

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCo

L# 1850



20190702-00074682-0 1/11

Ventura County Clerk and Recorder

MARK A. LUNN

07/02/2019 11:19:39 AM

1484396 \$.00 ES

VENTURA LOCAL AGENCY FORMATION COMMISSION

800 South Victoria Ave., L #1850

Ventura, CA 93009

**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 19-02 Ventura River Water District Annexation – Baldwin and Burnham (Parcels A & B)**

2. The specific change of organization is as follows:

Ventura River Water District – Annexation

3. Assessor's Parcel Numbers: 032-0-010-040 and 032-0-202-105

4. The district listed above is located in Ventura County

5. The Local Agency Formation Commission's resolution of approval, LAFCo 19-02, which was adopted on May 15, 2019, 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 uninhabited.

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: 7-1-19

  
Kai Luoma, Executive Officer  
Ventura LAFCo

**LAFCO 19-02**

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING THE  
VENTURA RIVER WATER DISTRICT ANNEXATION – BALDWIN AND  
BURNHAM (PARCELS A AND B)**

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 (§ 56000 et seq. of the California Government Code); and

WHEREAS, notice was provided at the times and in the manner required by law; and

WHEREAS, the proposal was duly considered on May 15, 2019; 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 (which contains the recommendations and a discussion of applicable spheres of influence and 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 12 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 Ventura River Water District (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 dated May 15, 2019, and recommendation for approval of the proposal are adopted.
- (2) The proposal will lead to planned, orderly, and efficient development.

- (3) The annexation is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (4) The boundaries of the proposal are found to be definite and certain as approved.
- (5) The subject proposal is assigned the following distinctive short form designation: **LAFCO 19-02 VENTURA RIVER WATER DISTRICT ANNEXATION – BALDWIN AND BURNHAM (PARCELS A AND B).**
- (6) The Commission has reviewed and considered the information contained in the Negative Declaration (ND) prepared by the District as lead agency as well as all comments received, and the addendum to the ND prepared by LAFCo staff, and finds on the basis of the whole record before it that there is no substantial evidence that the proposal will have a significant effect on the environment.
- (7) The Commission hereby adopts the lead agency's findings (Attachment 5 to the Staff Report) and Addendum to the ND prepared by LAFCo staff (Attachment 6 to the Staff Report).
- (8) The Commission directs staff to file a Notice of Determination in accordance with § 15094 and § 15096(i) of the CEQA Guidelines.
- (9) The affected territory is uninhabited as defined by Government Code § 56046.
- (10) Pursuant to Government Code § 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 makes determinations upon the proposal without notice and hearing, and 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 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 LAFCo Executive Officer.**

- (13) 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, as determined by the County Surveyor, have been submitted to the LAFCo Executive Officer.**
- (14) If a Certificate of Completion has not been filed within one year after the Commission's approval of the proposal, the proceeding shall be deemed terminated unless prior to the expiration of that year the Commission authorizes an extension of time for that completion (Government Code § 57001).**

This resolution was adopted on May 15, 2019.

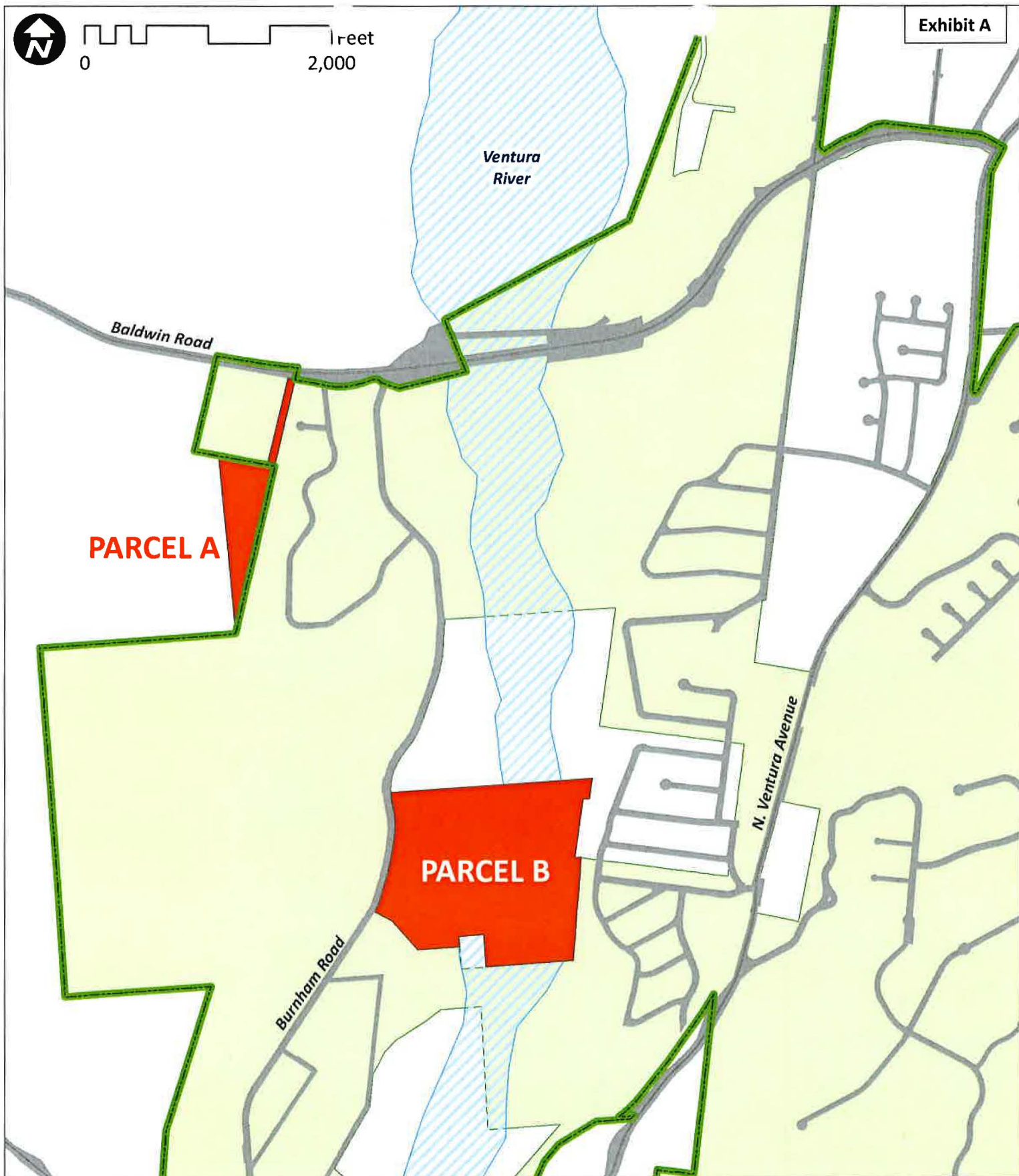
	AYE	NO	ABSTAIN	ABSENT
Commissioner Freeman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ramirez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Rooney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Ross	<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 Bill-de la Peña	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Curtis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Richards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5-15-19  
Date

  
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

- c: Ventura River Water District  
Casitas Municipal Water District  
Ventura County Assessor's Office  
Ventura County Auditor-Controller  
Ventura County Elections-Registrar of Voters  
Ventura County Sheriff – EOC  
Ventura County Surveyor  
Ventura County GIS Officer



Ventura River Water District (VRWD)  
LAFCo 19-02 & 19-02S  
VRWD Annexation - Baldwin-Burnham (Parcels A & B)  
and Sphere of Influence Amendment  
May 15, 2019

- Proposal Area (Parcels A & B)
- VRWD - Sphere of Influence Boundary
- VRWD - District Boundary



**VENTURA RIVER WATER DISTRICT ANNEXATION  
BURNHAM-BALDWIN  
PARCEL A**

That portion of Tract B of the Rancho Santa Ana, in the County of Ventura, State of California as shown on the map recorded in Book 3, Page 32 of Miscellaneous Records (Maps) in the Office of the County Recorder of said County, described as follows:

**Beginning** at the northerly terminus of the 29<sup>th</sup> course of the Formation of the Ventura River County Water District as approved and adopted by the Board of Supervisors of the County of Ventura in Resolution No. 416.4 on June 26, 1956, said northerly terminus also being the northwest corner of Lot 4 of the Los Encinos Tract as shown on the map recorded in Book 14, Page 82 of Miscellaneous Records (Maps) in the Office of said County Recorder; thence, along said 29<sup>th</sup> course and along the westerly line of said Los Encinos Tract,

- 1st: South 11°42'00" West 2125.05 feet to the most southerly corner of the parcel of land described in Certificate of Compliance No. 18-04-1265 recorded June 14, 2018 in said the Office of said County Recorder in Document No. 20180614-00068690 of Official Records; thence, leaving said district boundary and said westerly line, along the westerly line of said parcel of land described in Certificate of Compliance No. 18-04-1265,
- 2nd: North 5°15'00" West 1442.71 feet to said district boundary; thence, along said district boundary the following three (3) courses:
- 3rd: South 80°53'30" East 361.04 feet; thence,
- 4th: North 11°42'00" East 725.97 feet; thence,
- 5th: South 80°53'30" East 60.00 feet to the **Point of Beginning**.

Containing 7.75 Acres, More or Less.

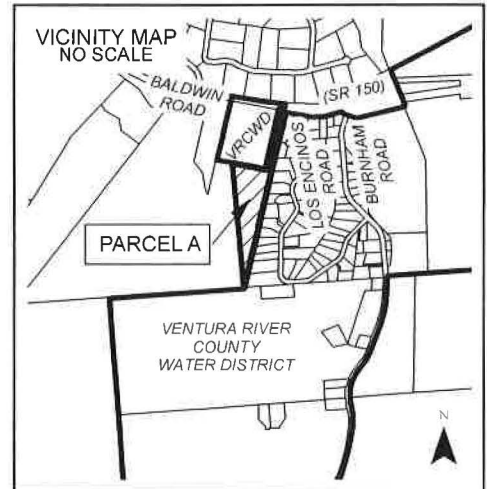
*Disclaimer: For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.*

Prepared By:  
Ventura County Surveyor's Office  
800 S. Victoria Avenue  
Ventura, CA 93009

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: 4/8/2019

Disclaimer: For assessment purposes only. This map 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.



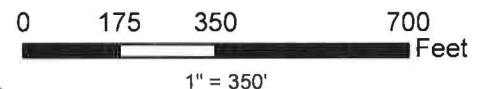
### PARCEL A COURSES

1. S 11°42'00" W 2125.05'
2. N 5°15'00" W 1442.71'
3. S 80°53'30" E 361.04'
4. N 11°42'00" E 725.97'
5. S 80°53'30" E 60.00'

7.75 ACRES  
MORE OR LESS

### \* P.O.B. - PARCEL A:

NORTHERLY TERMINUS OF THE 29TH COURSE OF THE FORMATION OF THE VENTURA RIVER COUNTY WATER DISTRICT AS APPROVED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA IN RESOLUTION NO. 416.4, JUNE 26, 1956



### LEGEND

- = EXISTING VENTURA RIVER WATER DISTRICT BOUNDARY
- = PROPOSED ANNEXATION TO VENTURA RIVER WATER DISTRICT

**P.O.B.** = POINT OF BEGINNING

PREPARED BY:  
VENTURA COUNTY  
SURVEYOR'S OFFICE  
800 S. VICTORIA AVE.  
VENTURA, CA 93009

APRIL 5, 2019

## VENTURA RIVER WATER DISTRICT ANNEXATION BURNHAM-BALDWIN PARCEL A

BEING A PORTION OF RANCHO SANTA ANA,  
COUNTY OF VENTURA, STATE OF CALIFORNIA  
PER 3 MR 32

SHEET 1 OF 1

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: 4/8/2019



**VENTURA RIVER WATER DISTRICT ANNEXATION  
BURNHAM-BALDWIN  
PARCEL B**

Those portions of Lots 12 and 13 of the Rancho Santa Ana, in the County of Ventura, State of California as shown on the map recorded in Book 3, Page 32 of Miscellaneous Records (Maps) in the Office of the County Recorder of said County, described as follows:

**Beginning** at the northwesterly terminus of the 5<sup>th</sup> course of Parcel D of the Ventura River County Water District Boundary Cleanup Reorganization, Annexation to the Ventura River County Water District as shown and described in the Certificate of Completion recorded April 30, 2014 in the Office of said County Recorder in Document No. 20140430-00054765 of Official Records; thence along said 5<sup>th</sup> course and continuing along the boundary of said Ventura River County Water District the following three (3) courses:

1st: South 61°57'02" East 155.31 feet; thence,

2nd: South 41°29'29" East 314.83 feet; thence,

3rd: North 85°51'45" East 365.26 feet to the west line of Parcel B as described in the Easement Deed to Ventura County Flood Control District recorded February 9, 1979 in the Office of said County Recorder as Instrument No. 014393 in Book 5322, Page 755 of Official Records; thence, leaving said Ventura River County Water District boundary, along the boundary of said Parcel B the following three (3) courses:

4th: North 4°08'15" West 72.95 feet, more or less; thence,

5th: North 85°51'45" East 200.00 feet; thence,

6th: South 4°08'15" East 252.95 feet, more or less, to said Ventura River County Water District boundary; thence, along said Ventura River County Water District boundary the following two (2) courses:

7th: North 85°51'45" East 693.52 feet to the east line of Parcel 1 as described in the quitclaim deed recorded June 6, 2008 in the Office of said County Recorder in Document No. 20080606-00089110 of Official Records; thence, along the boundary of said Parcel 1 the following seven (7) courses:

8th: North 4°30'15" East 837.87 feet; thence, leaving said Ventura River County Water District boundary,

9th: North 7°50'15" East 5.67 feet; thence,

10th: South 85°59'50" West 50.16 feet; thence,

11th: North 7°50'15" East 480.48 feet; thence,

- 12th: North 85°59'50" East 50.16 feet; thence,
- 13th: North 7°50'15" East 171.18 feet; thence,
- 14th: South 85°51'45" West 1645.21 feet to said Ventura River County Water District boundary and the beginning of a nontangent curve concaved easterly, having a radius of 470.00 feet, and having a radial to said beginning of said curve bearing South 86°41'17" West; thence, along said curve, and along said Ventura River County Water District boundary the following seven (7) courses:
- 15th: Southerly 64.60 feet through a central angle of 7°52'32"; thence,
- 16th: South 11°11'15" East 80.91 feet to the beginning of a curve concaved westerly and having a radius of 630.00 feet; thence, along said curve,
- 17th: Southerly 209.65 feet through a central angle of 19°04'00"; thence,
- 18th: South 7°52'45" West 79.06 feet to the beginning of a curve concaved westerly and having a radius of 2030.00 feet; thence, along said curve,
- 19th: Southerly 311.79 feet through a central angle of 8°48'00"; thence,
- 20th: South 16°40'45" West 144.50 feet to the beginning of a curve concaved westerly and having a radius of 530.00 feet; thence, along said curve,
- 21st: Southerly and southwesterly 105.18 feet through a central angle of 11°22'15" to the **Point of Beginning**.

Containing 48.18 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.*

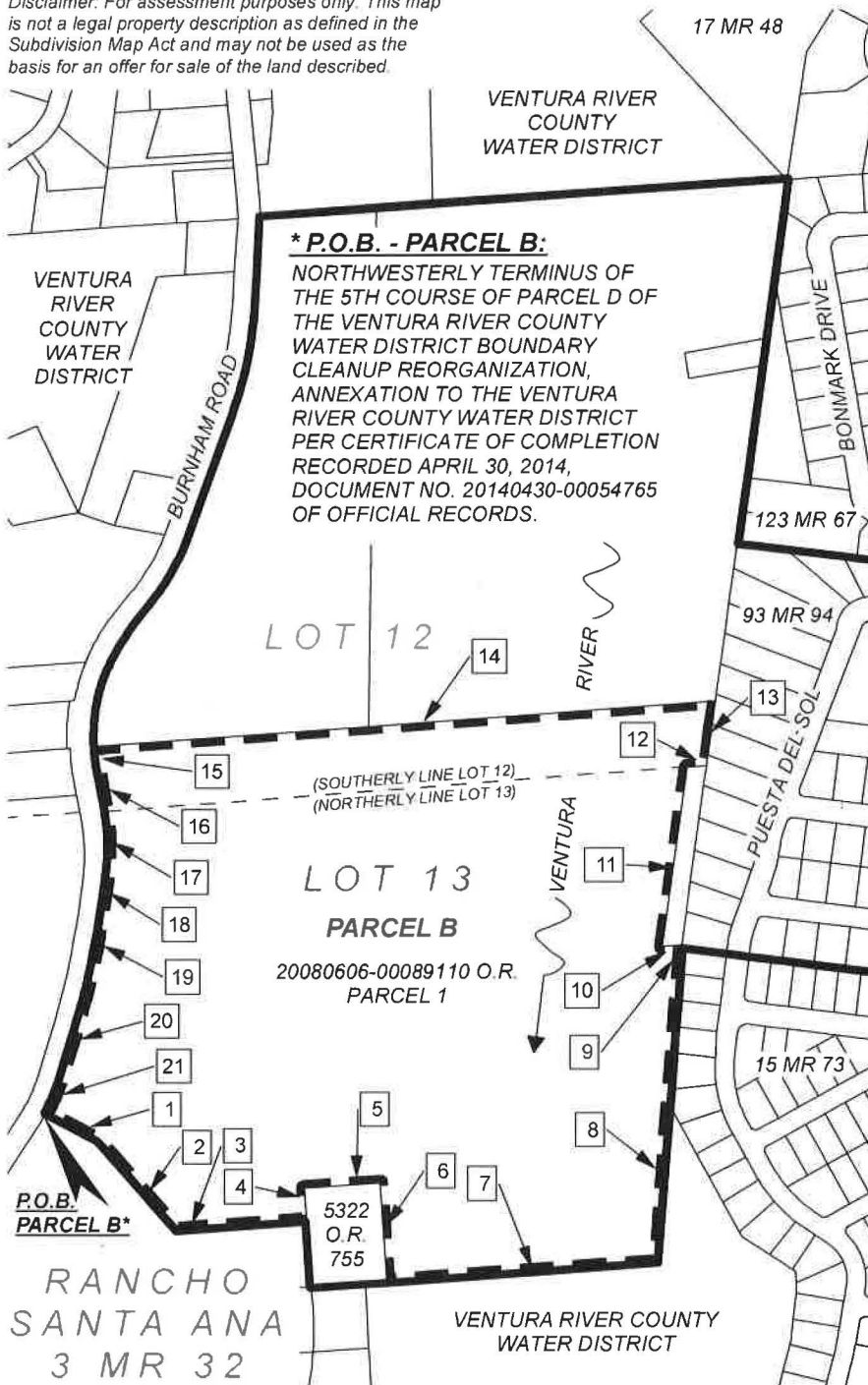
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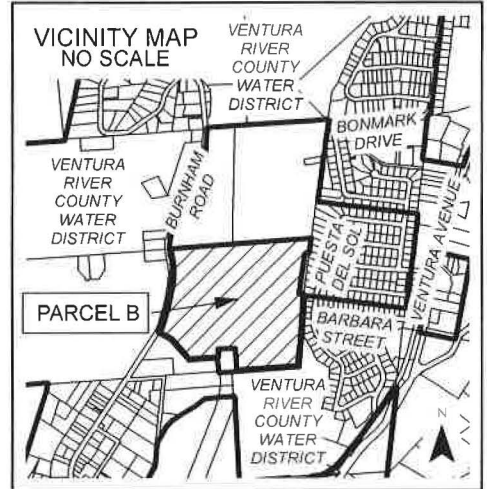
 Date: 4/8/2019

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**\* P.O.B. - PARCEL B:**

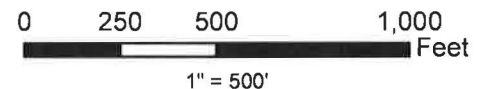
NORTHWESTERLY TERMINUS OF THE 5TH COURSE OF PARCEL D OF THE VENTURA RIVER COUNTY WATER DISTRICT BOUNDARY CLEANUP REORGANIZATION, ANNEXATION TO THE VENTURA RIVER COUNTY WATER DISTRICT PER CERTIFICATE OF COMPLETION RECORDED APRIL 30, 2014, DOCUMENT NO. 20140430-00054765 OF OFFICIAL RECORDS.



**PARCEL B COURSES**

1. S 61°57'02" E 155.31'
2. S 41°29'29" E 314.83'
3. N 85°51'45" E 365.26'
4. N 4°08'15" W 72.95'
5. N 85°51'45" E 200.00'
6. S 4°08'15" E 252.95'
7. N 85°51'45" E 693.52'
8. N 4°30'15" E 837.87'
9. N 7°50'15" E 5.67'
10. S 85°59'50" W 50.16'
11. N 7°50'15" E 480.48'
12. N 85°59'50" E 50.16'
13. N 7°50'15" E 171.18'
14. S 85°51'45" W 1645.21'
15. Δ = 7°52'32" RAD = S 86°41'17" W  
L = 64.60' (LEFT) R = 470.00'
16. S 11°11'15" E 80.91'
17. Δ = 19°04'00"  
L = 209.65' (RIGHT) R = 630.00'
18. S 7°52'45" W 79.06'
19. Δ = 8°48'00"  
L = 311.79' (RIGHT) R = 2030.00'
20. S 16°40'45" W 144.50'
21. Δ = 11°22'15"  
L = 105.18' (RIGHT) R = 530.00'

**48.18 ACRES  
MORE OR LESS**



**LEGEND**

- = EXISTING VENTURA RIVER WATER DISTRICT BOUNDARY
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**P.O.B.** = POINT OF BEGINNING

PREPARED BY:  
VENTURA COUNTY  
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APRIL 5, 2019

**VENTURA RIVER WATER DISTRICT  
ANNEXATION  
BURNHAM-BALDWIN  
PARCEL B**

BEING A PORTION OF RANCHO SANTA ANA,  
COUNTY OF VENTURA, STATE OF CALIFORNIA  
PER 3 MR 32

SHEET 1 OF 1

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Certified by: Date: 4/8/2019