

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCo

L# 1850



20110615-00089331-0 1/8

Ventura County Clerk and Recorder

MARK A. LUNN

06/15/2011 11:58:40 AM

522820 \$.00 PA

**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 10-20 Ojai Valley Sanitary District Annexation – Gramckow
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 Number: 011-0-052-290
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 10-20, ordering this change of organization, was adopted on January 19, 2011 by the Ventura Local Agency Formation Commission.

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: 6/15/11


Kim Uhlich, Executive Officer
Ventura LAFCO

LAFCo 10-20

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

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 et seq. 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; and

WHEREAS, the proposal was duly considered on January 19, 2011; 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;

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 January 19, 2011 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 10-20 OJAI VALLEY SANITARY DISTRICT ANNEXATION –
GRAMCKOW.**
- (5) The Commission, as a responsible agency, has reviewed and considered the information contained in the Mitigated Negative Declaration prepared by the County of Ventura Resource Management Agency as lead agency as well as all comments received.
- (6) The Commission finds that, on the basis of the whole record before it, there is no substantial evidence that the project will have a significant effect on the environment and the Mitigated Negative Declaration reflects the Commission's independent judgment and analysis.
- (7) The Commission hereby adopts the lead agency's Findings (Attachment 5 of the Staff Report), Mitigation Measures and Mitigation Monitoring and Reporting Program (Exhibit 6 of the Mitigated Negative Declaration, which is Attachment 4 of the Staff Report).
- (8) 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 no subject agency that will gain or lose territory as a result of the proposal has submitted written opposition to the waiver of conducting authority proceedings [Government Code §56663].
- (9) **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.**
- (10) **This annexation shall not be recorded until a map and legal description consistent with this approval have been approved by the Ventura County Surveyor.**

This resolution was adopted on January 19, 2011.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Cunningham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Long	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Freeman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Morehouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parks	<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 Pringle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternate Commissioner Bennett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alternate Commissioner Dandy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternate Commissioner Hess	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dated: 1-19-2011


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

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
GRAMCKOW
OVSD NO. 2010-03**

Parcel 2 of PMW No. SD 04-0046, in the County of Ventura, State of California, described in the Parcel Map Waiver recorded on 5 February 2009 as Document No. 20090205-00016457 of Official Records in the Office of the County Recorder of said County and a portion of Baldwin Road (also known as State Highway 150), 77.00 feet wide, also being a portion of Tract B of the Rancho Santa Ana as shown on the map recorded in the Office of said County Recorder in Book 3, Page 32 of Miscellaneous Records, described as follows:

Beginning at the intersection of the south line of said Baldwin Road, 77.00 feet wide, as shown on the map of Tract No. 3209-1 recorded on 23 December 1980 in the Office of the County Recorder of said County in Book 90, Page 40 of Miscellaneous Records with a line perpendicular to said south line and passing through the south terminus of the course in the west line of said Tract No. 3209-1 shown as having a bearing and distance of North 7°49'45" West 42.53 feet on said map, said intersection also being the southwest terminus of the 25th course of Parcel A of the Refiled Rancho Matilija Annexation to the Ojai Valley Sanitary District as described and shown in the Certificate of Completion recorded in the Office of said County Recorder on 30 May 1989 as Document No. 89-084817 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District by the following eleven courses,

- 1st - North 27°31'08" East 60.00 feet; thence,
- 2nd - North 07°49'45" West 42.53 feet; thence,
- 3rd - North 34°55'51" West 230.53 feet; thence,
- 4th - North 17°20'31" West 281.81 feet; thence,
- 5th - North 08°44'46" East 144.68 feet; thence,
- 6th - North 37°47'38" East 186.02 feet; thence,
- 7th - North 05°52'39" West 205.08 feet; thence,
- 8th - North 11°29'20" West 125.51 feet; thence,
- 9th - North 03°41'29" West 124.26 feet; thence,
- 10th - North 57°15'55" East 116.50 feet; thence,
- 11th - North 50°21'21" East 51.31 feet to the northeast corner of said Parcel 2 of said PMW No. SD 04-0046; thence, leaving said District boundary and along the north and west lines of said Parcel 2 by the following eight courses:

10-20

- 12th - North 62°21'26" West 38.03 feet to a curve concave southerly and having a radius of 250.00 feet; thence, along said curve,
- 13th - Westerly 213.73 feet through a central angle of 48°58'59"; thence,
- 14th - South 68°39'35" West 290.42 feet to the beginning of a non-tangent curve concave westerly, having a radius of 400.00 feet, and having an initial radial bearing of North 68°39'34" East; thence, along said curve,
- 15th - Southerly 400.08 feet through a central angle of 57°18'28" to a reverse curve concave easterly and having a radius of 250.00 feet; thence, along said curve,
- 16th - Southerly 256.88 feet through a central angle of 58°52'24"; thence,
- 17th - South 22°54'22" East 206.24 feet to a curve concave westerly and having a radius of 250.00 feet; thence, along said curve,
- 18th - Southerly 172.25 feet through a central angle of 39°28'39"; thence,
- 19th - South 16°34'17" West 160.00 feet to said south line of said Baldwin Road, 77.00 feet wide; thence, along said south line by the following three courses:
- 20th - South 73°25'43" East 342.73 feet to a curve concave southerly and having a radius of 970.00 feet; thence, along said curve,
- 21st - Easterly 185.34 feet through a central angle of 10°56'51"; thence,
- 22nd - South 62°28'52" East 20.88 feet to the Point of Beginning.
- Containing 11.99 acres, more or less.



7 June 2011

Roger Hemman, PLS 5785

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 the 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: 6/14/2011

EXISTING OJAI VALLEY SANITARY
DISTRICT BOUNDARY

PROPOSED ANNEXATION
BOUNDARY

EXHIBIT A

10-20

PREPARED BY:

RDH

LAND SURVEYING & CONSULTING

5276 HOLLISTER AVE., SUITE 457

SANTA BARBARA, CA 93111

(805) 692-1500

W.O.1722.01

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.



COURSES

- ① N 27°31'08" E 60.00'
- ② N 07°49'45" W 42.53'
- ③ N 34°55'51" W 230.53'
- ④ N 17°20'31" W 281.81'
- ⑤ N 08°44'46" E 144.68'
- ⑥ N 37°47'38" E 186.02'
- ⑦ N 05°52'39" W 205.08'
- ⑧ N 11°29'20" W 125.51'
- ⑨ N 03°41'29" W 124.26'
- ⑩ N 57°15'55" E 116.50'
- ⑪ N 50°21'21" E 51.31'
- ⑫ N 62°21'26" W 38.03'
- ⑬ D=48°58'59" R=250.00' L=213.73'
- ⑭ S 68°39'35" W 290.42'
- ⑮ D=57°18'28" R=400.00' L=400.08' N 68°39'34" E BEGINNING RADIAL
- ⑯ D=58°52'24" R=250.00' L=256.88'
- ⑰ S 22°54'22" E 206.24'
- ⑱ D=39°28'39" R=250.00' L=172.25'
- ⑲ S 16°34'17" W 160.00'
- ⑳ S 73°25'43" E 342.73'
- ㉑ D=10°56'51" R=970.00' L=185.34'
- ㉒ S 62°28'52" E 20.88'

±11.99 ACRES

PORTION OF
PARCEL B
42 P.M. 49

PARCEL 2
PMW NO. SD

04-0046

20090205-00016457

O.R.

TRACT NO.

3209-1

PARCEL A - REFILED
RANCHO MATILIJA
ANNEXATION TO THE
OJAI VALLEY SANITARY
DISTRICT PER DOC. NO.
89-084817 O.R.

90 M.R. 40

(ST. HWY 150)

BALDWIN ROAD

P.O.B.

SOUTHWEST TERMINUS OF THE 25TH
COURSE OF THE REFILED RANCHO
MATILIJA ANNEXATION TO THE OJAI
VALLEY SANITARY DISTRICT



[Signature]

7 JUNE 2011

OJAI VALLEY SANITARY DISTRICT ANNEXATION
GRAMCKOW

(OVSD NO. 2010-03)

PARCEL 2 OF PMW NO. SD 04-0046, IN THE COUNTY OF
VENTURA, STATE OF CALIFORNIA PER 20090205-00016457

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: 6/14/2011