

No Fees per Government Code 27383  
RECORDING REQUESTED BY:  
Ventura Local Agency  
Formation Commission



WHEN RECORDED MAIL TO:  
Ventura LAFCO  
L# 1850

**VENTURA  
LOCAL AGENCY FORMATION COMMISSION  
800 South Victoria Ave.  
Ventura CA 93009-1850**

**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 08-02 Ojai Valley Sanitary District Annexation – McLaren (Parcels A & B)
2. The name of each district or city involved in this change of organization and the kind or type of change of organization ordered for each city or district is as follows:  
  
Ojai Valley Sanitary District – Annexation
3. APN Nos: 018-0-040-065, 018-0-140-230, 018-0-140-245
4. The above listed district is located within the following county: Ventura
5. A description of the boundaries of the above cited change of organization is shown on the attached legal descriptions and maps, marked Exhibit "A", and by this reference incorporated herein.
6. The territory is uninhabited.
7. This change of organization has been approved subject to the following terms and conditions, if any: None.
8. Resolution LAFCO 08-02, ordering this change of organization, was adopted on May 21, 2008 by the Local Agency Formation Commission for Ventura County.

I hereby certify that the resolution cited above includes any terms and conditions, and the map and legal description. I declare under penalty of perjury that the foregoing is true and correct.

Dated: 7-10-08

Kim Uhlich, Executive Officer  
Ventura LAFCO

**LAFCO 08-02**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE OJAI VALLEY SANITARY  
DISTRICT ANNEXATION – McLAREN (PARCELS A & B)**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the proposal as required by law; and

WHEREAS, the proposal was duly considered on May 21, 2008; 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 and recommendation, the environmental determination, spheres of influence and applicable local plans and policies; and

WHEREAS, all landowners within the affected territory have consented to the proposal; and

WHEREAS, proof has been given to the Commission that the affected territory has fewer than 12 registered voters and is considered uninhabited; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the Ojai Valley Sanitary District and within the affected territory, and the organization of local governmental agencies within Ventura County; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The LAFCO Staff Report and Recommendation for approval dated May 21, 2008 is adopted.
- (2) The annexation to the Ojai Valley Sanitary District is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (3) The affected territory is uninhabited as defined by Government Code §56046.

- (4) The subject proposal is assigned the following distinctive short form designation:  
**LAFCO 08-02 OJAI VALLEY SANITARY DISTRICT ANNEXATION –  
McLAREN (PARCELS A & B).**
- (5) In accordance with staff's determination that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15319 (a) of the California Environmental Quality Act Guidelines, the Commission hereby finds the annexation to be categorically exempt.
- (6) The Commission directs staff to file a Notice of Exemption under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) The Commission waives conducting authority proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have not submitted written opposition to the waiver of conducting authority proceedings [Government Code §56663].
- (8) **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 Executive Officer.**
- (9) **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.**



This resolution was adopted on May 21, 2008.

AYES: Commissioner Grandsen, Lange, Parks, Waunch and Zaragoza and  
Alternate Commissioner Cunningham

NOES: None

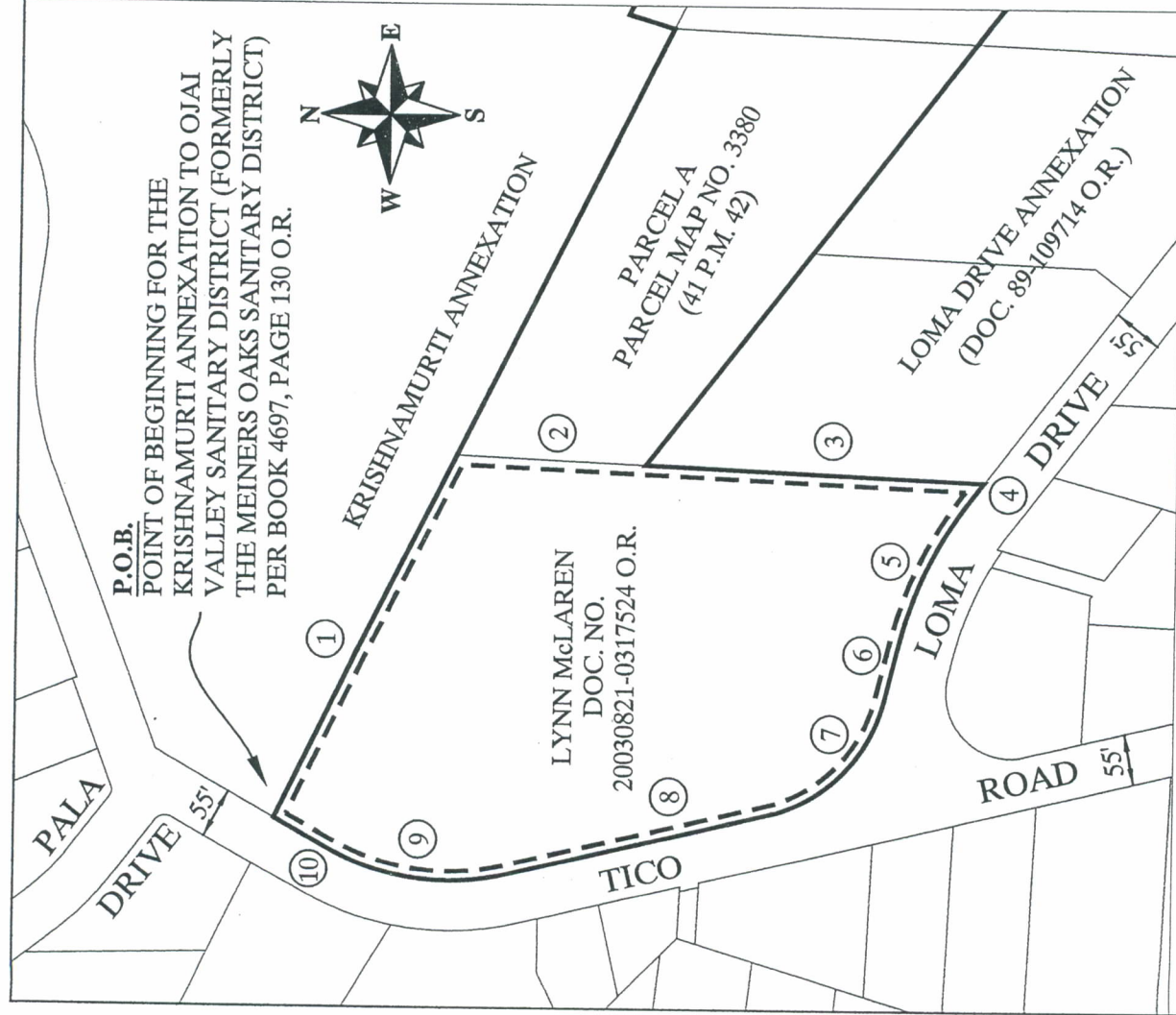
ABSTAINS: None

Dated: 5-21-08

  
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: Ojai Valley Sanitary District  
Ventura County Assessor  
Ventura County Auditor  
Ventura County Surveyor  
Ventura County Planning  
Ventura County Elections – Registrar of Voters



P.O.B.  
POINT OF BEGINNING FOR THE  
KRISHNAMURTI ANNEXATION TO OJAI  
VALLEY SANITARY DISTRICT (FORMERLY  
THE MEINERS OAKS SANITARY DISTRICT)  
PER BOOK 4697, PAGE 130 O.R.



LYNN McLAREN  
DOC. NO.  
20030821-0317524 O.R.

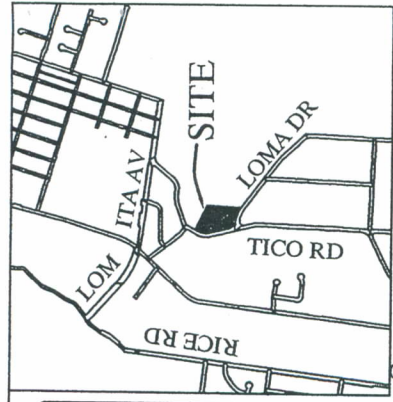
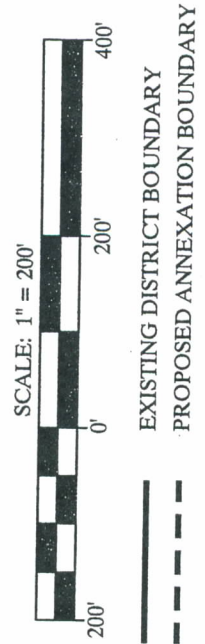
PARCEL A  
(41 P.M. 42)

LOMA DRIVE ANNEXATION  
(DOC. 89-109714 O.R.)

BEARING	DISTANCE
1 S 65°16'23" E	436.42'
2 S 01°00'00" W	204.40'
3 S 01°00'00" W	367.64'
4 N 54°01'00" W	20.20'
6 N 77°26'00" W	64.30'
8 N 14°43'40" W	290.18'
10 N 27°27'20" E	67.95'

DELTA	RADIUS	LENGTH
5 23°25'00"	430.00'	175.74'
7 62°42'20"	170.00'	186.05'
9 42°11'00"	270.00'	198.78'

±5.50 ACRES



VICINITY MAP  
NOT TO SCALE

EXHIBIT A



08-02

# OJAI VALLEY SANITARY DISTRICT ANNEXATION McLAREN - PARCEL A

(OVSD 2008-01)

PARCEL 1 OF PARCEL MAP NO. 2827,  
BEING A PART OF LOT 1, MIRA MONTE SUBDIVISION NO. 1,  
RANCHO OJAI,  
COUNTY OF VENTURA, STATE OF CALIFORNIA,  
PER 24 P.M. 98, 20 M.R. 94 AND 1A M.R. 17 RESPECTIVELY

**MAPS**

Moore Associates Professional Services  
79 Daily Drive, #226  
Camarillo CA 93010  
(805) 504-3663

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 land described.

APRIL 14, 2008

SHEET 1 OF 1

EXHIBIT A  
OJAI VALLEY SANITARY DISTRICT ANNEXATION  
McLAREN - PARCEL A  
OVSD NO. 2008-01

02-02

Parcel 1 of Parcel Map No. 2827, recorded in Book 24, Page 98 of Parcel Maps in the Office of the County Recorder of Ventura County, State of California, being a part of Lot 1, Mira Monte Subdivision No. 1, recorded in Book 20, Page 94 of Miscellaneous Records, Office of said County Recorder, of said County, being a portion of Rancho Ojai, recorded in Book 1A, Page 17 of Miscellaneous Records, Office of said County Recorder of said County, described as follows:

Beginning at the northwest corner of the parcel described in the deed to Lynn McLaren, recorded in the Office of said County Recorder, of said County on August 21, 2003 as Document No. 20030821-0317524 of Official Records, said corner also being the point of beginning for the Krishnamurti Annexation to the Ojai Valley Sanitary District (formerly known as Meiners Oaks Sanitary District), recorded in Book 4697, Page 130, of Official Records; thence along the existing boundary of said Ojai Valley Sanitary District and along the north line of said parcel described in said deed recorded as Document No. 20030821-0317524 of Official Records,

- 1<sup>st</sup> - S 65° 16' 23" E 436.42 feet; thence leaving the existing boundary of said Ojai Valley Sanitary District and along the east boundary of said parcel described in said deed by the following eight courses:
- 2<sup>nd</sup> - S 01° 00' 00" W 204.40 feet to the northerly terminus of the 4<sup>th</sup> course for the Loma Drive Annexation to said Ojai Valley Sanitary District, described in Document No. 89-109714 of Official Records; thence continuing along the east boundary of the parcel described in deed recorded as Document No. 20030821-0317524 of Official Records, also being the westerly boundary of said Loma Drive Annexation described in Document No. 89-109714 of Official Records;
- 3<sup>rd</sup> - S 01° 00' 00" W 367.64 feet; thence,
- 4<sup>th</sup> - N 54° 01' 00" W 20.20 feet to the beginning of a curve concaved southwesterly and having a radius of 430 feet; thence along said curve,
- 5<sup>th</sup> - Northwesterly 175.74 feet through a central angle of 23° 25' 00"; thence,
- 6<sup>th</sup> - N 77° 26' 00" W 64.30 feet to the beginning of a curve concaved northeasterly and having a radius of 170 feet; thence along said curve,
- 7<sup>th</sup> - Northwesterly 186.05 feet through a central angle of 62° 42' 20"; thence,




8<sup>th</sup> - N 14° 43' 40" W 290.18 feet to the beginning of a curve concaved easterly and having a radius of 270 feet; thence along said curve,


9<sup>th</sup> - Northerly 198.78 feet through a central angle of 42° 11' 00"; thence,

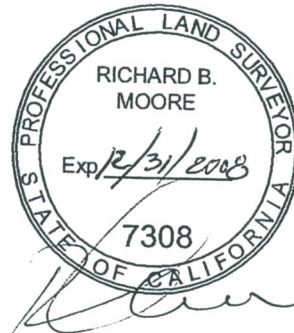
10<sup>th</sup> - N 27° 27' 20" E 67.95 feet to the Point of Beginning.

Containing 5.50 acres, more or less.

  
Richard B. Moore, PLS 7308  
4/14/08  
Date

*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 land described.*

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: 5/14/08



**P.O.B.**  
 NORTHWESTERLY TERMINUS OF  
 THE 5TH COURSE OF PARCEL 2,  
 ANNEXATION TO OJAI VALLEY SANITARY  
 DISTRICT (FORMERLY MEINERS OAKS  
 SANITARY DISTRICT) PER EXHIBIT A OF  
 DOCUMENT NO. 64-1982, ITEM 14,  
 ADOPTED BY THE BOARD OF SUPERVISORS  
 OF THE COUNTY OF VENTURA,  
 SEPTEMBER 1, 1964

THE TURNER TRUST PER  
 DOC. 20050504-0109583 O.R.  
 THE R & D HILL FAMILY TRUST PER  
 DOC. 20050718-0174317 O.R.

ESTABLISHMENT OF MEINERS OAKS  
 SANITARY DISTRICT PER  
 BOOK 1710, PAGE 433 O.R.



EXISTING DISTRICT BOUNDARY  
 PROPOSED ANNEXATION BOUNDARY

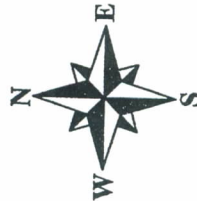
**MAPS**

Moore Associates Professional Services  
 79 Daily Drive, #226  
 Camarillo CA 93010  
 (805) 504-3663



08-02

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
 McLAREN - PARCEL B  
 (OVSD 2008-01)  
 PORTIONS OF LOTS A, 4 & 5 OF FOREST RIVER PARK  
 SUBDIVISION NO. 1, BEING A PART OF TRACT "B",  
 RANCHO SANTA ANA,  
 COUNTY OF VENTURA, STATE OF CALIFORNIA,  
 PER 19 M.R. 27 AND 3 M.R. 32 RESPECTIVELY  
 APRIL 14, 2008  
 SHEET 1 OF 1



VICINITY MAP  
 NOT TO SCALE



BEARING	DISTANCE
1 N 30°19' W	119.00'
2 N 06°00' E	250.00'
3 S 84°00' E	95.00'
4 S 06°00' W	20.00'
5 S 84°00' E	25.00'
6 N 06°00' E	20.00'
7 S 84°00' E	205.00'
8 S 06°00' W	158.81'
9 S 59°41' W	315.88'

±1.95 ACRES

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EXHIBIT A



OJAI VALLEY SANITARY DISTRICT ANNEXATION  
McLAREN - PARCEL B  
OVSD NO. 2008-01

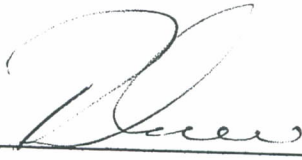
Portions of Lots A, 4 & 5 of Forest River Park Subdivision No. 1, as shown in Book 19, Page 27 of Miscellaneous Records, recorded in the Office of the County Recorder of Ventura County, State of California, being a part of Tract "B", Rancho Santa Ana, recorded in Book 3, Page 32 of Miscellaneous Records, Office of said County Recorder, of said County, described as follows:

Beginning at the most southerly corner of the parcel described in the deed to Ronald L.R. Hill and Debi R. Hill, Trustees of the R & D Hill Family Trust, recorded in the Office of said County Recorder, of said County on July 18, 2005 as Document No. 20050718-0174317 of Official Records, also being the northwesterly terminus of the 5th Course of Parcel 2, as shown in the Kimbrough-Hubbard annexation to Ojai Valley Sanitary District (formerly known as Meiners Oaks Sanitary District) as described in Exhibit A of Document Number 64-1982, Item 14, adopted by the Board of Supervisors of the County of Ventura on September 1, 1964; thence along the westerly and northerly boundaries of said parcel described in said deed, recorded as Document No. 20050718-0174317 of Official Records by the following seven courses:

- 1<sup>st</sup> - N 30° 19' W 119.00 feet; thence,
- 2<sup>nd</sup> - N 06° 00' E 250.00 feet; thence,
- 3<sup>rd</sup> - S 84° 00' E 95.00 feet; thence,
- 4<sup>th</sup> - S 06° 00' W 20.00 feet; thence,
- 5<sup>th</sup> - S 84° 00' E 25.00 feet; thence,
- 6<sup>th</sup> - N 06° 00' E 20.00 feet; thence along the northerly boundary said parcel described in said deed, and along the northerly boundary of the parcel described in the deed to Caroline Jackson Turner and Robert E. Turner, Trustees for the Turner Trust, recorded in the Office of said County Recorder, of said County on May 04, 2005 as Document No. 20050504-0109583 of Official Records,
- 7<sup>th</sup> - S 84° 00' E 205.00 feet to a point on the 4th course of the establishment of said Ojai Valley Sanitary District (formerly known as Meiners Oaks Sanitary District) as described in Book 1710, Page 433 of Official Records; thence along the easterly and southerly boundaries of the parcel described in said deed, recorded as Document No. 20050504-0109583 of Official Records, and along the 4th course of the existing boundary of said Ojai Valley Sanitary District, as described in said Book 1710, Page 433 of Official Records,

- 8<sup>th</sup> - S 06° 00 W 158.81 feet to the northerly terminus of the 6<sup>th</sup> course of the Kimbrough-Hubbard annexation to Ojai Valley Sanitary District (formerly known as Meiners Oaks Sanitary District) as described in Exhibit A of Document Number 64-1982, Item 14, adopted by the Board of Supervisors of the County of Ventura on September 1, 1964; thence along the northerly boundary of said annexation to said Ojai Valley Sanitary District,
- 9<sup>th</sup> - S 59° 41' W 315.88 feet to the Point of Beginning.

Containing 1.95 acres, more or less.

 4/14/08  
Richard B. Moore, PLS 7308 Date

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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: 5/14/08

