


No Fees per Government Code 27383

RECORDING REQUESTED BY:
Ventura Local Agency Formation Commission
WHEN RECORDED MAIL TO:
Ventura LAFCo
L# 1850


20201231-00232708-0 1/8
Ventura County Clerk and Recorder
MARK A. LUNN
12/31/2020 02:02:17 PM
1741162 \$.00 HA

VENTURA LOCAL AGENCY FORMATION COMMISSION
801 South Victoria Ave., Suite 301
Ventura, CA 93003

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 20-08 - Ventura County Waterworks District No. 1 Annexation – Santana
2. The specific change of organization is as follows:

Ventura County Waterworks District No. 1 – Annexation
3. Assessor's Parcel Numbers: 513-0-080-045, 513-0-050-055, 513-0-050-320 (portion), 543-0-050-340 (portion).
4. The district listed above is located in Ventura County.
5. The Local Agency Formation Commission's resolution of approval, LAFCo 20-08, which was adopted on November 18, 2020, 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: 12-29-20


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 20-08

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE
VENTURA COUNTY WATERWORKS DISTRICT NO. 1 ANNEXATION
– SANTANA**

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 November 18, 2020; 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 not consented to the proposal; and

WHEREAS, the affected territory has fewer than twelve registered voters and is considered uninhabited; and

WHEREAS, no written opposition to the proposal has been submitted;

WHEREAS, the Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the County of Ventura 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 November 18, 2020, 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 20-08 VENTURA COUNTY WATERWORKS DISTRICT NO. 1 ANNEXATION – SANTANA.**
- (6) In accordance with staff's recommendation that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to § 15319 of the CEQA Guidelines, the Commission hereby finds the annexation to be categorically exempt.
- (7) The Commission directs staff to file a Notice of Exemption under § 15062 of the CEQA Guidelines.
- (8) The affected territory is uninhabited as defined by Government Code § 56046.
- (9) Notice has been provided to landowners and registered voters within the affected territory, the notice disclosed that unless written opposition to the proposal is received before the conclusion of Commission proceedings, the Commission intends to waive protest proceedings, and written opposition from landowners and registered voters within the affected territory was not received before the conclusion of Commission proceedings.
- (10) The Commission waives conducting authority proceedings pursuant to Government Code § 56662(d).
- (11) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within Ventura County Waterworks District No. 1.
- (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 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 November 18, 2020.

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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"/>

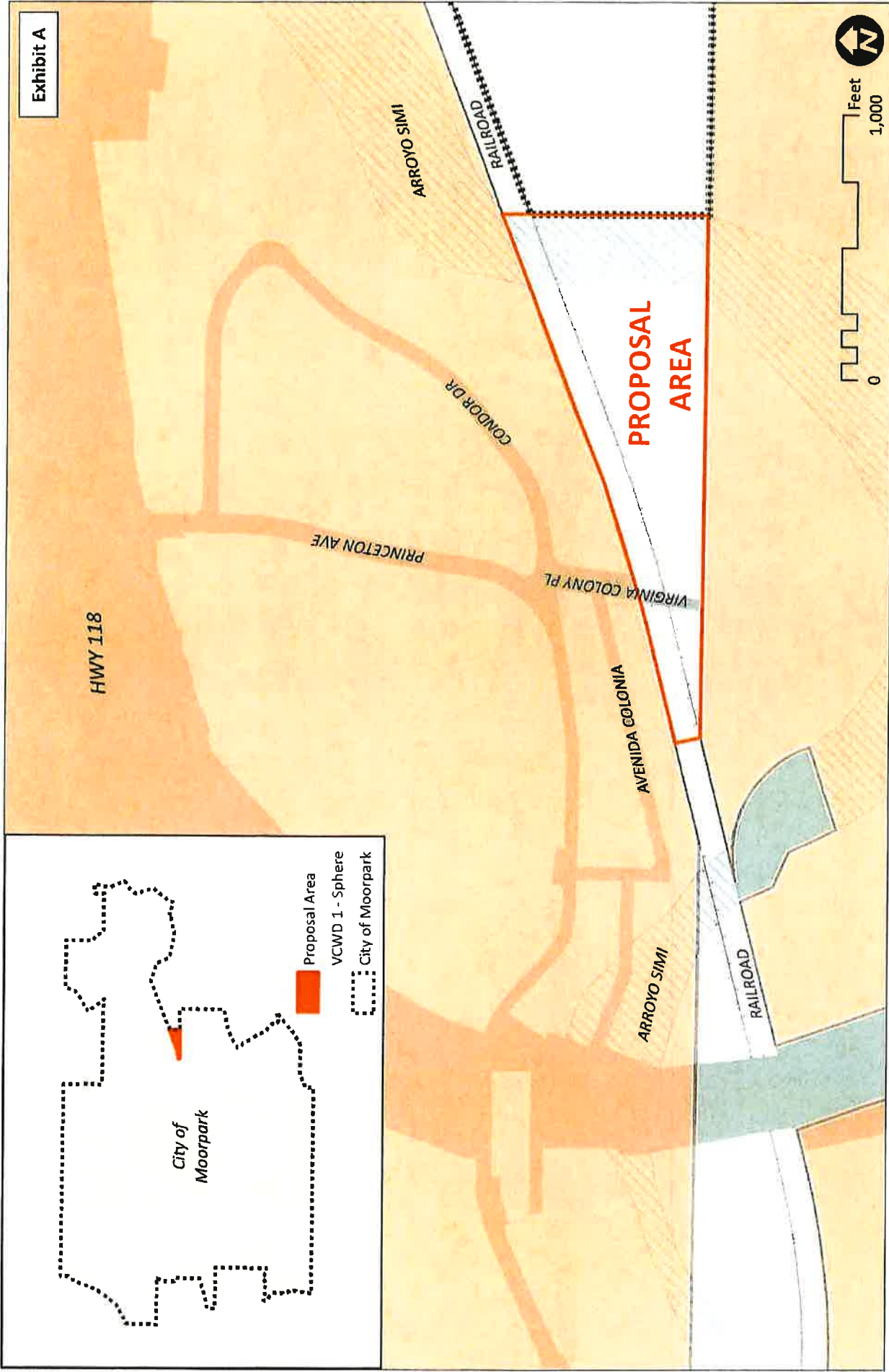
11/18/2020
Date

Carmen Ramirez
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: Ventura County Waterworks District No. 1
City of Moorpark
Ventura County Assessor's Office
Ventura County Auditor/Controller
Ventura County Planning Division
Ventura County Surveyor
Ventura County GIS Officer

Exhibit A



LAFCo 20-08
Ventura County Waterworks District No. 1 (VCWD 1) Annexation
Santana
November 18, 2020

- Proposal Area
- VCWD 1 - District
- City of Moorpark

I

**VENTURA COUNTY WATERWORKS DISTRICT NO. 1 ANNEXATION
• VIRGINIA COLONY PLACE •**

PARCEL A

That portion of the Rancho Simi, in the County of Ventura, State of California, as shown on the map recorded in Book 3, Page 7 of Miscellaneous Records (Maps) in the Office of the Ventura County Recorder, described as follows:

Beginning at the westerly terminus of the 18th course of Parcel B of the Special Devices Reorganization, Annexation to the Ventura County Waterworks District No. 1 as shown and described in the Certificate of Completion recorded June 6, 1998 in the Office of said County Recorder as Document No. 98-089088 of Official Records; thence along said 18th course,

- 1st: South $89^{\circ}25'35''$ East 1985.12 feet to the 5th course of that certain parcel of land described in the grant deed recorded May 17, 2018 in the Office of said County Recorder as Document No. 20180517-00056400 of Official Records; thence, leaving said district boundary, along said 5th course and the northerly prolongation thereof,
- 2nd: North $0^{\circ}34'25''$ East 790.02 feet to said district boundary; thence, along said district boundary the following seven (7) courses:
- 3rd: South $68^{\circ}56'25''$ West 934.62 feet to the beginning of a curve concaved northerly and having a radius of 22868.32 feet; thence, along said curve,
- 4th: Westerly 29.93 feet through a central angle of $0^{\circ}04'30''$ to a compound curve concaved northerly and having a radius of 11409.17 feet; thence, along said curve,
- 5th: Westerly 29.87 feet through a central angle of $0^{\circ}09'00''$ to a compound curve concaved northerly and having a radius of 7589.45 feet; thence, along said curve,
- 6th: Westerly 29.80 feet through a central angle of $0^{\circ}13'30''$ to a compound curve concaved northerly and having a radius of 5697.65 feet; thence, along said curve,
- 7th: Westerly 584.56 feet through a central angle of $5^{\circ}52'42''$ to a compound curve concaved northerly and having a radius of 11409.23 feet; thence, along said curve,
- 8th: Westerly 86.90 feet through a central angle of $0^{\circ}26'11''$; thence,

9th: South 75°42'56" West 433.99 feet to a line that is perpendicular to this course and passes through the **Point of Beginning**; thence, leaving said district boundary, along said perpendicular line,

10th: South 14°17'04" East 100.00 feet to the **Point of Beginning**.

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.



Daniel J. Walsh 9-1-2020
Daniel J. Walsh, PLS 7540 Date
County Surveyor
Ventura County

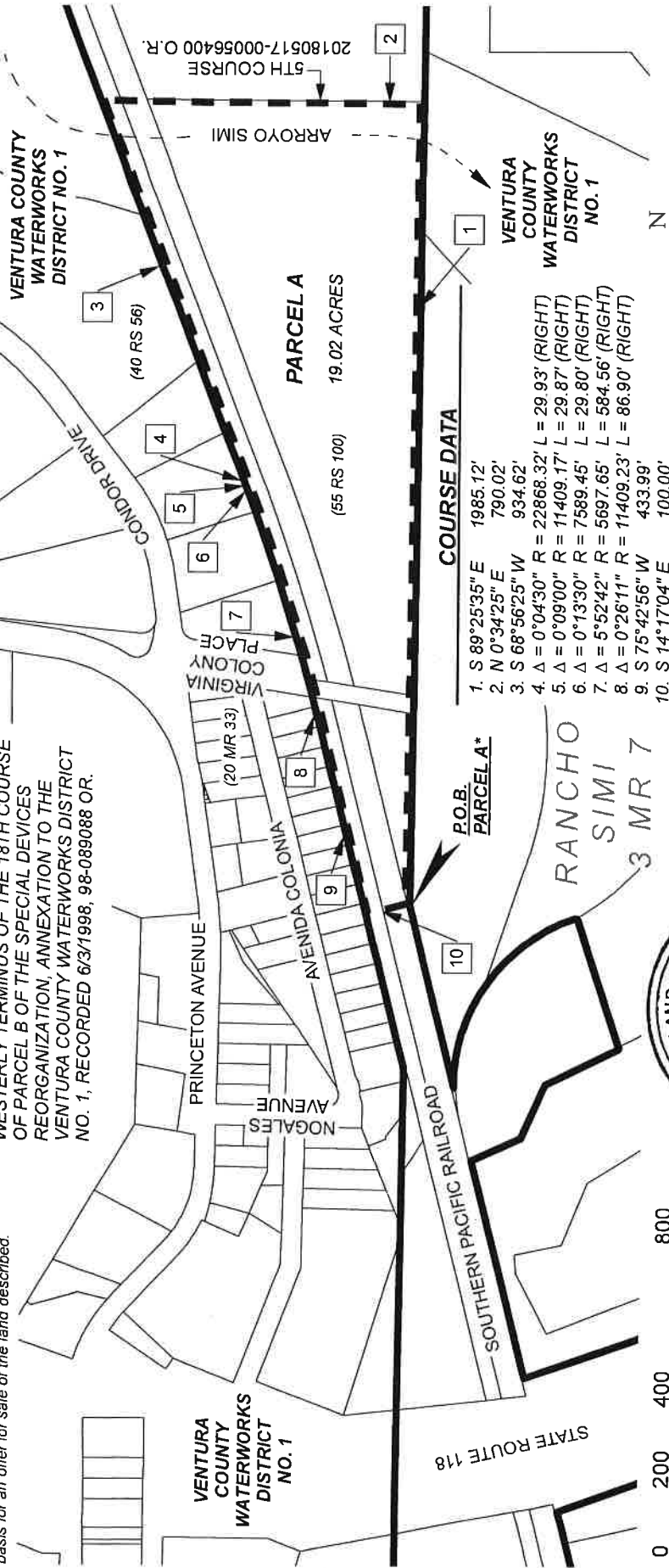
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.
Certified by: *Greg M. ...* Date: 9/2/2020

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.

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

WESTERLY TERMINUS OF THE 18TH COURSE OF PARCEL B OF THE SPECIAL DEVICES REORGANIZATION, ANNEXATION TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 1, RECORDED 6/3/1998, 98-089088 OR.

SHEET 1 OF 1



COURSE DATA

1. S 89°25'35" E 1985.12'
2. N 0°34'25" E 790.02'
3. S 68°56'25" W 934.62'
4. Δ = 0°04'30" R = 22868.32' L = 29.93' (RIGHT)
5. Δ = 0°09'00" R = 11409.17' L = 29.87' (RIGHT)
6. Δ = 0°13'30" R = 7589.45' L = 29.80' (RIGHT)
7. Δ = 5°52'42" R = 5697.65' L = 584.56' (RIGHT)
8. Δ = 0°26'11" R = 11409.23' L = 86.90' (RIGHT)
9. S 75°42'56" W 433.99'
10. S 14°17'04" E 100.00'

P.O.B. PARCEL A*

RANCHO SIMI
3 MR 7

LEGEND

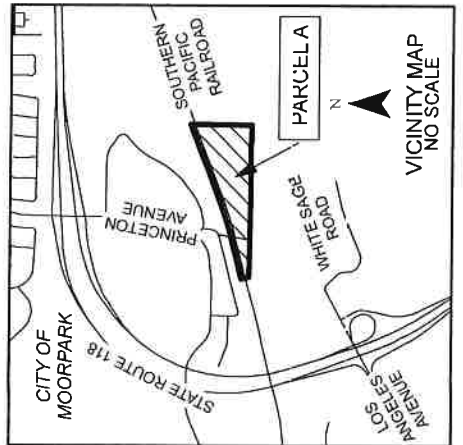
- = EXISTING VENTURA COUNTY WATERWORKS DISTRICT NO. 1 BOUNDARY
- = PROPOSED ANNEXATION TO VENTURA COUNTY WATERWORKS DISTRICT NO. 1

P.O.B. = POINT OF BEGINNING



VENTURA COUNTY WATERWORKS DISTRICT NO. 1 ANNEXATION • VIRGINIA COLONY PLACE • PARCEL A

BEING A PORTION OF RANCHO SIMI, COUNTY OF VENTURA, STATE OF CALIFORNIA PER 3 MR 7



DATE 9-1-2020

Daniel J. Walsh
DANIEL J. WALSH, PLS 7540
COUNTY SURVEYOR
VENTURA COUNTY

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.
Certified by: *Cam M. [Signature]* Date: 9/1/2020