

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCo

L# 1850



20140408-00044119-0 1/11

Ventura County Clerk and Recorder

MARK A. LUNN

04/08/2014 11:07:18 AM

808306 \$.00 VA

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 13-15 City of Oxnard Reorganization/Calleguas Municipal Water District Annexation  
- East Village Phase III**

2. The name of each district or city involved in this reorganization and the kind or type of change of organization ordered for each city or district is as follows:

City of Oxnard - Annexation  
Calleguas Municipal Water District - Annexation  
Ventura County Fire Protection District - Detachment  
Ventura County Resource Conservation District - Detachment  
Ventura County Service Area No. 32 - Detachment  
Ventura County Service Area No. 33 - Detachment

3. APN Number: 214-0-020-595

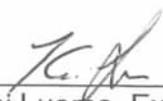
4. The above listed city and districts are located within the following county: Ventura

5. The Local Agency Formation Commission's resolution of approval, LAFCo 13-15, which was adopted on February 19, 2014 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 inhabited.

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: 4-7-14

  
Kai Luoma, Executive Officer  
Ventura LAFCo

LAFCO 13-15

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE CITY OF OXNARD  
REORGANIZATION/CALLEGUAS MUNICIPAL WATER  
DISTRICT ANNEXATION – EAST VILLAGE PHASE III;  
ANNEXATION TO THE CITY OF OXNARD AND  
CALLEGUAS MUNICIPAL WATER DISTRICT AND  
DETACHMENT FROM THE VENTURA COUNTY FIRE  
PROTECTION DISTRICT, THE VENTURA COUNTY  
RESOURCE CONSERVATION DISTRICT, AND COUNTY  
SERVICE AREA NOS. 32 AND 33**

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 (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 hearing as required by law; and

WHEREAS, the proposal was duly considered on February 19, 2014; 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 document, spheres of influence and applicable 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 twelve registered voters and is considered uninhabited; 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 City of Oxnard (City) and within the affected territory, and the organization of local governmental agencies within Ventura County; and

WHEREAS, the Commission certifies that it has reviewed and considered the Environmental Impact Report (EIR) prepared by the lead agency; and

WHEREAS, the Commission has found that the EIR discloses impacts that are not significant or are mitigated to a level of insignificance; and

WHEREAS, the Commission has found that there remains significant and unavoidable impacts that cannot be mitigated to a level of insignificance and that these impact findings be made, in accordance with Section 15093 of the CEQA Guidelines; and

WHEREAS, the Commission makes a statement of overriding considerations that based on substantial evidence in the record the benefits of the project outweigh the unavoidable adverse environmental effects;

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

- (1) The LAFCo Staff Report dated February 19, 2014 and recommendation for approval of the proposal are adopted.
- (2) The reorganization is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (3) The boundaries of the proposal are found to be definite and certain as approved.
- (4) The subject proposal is assigned the following distinctive short form designation:  
**CITY OF OXNARD REORGANIZATION/CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION – EAST VILLAGE PHASE III.**
- (5) The Commission has reviewed and considered the information contained in the EIR for the East Village Phase III project prepared for the City as lead agency as well as all comments received and determines that there are not any feasible mitigation measures or feasible alternatives, within the power and authority of LAFCo, which would substantially lessen or avoid any significant effect on the environment [CEQA Guidelines §15096(g)].
- (6) The Commission hereby adopts the lead agency's Findings, Mitigation Measures and Mitigation Monitoring Program (Attachment 3 to the Staff Report).

- (7) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under CEQA Guidelines §15094 and §15096(i).
- (8) The Commission determines that the project is in compliance with Government Code § 56741 as the territory to be annexed is located within one county and is contiguous with the boundaries of the City.
- (9) The affected territory is uninhabited as defined by Government Code § 56046.
- (10) Pursuant to Government Code Section 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 waives protest proceedings entirely.
- (11) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.
- (12) **This reorganization 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.**
- (13) **This reorganization 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 February 19, 2014.

	<b>AYE</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Commissioner Dandy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ford-McCaffrey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Morehouse	<input checked="" 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"/>
Commissioner Zaragoza	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Bennett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Freeman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dated: 2-19-14

Linda Parks  
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: City of Oxnard  
Calleguas Municipal Water District  
Southern California Edison  
Southern California Gas Company  
Ventura County Watershed Protection District  
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  
Ventura County Resource Conservation District  
Ventura County Sheriff – EOC  
Ventura County Surveyor

## EXHIBIT A

13-15

### CITY OF OXNARD REORGANIZATION EAST VILLAGE PHASE 3

ANNEXATION TO THE CITY OF OXNARD AND ANNEXATION NO. 98 TO THE CALLEGUAS MUNICIPAL WATER DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY SERVICE AREAS NO. 32 AND NO. 33

That portion of Subdivision 26 Rancho El Rio De Santa Clara 0' La Colonia in the County of Ventura, State of California as per Partition Map thereof filed in the Office of the County Clerk of said County, in that certain action entitled "Thomas A. Scott, et al., Plffs. VS. Rafael Gonzales, et al., Defts" particularly described as follows:

**Beginning** at the point of intersection of the westerly line of Parcel A and the northerly line of Camino del Sol (Colonia Road) 50 feet wide as shown on Parcel Map No. 3796 recorded in the Office of the County Recorder of said County in Book 37, at Page 54A and 55 of Parcel Maps; said point being the southerly terminus of the 3rd course of the Lombard-Levy Reorganization, Annexation No. 98-5-69 to the City of Oxnard as recorded January 27, 1999 in the Office of said County Recorder as instrument number 99-016131 of Official Records; said point also being the southerly terminus of the 3rd course of Annexation No. 55 to the Calleguas Municipal Water District, as recorded on January 27th, 1999 in the Office of said County Recorder as instrument number 99-016130 of Official Records; said point also being on the northerly line of Parcel 7, Oxnard First Fringe Area, Annexation No. 5 to the Calleguas Municipal Water District per Resolution No. 188, adopted, signed and approved on December 2nd, 1964 by the President of the board of directors of the Calleguas Municipal Water District; thence along said northerly line of said Parcel 7 and along the existing boundary of said City and said District the following four (4) courses:

- 1st South 89°59'00" West, a distance of 1931.93 feet to the southeast corner of Parcel 63, Annexation No. 7 to the Calleguas Municipal Water District, as recorded on November 13<sup>th</sup>, 1969 in Book 3579, at Page 129, of Official Records in the Office of the County Recorder of said County; thence along the east line of said Parcel 63 to and along the east line of Annexation No. 54 to the Calleguas Municipal Water District, as recorded on January 26<sup>th</sup>, 1999 as Instrument number 99-015464, of Official Records in the Office of the County Recorder of said County,
- 2nd North 00°04'34" West, a distance of 2455.55 feet to the southerly line of Parcel G, Annexation No. 29 to the Calleguas Municipal Water District, as recorded on October 10<sup>th</sup>, 1989, as Instrument number 89-160094, of Official Records in the Office of the County Recorder of said County;

thence along said southerly line to and along the southerly line of Parcel A, Annexation No. 47 to the Calleguas Municipal Water District, as recorded on September 19th, 1995, as Instrument number 95-112424, of Official Records in the Office of the County Recorder of said County,

- 3rd North 89°59'58" East, a distance of 1937.83 feet to the west line of said Annexation No. 55; thence along said west line of said Annexation No. 55,
- 4th South 00°03'42" West, a distance of 2455.00 feet to the **Point of Beginning**.

Contains 109.060 Acres

Prepared under my supervision:

*Maren Cartellieri*

Maren Cartellieri  
PLS 8606

*03-12-2014*  
Date



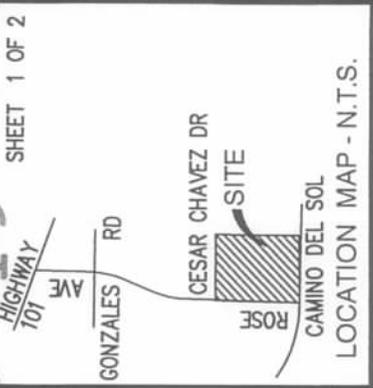
For assessment purposes only. This document of land is not a legal description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

*The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.*

Certified by: *Comp. M. T. ...*

Date: *3/12/2014*

13-15



**EXHIBIT A**

JENSEN DESIGN & SURVEY, INC  
1672 DONLON STREET  
VENTURA, CA 93003  
(805) 654-9677



PREPARED UNDER MY SUPERVISION:

*Maren Cartellieri*  
DATE: 03-12-2014

MAREN CARTELLIERI, PLS 8606

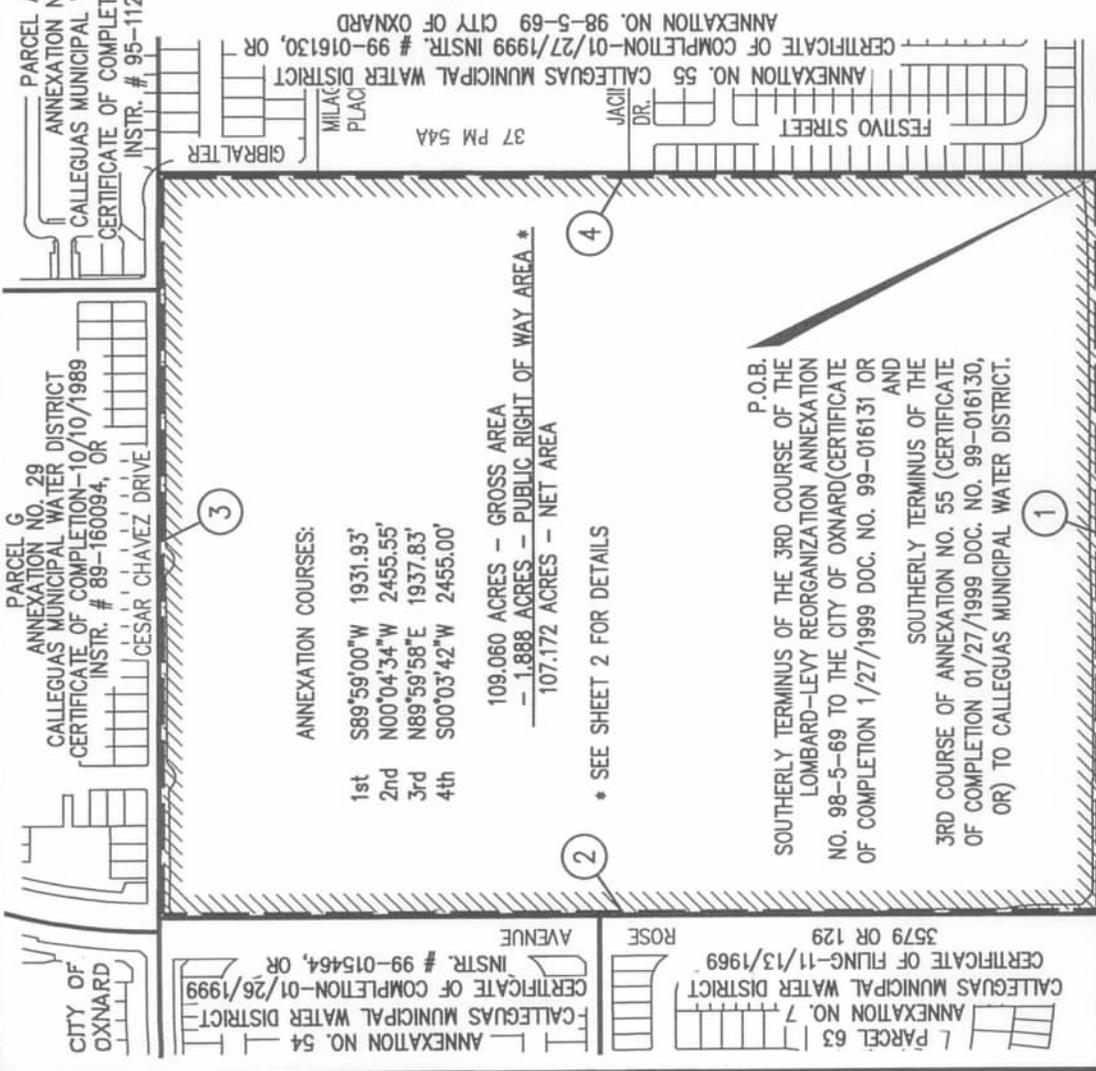


CITY OF OXNARD REORGANIZATION EAST VILLAGE PHASE 3  
ANNEXATION TO THE CITY OF OXNARD AND ANNEXATION NO. 98  
TO CALLEGUES MUNICIPAL WATER DISTRICT AND DETACHMENT  
FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT AND  
DETACHMENT FROM THE VENTURA COUNTY RESOURCE  
CONSERVATION DISTRICT AND DETACHMENT FROM THE VENTURA  
COUNTY SERVICE AREAS NO. 32 AND 33

A PORTION OF SUBDIVISION 26 OF THE RANCHO EL RIO DE SANTA CLARA O' LA  
COLONIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER PARTITION  
MAP THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, IN  
THAT CERTAIN ACTION ENTITLED "THOMAS A SCOTT, ET AL., PLFFS VS. RAFAEL  
GONZALES, ET AL., DEFTS"

AUGUST 13, 2013

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL  
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.



**ANNEXATION COURSES:**

1st	S89°59'00"W	1931.93'
2nd	N00°04'34"W	2455.55'
3rd	N89°59'58"E	1937.83'
4th	S00°03'42"W	2455.00'

109.060 ACRES - GROSS AREA  
- 1.888 ACRES - PUBLIC RIGHT OF WAY AREA \*  
107.172 ACRES - NET AREA

\* SEE SHEET 2 FOR DETAILS

P.O.B.  
SOUTHERLY TERMINUS OF THE 3RD COURSE OF THE  
LOMBARD-LEVY REORGANIZATION ANNEXATION  
NO. 98-5-69 TO THE CITY OF OXNARD(CERTIFICATE  
OF COMPLETION 1/27/1999 DOC. NO. 99-016131 OR  
AND  
SOUTHERLY TERMINUS OF THE  
3RD COURSE OF ANNEXATION NO. 55 (CERTIFICATE  
OF COMPLETION 01/27/1999 DOC. NO. 99-016130,  
OR) TO CALLEGUES MUNICIPAL WATER DISTRICT.



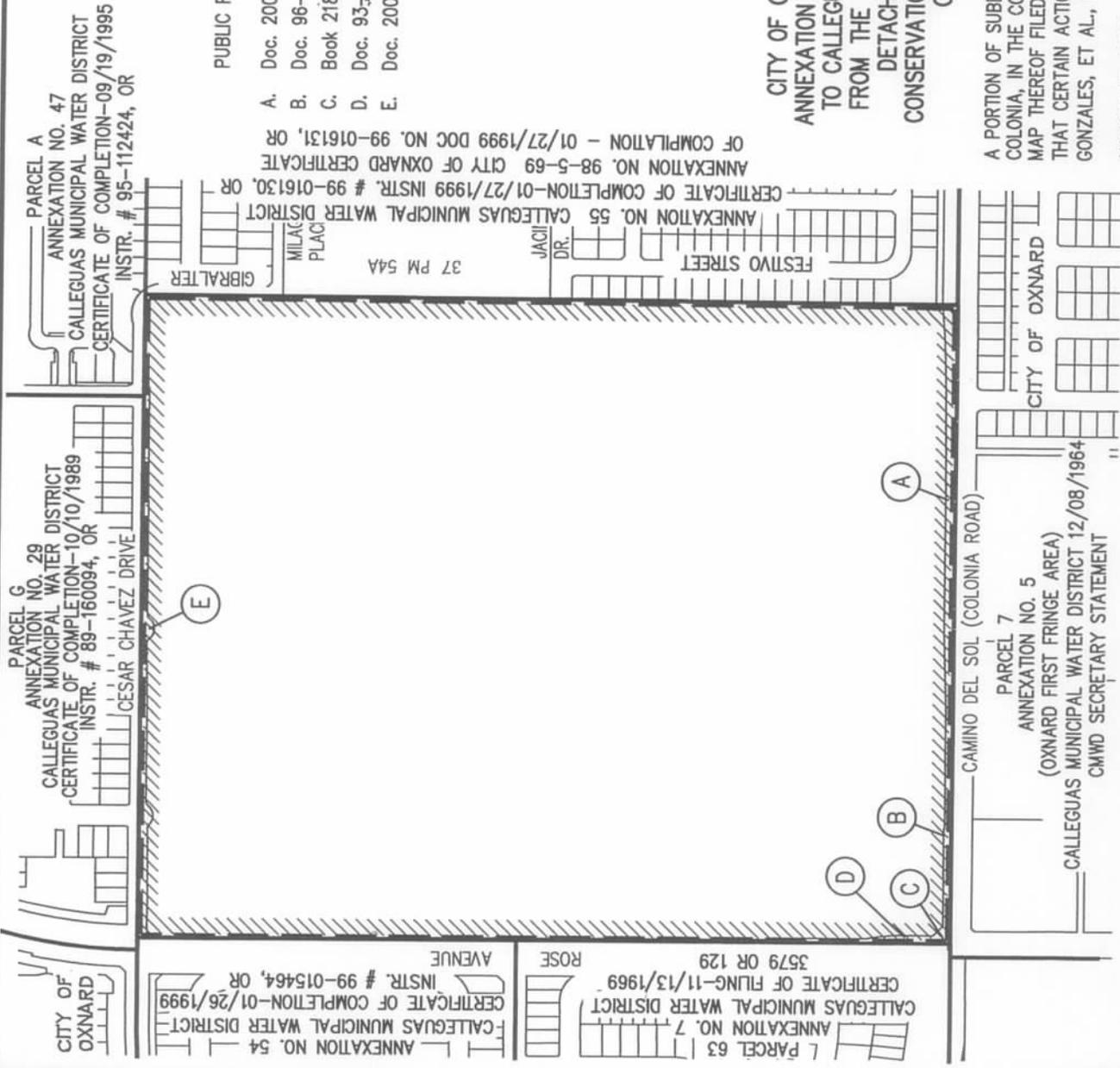
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: 

Date: 3/12/2014

**EXHIBIT A**

JENSEN DESIGN & SURVEY, INC  
1672 DONLON STREET  
VENTURA, CA 93003  
(805) 654-9677



PUBLIC RIGHT OF WAY AREA:

- A. Doc. 2000-139888 O.R., Rec. 08/31/2000 Area = 0.8800 AC
  - B. Doc. 96-006100 O.R., Rec. 01/18/1986 Area=6,460 SF = 0.1483 AC
  - C. Book 2188 Page 582 O.R., Rec. 08/09/1962 Area = 0.0120 AC
  - D. Doc. 93-001399 O.R., Rec. 01/06/1993 Area=4,467 SF = 0.1025 AC
  - E. Doc. 2001-0096108 O.R., Rec. 05/24/2001 Area = 0.7451 AC
- TOTAL = 1.8879 AC



CITY OF OXNARD REORGANIZATION EAST VILLAGE PHASE 3  
ANNEXATION TO THE CITY OF OXNARD AND ANNEXATION NO. 98  
TO CALLEGUAS MUNICIPAL WATER DISTRICT AND DETACHMENT  
FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT AND  
DETACHMENT FROM THE VENTURA COUNTY DISTRICT AND  
CONSERVATION DISTRICT AND DETACHMENT FROM THE VENTURA  
COUNTY SERVICE AREAS NO. 32 AND 33

A PORTION OF SUBDIVISION 26 OF THE RANCHO EL RIO DE SANTA CLARA O' LA  
COLONIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER PARTITION  
MAP THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, IN  
THAT CERTAIN ACTION ENTITLED "THOMAS A SCOTT, ET AL, PLFFS VS. RAFAEL  
GONZALES, ET AL, DEFTS"

AUGUST 13, 2013

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL  
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.

- EXISTING CALLEGUAS MUNICIPAL WATER DISTRICT BOUNDARY
- EXISTING CITY OF OXNARD BOUNDARY
- PROPOSED ANNEXATION

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: 3/12/2014