

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency  
Formation Commission

RECORDED AT REQUEST OF:

WHEN RECORDED MAIL TO:

Ventura LAFCO

L# 1850



20090713-00116658-0 1/8

Ventura County Clerk and Recorder

James B. Becker, Assistant

07/13/2009 03:58:32 PM

330612 \$.00 MA

**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 09-04 Ojai Valley Sanitary District Annexation – Krankl
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 No: 060-0-150-185
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 description and map, 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 09-04, ordering this change of organization, was adopted on May 20, 2009 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: 7-13-09

  
Kim Uhlich, Executive Officer  
Ventura LAFCO

**LAFCO 09-04**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE OJAI VALLEY SANITARY  
DISTRICT ANNEXATION – KRANKL**

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 20, 2009; 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 20, 2009 are 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 09-04 OJAI VALLEY SANITARY DISTRICT ANNEXATION – KRANKL.**
- (5) The Commission, as a responsible agency, has reviewed and considered the information contained in the Negative Declaration prepared for Conditional Use Permit No. LU 08-0011 by the County of Ventura as lead agency as well as all comments received.
- (6) The Commission finds that, on the basis of the whole record before it, that there is no substantial evidence that the project will have a significant effect on the environment and the Negative Declaration reflects the Commission's independent judgment and analysis.
- (7) The Commission hereby adopts the lead agency's negative declaration.
- (8) The Commission directs staff to file a Notice of Determination in the same manner as the lead agency under CEQA Guidelines §15094 and §15096(i).
- (9) 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].
- (10) **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.**
- (11) **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 20, 2009.

AYES: Commissioner Cunningham, Lange, Lotts, Morehouse, Parvin

NOES: None

ABSTAINS: None

Dated: 5-20-09

  
\_\_\_\_\_  
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

EXHIBIT A

09-04

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
KRANKL  
OVSD NO. 2009-02

A Portion of Lots 11 and 15, Tract A (Robinson, Fawcett & Dean Subdivision), Rancho Santa Ana as shown on the map recorded in Book 3, Page 32 of Miscellaneous Records, and a portion of Creek Road, all in the Office of the County Recorder of Ventura County, State of California, described as follows:

Commencing at the southerly terminus of the twenty-second course of the Live Oak Acres Annexation No. 17 to the Ojai Valley Sanitary District as shown and described in the Certificate of Completion recorded in the Office of said County Recorder, of said County on January 16, 1986 as Document No. 86-005631 of Official Records; thence northerly along said twenty-second course of the Live Oak Acres Annexation No. 17, N 00° 52' 30" E 34.07 feet to the fifteenth course of Parcel "A" as described in Document No. 86-076064 of Official Records, recorded in the Office of said County Recorder, of said County on June 18, 1986, along said fifteenth course from the easterly terminus thereof, also being the True Point of Beginning; thence along the northwesterly boundary of said Live Oak Acres Annexation No. 17 by the following seven courses:

- 1<sup>st</sup> - N 00° 52' 30" E 36.13 feet to the beginning of a curve concaved easterly and having a radius of 330.00 feet; thence along said curve,
- 2<sup>nd</sup> - Northeasterly 191.65 feet through a central angle of 33° 16' 30"; thence,
- 3<sup>rd</sup> - N 34° 09' 00" E 63.12 feet to the beginning of a curve concaved northwesterly and having a radius of 270.00 feet; thence along said curve,
- 4<sup>th</sup> - Northerly 41.00 feet through a central angle of 8° 42' 00"; thence,
- 5<sup>th</sup> - N 25° 27' 00" E 124.17 feet; thence,
- 6<sup>th</sup> - N 30° 17' 30" E 273.78 feet; thence,
- 7<sup>th</sup> - S 60° 21' 00" E 66.69 feet to the easterly right of way of Santa Ana Road, variable width, also being the beginning of a non-tangent curve concaved northwesterly and having a radius of 1030.00 feet, and a radial bearing of N 60° 44' 26" W, thence leaving said northwesterly boundary of said Live Oak Acres Annexation No. 17 and along said curve and easterly right of way of Santa Ana Road by the following seven courses,
- 8<sup>th</sup> - Northerly 202.51 feet through a central angle of 11° 15' 55"; thence,

- 9<sup>th</sup> - N 18° 01' 01" E 374.05 feet to the beginning of a curve concaved westerly and having a radius of 330.00 feet; thence along said curve,
- 10<sup>th</sup> - Northwesterly 251.84 feet through a central angle of 43° 43' 30"; thence,
- 11<sup>th</sup> - N 25° 42' 29" W 200.31 feet to the beginning of a curve concaved southwesterly and having a radius of 605.00 feet; thence along said curve,
- 12<sup>th</sup> - Northwesterly 89.20 feet through a central angle of 8° 26' 51"; thence,
- 13<sup>th</sup> - N 34° 09' 35" W 177.38 feet; thence leaving said easterly right of way of Santa Ana Road,
- 14<sup>th</sup> - S 55° 50' 25" W 92.52 feet to the westerly right of way of said Santa Ana Road and the beginning of a non-tangent curve concaved southerly, having a radius of 300.00 feet and a radial bearing of S 17° 37' 08" W; thence along said curve,
- 15<sup>th</sup> - Westerly 196.36 feet through a central angle of 37° 30' 07"; thence,
- 16<sup>th</sup> - S 70° 07' 01" W 83.83 feet to the beginning of a curve concaved northerly and having a radius of 1500.00 feet; thence along said curve,
- 17<sup>th</sup> - Southwesterly 392.26 feet through a central angle of 14° 59' 00"; thence,
- 18<sup>th</sup> - S 85° 06' 01" W 84.96 feet to the second course of said Parcel "A" of said Document No. 86-076064 of Official Records; thence along said second course,
- 19<sup>th</sup> - S 23° 41' 38" W 95.38 feet; thence along the first course of said Parcel "A",
- 20<sup>th</sup> - S 55° 23' 19" W 225.71 feet to the west line of said Lot 15, Tract A (Robinson, Fawcett and Dean Subdivision), Rancho Santa Ana; thence southerly along said west line,
- 21<sup>st</sup> - S 05° 36' 22" E 1118.00 feet to the nineteenth course of said Parcel "A"; thence along said nineteenth course,
- 22<sup>nd</sup> - S 88° 38' 13" E 50.12 feet to the easterly terminus of said nineteenth course of said Parcel "A"; thence along the eighteenth course of said Parcel "A",
- 23<sup>rd</sup> - S 45° 14' 08" E 173.10 feet; thence along the seventeenth course of said Parcel "A",
- 24<sup>th</sup> - S 48° 43' 06" E 132.46 feet; thence along the sixteenth course of said Parcel "A",

25<sup>th</sup> - S 68° 36' 28" E 186.25 feet; thence along the fifteenth course of said Parcel "A",

26<sup>th</sup> - S 80° 39' 46" E 174.09 feet to the True Point of Beginning.

Containing 37.63 acres, more or less.

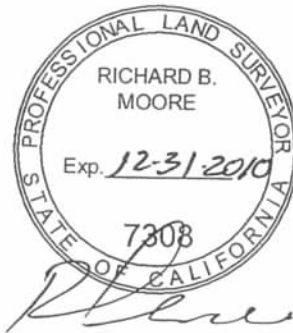


Richard B. Moore, PLS 7308

7/10/2009

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:

7/13/09







(3 M.R. 32)  
LOT 11

(3 M.R. 32)  
LOT 15

(3 M.R. 32)  
LOT 16

PARCEL "A"  
DOCUMENT NO. 86-076064

POC - SOUTHERLY TERMINUS  
OF THE TWENTY-SECOND  
COURSE, LIVE OAK ACRES  
ANNEXATION NO. 17 PER  
DOCUMENT 86-005631 O.R.

COURSE NO. 15 OF PARCEL A  
DOCUMENT 86-076064

(VARIABLE WIDTH)

LIVE OAK ACRES ANNEXATION NO. 17  
TO OJAI VALLEY SANITARY DISTRICT  
PER DOC. 86-005631 O.R.  
JANUARY 16, 1986

TPOB

POC

BURNHAM

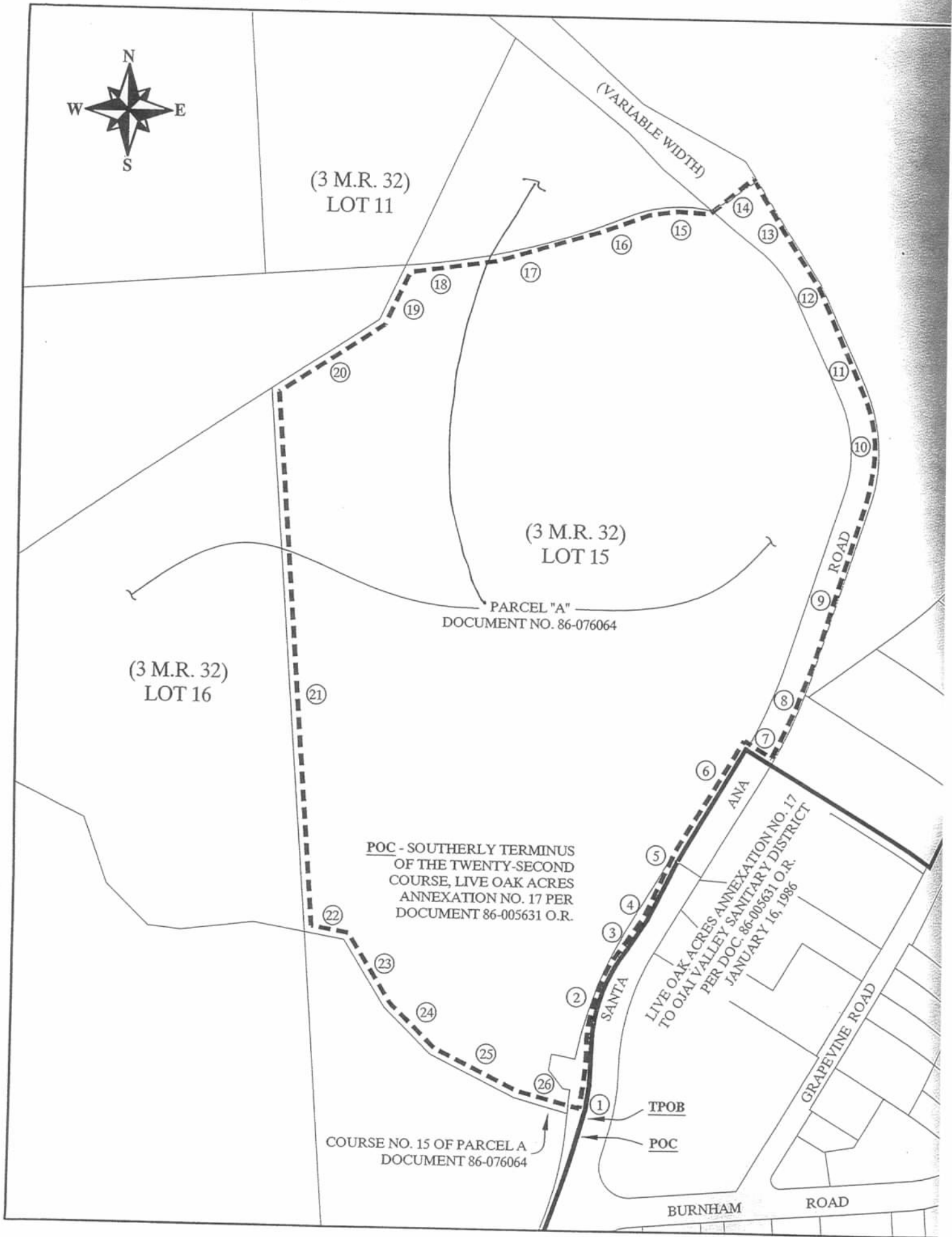
ROAD

GRAPEVINE ROAD

SANTA

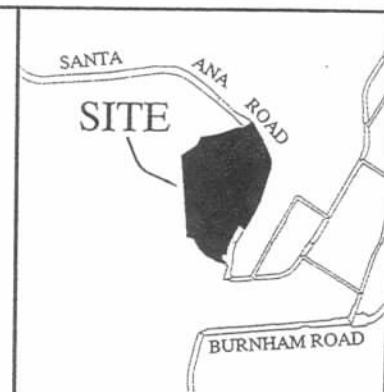
ANA

ROAD



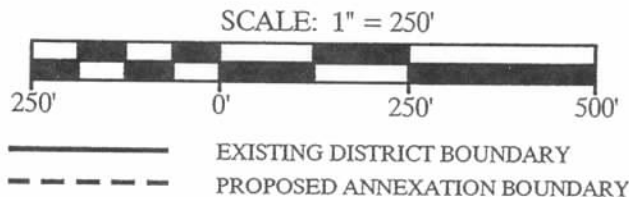
	BEARING	DISTANCE
1	N 00°52'30" E	36.13'
3	N 34°09'00" E	63.12'
5	N 25°27'00" E	124.17'
6	N 30°17'30" E	273.78'
7	S 60°21'00" E	66.69'
9	N 18°01'01" E	374.05'
11	N 25°42'29" W	200.31'
13	N 34°09'35" W	177.38'
14	S 55°50'25" W	92.52'
16	S 70°07'01" W	83.83'
18	S 85°06'01" W	84.96'
19	S 23°41'38" W	95.38'
20	S 55°23'19" W	225.71'
21	S 05°36'22" E	1118.00'
22	S 88°38'13" E	50.12'
23	S 45°14'08" E	173.10'
24	S 48°43'06" E	132.46'
25	S 68°36'28" E	186.25'
26	S 80°39'46" E	174.09'

±37.63 ACRES

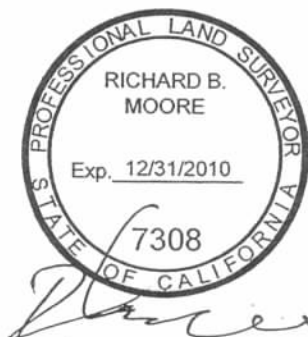


VICINITY MAP  
NOT TO SCALE

	DELTA	RADIUS	LENGTH	RAD. BEARING
2	33°16'30"	330.00'	191.65'	
4	8°42'00"	270.00'	41.00'	
8	11°15'55"	1030.00'	202.51'	N 60°44'26" W
10	43°43'30"	330.00'	251.84'	
12	8°26'51"	605.00'	89.20'	
15	37°30'07"	300.00'	196.36'	S 17°37'08" W
17	14°59'00"	1500.00'	392.26'	



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



# OJAI VALLEY SANITARY DISTRICT ANNEXATION KRANKL

(OVSD 2009-02)

A PORTION OF LOTS 11 & 15, TRACT A (ROBINSON, FAWCETT  
& DEAN SUBDIVISION), RANCHO SANTA ANA AND  
A PORTION OF SANTA ANA ROAD, VARIABLE WIDTH,  
COUNTY OF VENTURA, STATE OF CALIFORNIA  
PER 3 M.R. 32

MAPS

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

JULY 10, 2009

SHEET 1 OF 1

EXHIBIT A