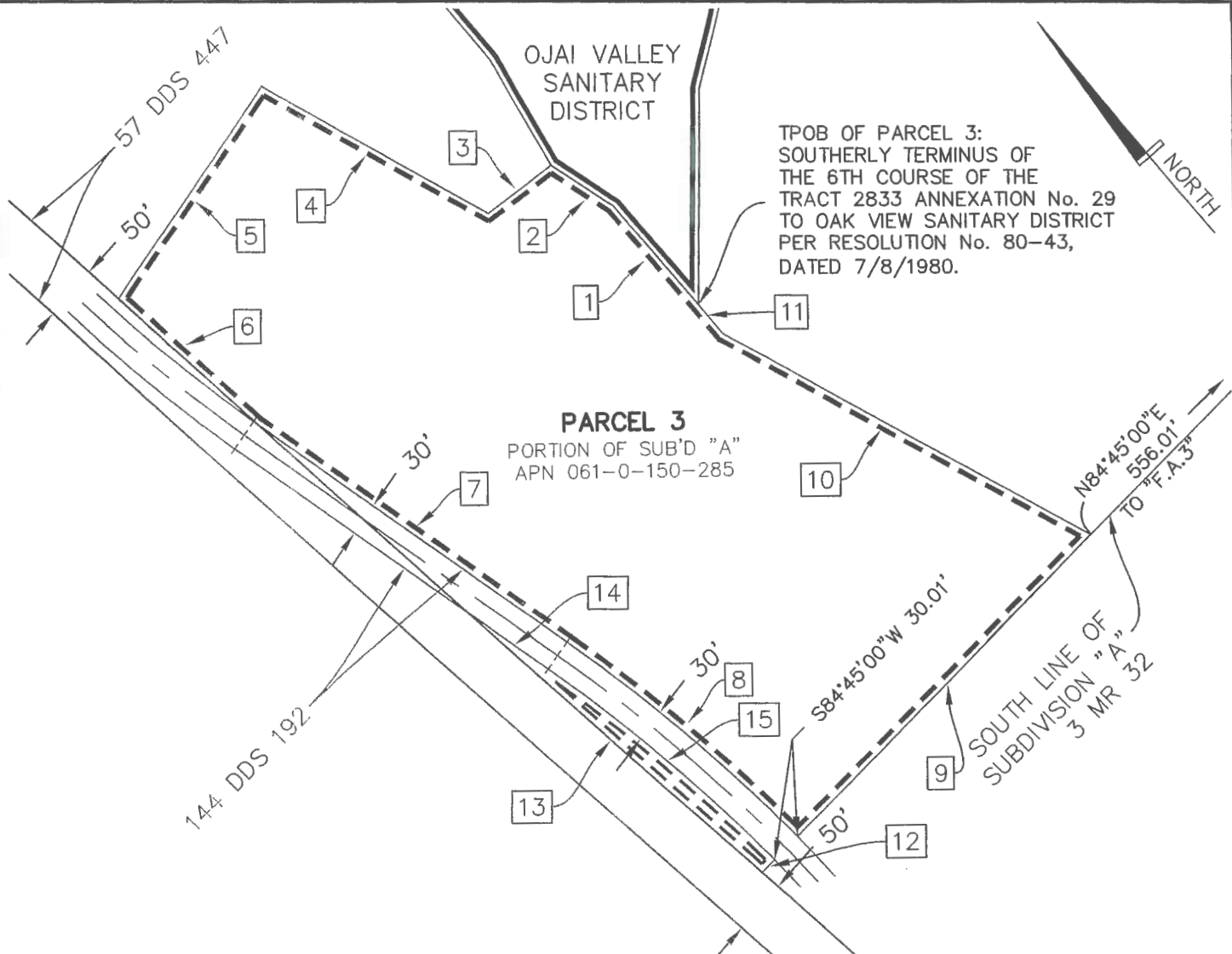
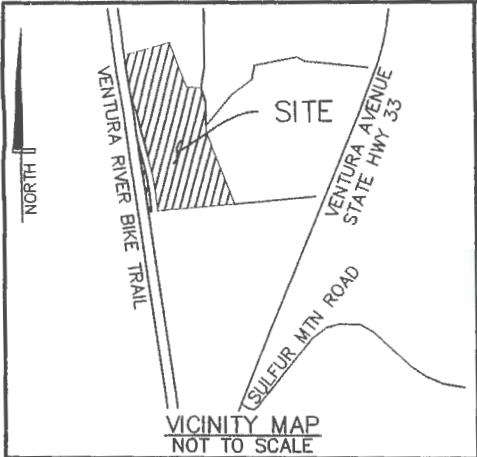
CONTAINING: 1.12 ACRES, MORE or LESS

*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: 6/9/2016

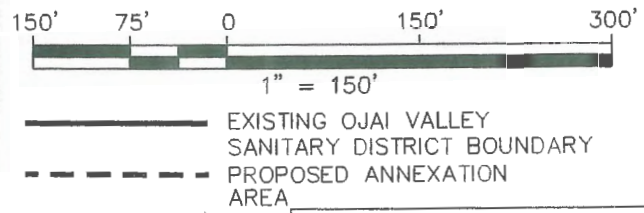




NOTE:  
SEE PAGE 2 FOR COURSES AND  
ACREAGE.

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AND  
FJS Land Consulting  
14818 Quezada Way  
Santa Clarita, CA 91387  
(805) 501-4075



DATE PREPARED: 6/9/2016

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
SPRING-VENTURA-GRAND  
(OVSD 2016-02)  
PARCEL 3  
BEING A PART OF SUBDIVISION "A", OF THE RANCHO  
SANTA ANA  
COUNTY OF VENTURA, STATE OF CALIFORNIA

PAGE 1 OF 2

EXHIBIT B

PARCEL 3 COURSES

Line Table		
Line #	Direction	Length
1	N0°38'00"W	119.05'
2	N17°06'40"W	68.11'
3	N86°52'20"W	72.38'
4	N21°00'45"W	236.37'
5	S74°23'30"W	233.05'
6	S8°09'00"E	166.80'
7	S14°50'48"E	346.21'
9	N84°45'00"E	386.70'
10	N21°17'00"W	383.60'
11	N0°38'00"W	33.95'
12	S84°45'00"W	16.28'
13	N8°09'00"W	360.91'
14	S14°50'48"E	90.71'

Curve Table			
Curve #	Delta	Radius	Length
8	10°58'07"	1447.69'	277.14'
15	10°59'52"	1417.69'	272.12'

  
FRANK J. SOBECKI



PARCEL 3  
5.94 ACRES+/-  
+0.12 ACRES+/-  
TOTAL=6.06 ACRES+/-

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
SPRING-VENTURA-GRAND  
(OVSD 2016-02)  
PARCEL 3

BEING A PART OF SUBDIVISION "A", OF THE  
RANCHO SANTA ANA,  
COUNTY OF VENTURA, STATE OF CALIFORNIA

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
SPRING-VENTURA-GRAND  
(OVSD 2016-02)

PARCEL 3 (EASTERLY)

THAT PORTION OF SUBDIVISION "A" OF THE RANCHO SANTA ANA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THE 6TH COURSE OF THE "TRACT 2833" ANNEXATION No. 29 TO OAK VIEW SANITARY DISTRICT PER RESOLUTION No. 80-43, DATED 7/8/1980, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE NORTHWESTERLY ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

1ST- NORTH 0° 38' 00" WEST 119.05 FEET, THENCE;

2ND- NORTH 17° 06' 40" WEST 68.11 FEET, THENCE LEAVING SAID OAK VIEW SANITARY DISTRICT BOUNDARY;

3RD- NORTH 86° 52' 20" WEST 72.38 FEET, THENCE;

4TH: NORTH 21° 00' 45" WEST 236.37 FEET, THENCE;

5TH: SOUTH 74° 23' 30" WEST 233.05 FEET TO THE EASTERLY LINE OF THE VENTURA AND OJAI VALLEY RAILROAD (50 FEET WIDE) RECORDED IN BOOK 57, PAGE 447 OF DEEDS, THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE;

6TH- SOUTH 8° 09' 00" EAST 166.80 FEET TO THE EASTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY (30 FEET WIDE) RECORDED IN BOOK 144, PAGE 192 OF DEEDS, THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES;

7TH- SOUTH 14° 50' 48" EAST 346.21' FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1447.69 FEET, THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF SUBDIVISION "A", RANCHO SANTA ANA, AS PER MAP RECORDED IN BOOK 3, PAGE 32 OF MAPS;

8TH- AN ARC LENGTH OF 277.14 FEET, THROUGH A CENTRAL ANGLE OF 10°58'07", THENCE;



9TH- NORTH 84° 45' 00" EAST 386.70 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND RECORDED IN DOCUMENT No. 2000-0070494-00 OF OFFICIAL RECORDS, THENCE NORTHWESTERLY ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES;

10TH- NORTH 21° 17' WEST 383.60 FEET, THENCE;

11TH- NORTH 0°38' 00" WEST 33.95 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3 (WESTERLY)

PART OF TRACT "A", RANCHO SANTA ANA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY TERMINUS OF THE ABOVE DESCRIBED 9TH COURSE, THENCE SOUTHWESTERLY ON THE CONTINUATION THEREOF, SOUTH 84° 45' 00" WEST 30.01 FEET TO THE WESTERLY LINE OF SAID SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE,

12TH- SOUTH 84° 45' 00" WEST 16.28 FEET TO THE EASTERLY LINE OF SAID VENTURA AND OJAI VALLEY RAILROAD, THENCE NORTHWESTERLY ALONG SAID LINE;

13TH- NORTH 8° 09' 00" WEST 360.91 FEET TO THE WESTERLY LINE OF SAID SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY, THENCE SOUTHEASTERLY ALONG SAID LINE;

14TH- SOUTH 14° 50' 48" EAST 90.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1417.69 FEET, THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE;

15TH- AN ARC LENGTH OF 277.14 FEET, THROUGH A CENTRAL ANGLE OF 10°58'07" TO THE SOUTHERLY LINE OF SAID SUBDIVISION "A", RANCHO SANTA ANA, BEING THE TRUE POINT OF BEGINNING.

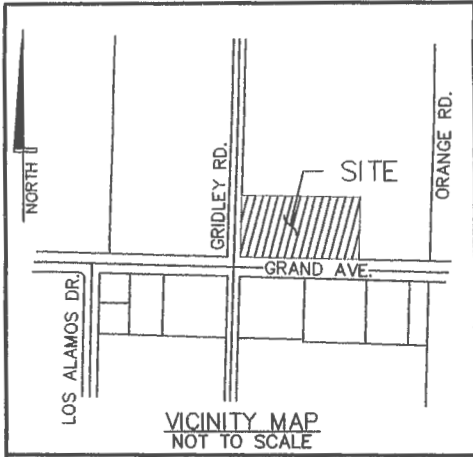
CONTAINING: 6.06 ACRES, MORE or LESS

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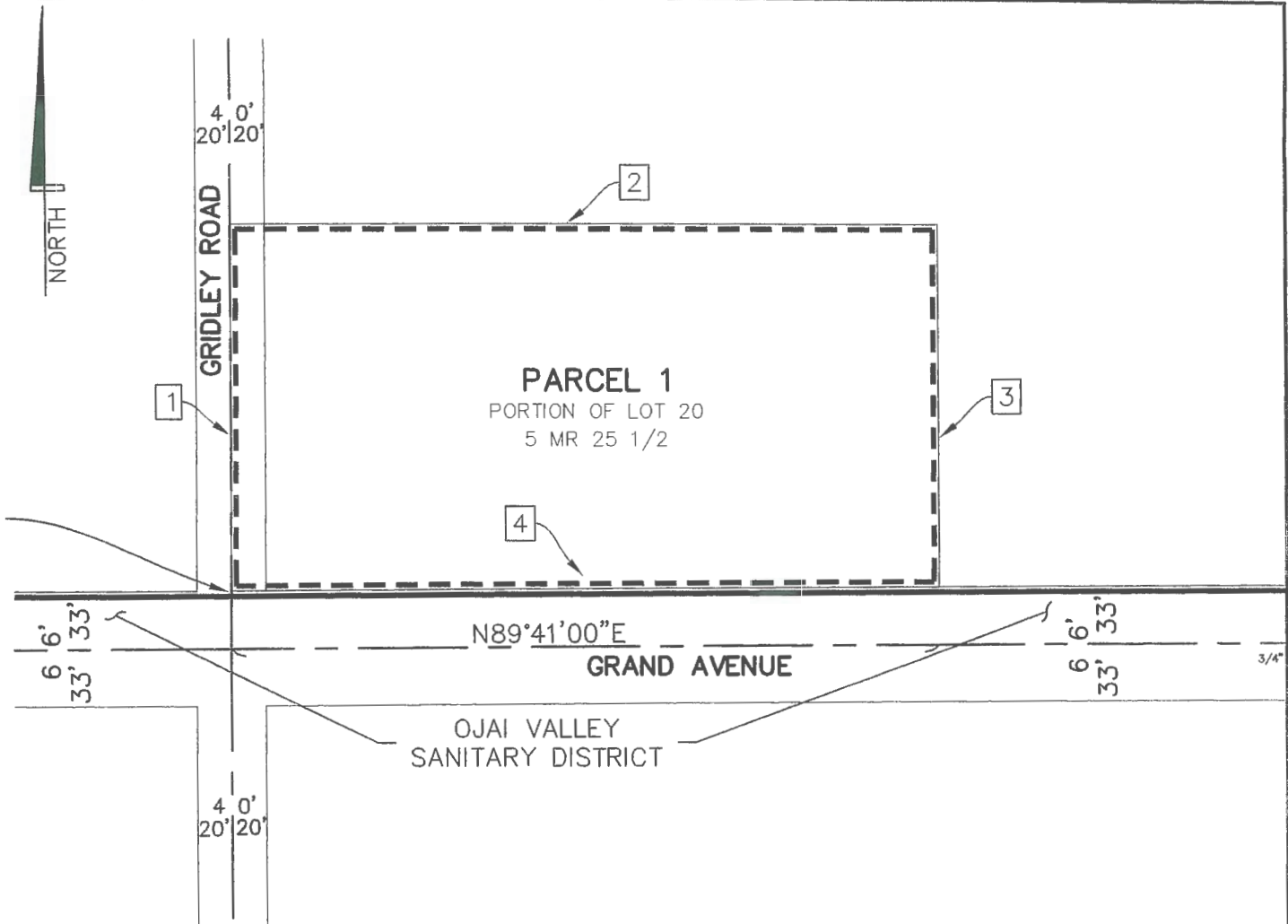


FRANK J. SOBECKI, PLS 5975  
DATE PREPARED: 6/9/2016





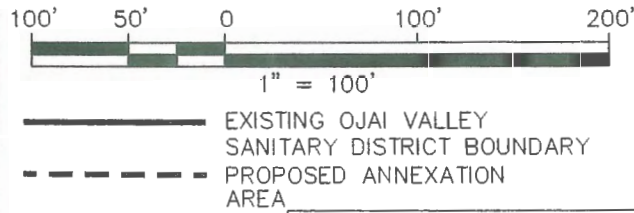
TPOB OF PARCEL 1:  
EASTERLY TERMINUS OF  
THE 18TH COURSE OF THE  
ISLAND No. 1 ANNEXATION  
TO THE CITY OJAI PER  
5750 OR 626,  
RECORDED 10/3/1980.



NOTE:  
SEE PAGE 2 FOR COURSES AND  
ACREAGE.

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FJS Land Consulting  
14818 Quezada Way  
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(805) 501-4075



DATE PREPARED: 6/9/2016

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
SPRING-VENTURA-GRAND  
(OVSD 2016-02)  
PARCEL 1

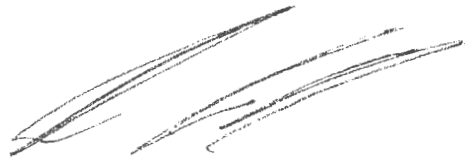
BEING A PORTION LOT 20 OF THE BARD  
SUBDIVISION OF THE RANCHO OJAI, 5 MR 25 1/2  
COUNTY OF VENTURA, STATE OF CALIFORNIA

PAGE 1 OF 2

EXHIBIT C

LOT 20 COURSES

LINE TABLE		
COURSE	BEARING	LENGTH
1	N0°01'00"E	210.73'
2	S89°59'00"E	409.79'
3	S0°01'00"W	208.35'
4	S89°41'00"W	409.80'



FRANK J. SOBECKI



PARCEL 1  
+/-1.97 ACRES

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
SPRING-VENTURA-GRAND  
(OVSD 2016-02)  
PARCEL 1  
  
BEING A PORTION LOT 20 OF THE BARD  
SUBDIVISION OF THE RANCHO OJAI, 5 MR 25 1/2  
COUNTY OF VENTURA, STATE OF CALIFORNIA



OJAI VALLEY SANITARY DISTRICT ANNEXATION  
SPRING-VENTURA-GRAND  
(OVSD 2016-02)

PARCEL 1

PART OF LOT 20 OF THE BARD SUBDIVISION OF THE RANCHO OJAI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 5, PAGE 25 1/2 OF MAPS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** EASTERLY TERMINUS OF THE 18TH COURSE OF THE ISLAND No. 1 ANNEXATION TO THE CITY OJAI, RECORDED OCTOBER 3, 1980, IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 5750, PAGE 626 OF OFFICIAL RECORDS AND BEING THE **TRUE POINT OF BEGINNING**; THENCE, NORTHERLY ALONG THE CENTERLINE OF GRIDLEY STREET (40 FEET WIDE):

1ST - NORTH 0° 01' EAST 210.73 FEET, THENCE;

2ND - SOUTH 89° 59' EAST 409.79 FEET, THENCE;

3RD - SOUTH 0° 01' WEST 208.35 FEET, TO THE NORTHERLY RIGHT OF WAY OF GRAND AVENUE (66 FEET WIDE), ALSO BEING A POINT ON THE NORTH LINE OF SAID ISLAND No. 1 ANNEXATION, THENCE WESTERLY ALONG SAID NORTHERLY;

4TH - SOUTH 89° 41' WEST 409.80 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 1.97 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: 6/9/2016

