


No Fees per Government Code 27383  
RECORDING REQUESTED BY:  
Ventura Local Agency  
Formation Commission

  
20060103-0000853  
Pages: 7 Fees: \$0.00  
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Ventura County Recorder  
Philip J. Schmit

WHEN RECORDED MAIL TO:  
Ventura LAFCO  
L# 1850

**VENTURA  
LOCAL AGENCY FORMATION COMMISSION  
800 South Victoria Ave.  
Ventura CA 93009-1850**

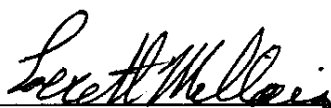
**CERTIFICATE OF COMPLETION**

Pursuant to Government Code Section 57200, this Certificate is issued by the Executive Officer of the Ventura Local Agency Formation Commission of Ventura County, California.

1. The short-term designation, as determined by LAFCO, is:  
LAFCO 05-24 Calleguas Municipal Water District Annexation – Cypress No. 1 (Parcel A)
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:  
  
Calleguas Municipal Water District - Annexation
3. APN's: 222-0-051-120; 130; 140; 150; 160; 170; 222-0-052-130; 145; 155; 160; 240; 285;  
222-0-070-015; 222-0-180-050 (portion)
4. The above listed district is located within the following county: Ventura
5. A description of the boundaries of the above cited reorganization 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 05-24 ordering this reorganization was adopted on November 16, 2005 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: 1-3-2006

  
Everett Millais, Executive Officer  
Ventura LAFCO

**LAFCO 05-24**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE CALLEGUAS MUNICIPAL WATER  
DISTRICT ANNEXATION – CYPRESS NO. 1 (PARCEL A)**

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 November 16, 2005; 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 Executive Officer's Staff Report and recommendation, the environmental determination, and applicable local plans and policies; and

WHEREAS, not 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 less 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 Calleguas Municipal Water 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 Executive Officer's Staff Report and Recommendation for approval of the proposal dated November 16, 2005, is adopted.
- (2) The annexation to the Calleguas Municipal Water District, with boundaries as generally set forth in the attached Exhibit A, is hereby approved subject to conducting authority proceedings as prescribed in Government Code Sections 57000 to 57090.
- (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 05-24 CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION – CYPRESS NO. 1 (PARCEL A).**
- (5) The Commission has reviewed and considered the information contained in the Mitigated Negative Declaration prepared by the City of Oxnard as lead agency, and adopts the lead agency's Findings and Mitigation Measures [CEQA Guidelines §15074 and §15097].
- (6) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under CEQA Guidelines §15075 and §15096(i).
- (7) The Commission, consistent with California Government Code Section 56663(c), hereby waives protest proceedings entirely.
- (8) **This annexation shall not be recorded until and unless Calleguas Municipal Water District provides the Executive Officer with a certified copy of a resolution by Calleguas Municipal Water District accepting the terms and conditions of Metropolitan Water District of Southern California and directing the annexation of the proposal area depicted on Exhibit A.**
- (9) **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 Executive Officer.**


This resolution was adopted on November 16, 2005.

AYES: Commissioners Grandsen, Hess, Long, Parks, Richardson, Waunch and Zaragoza

NOES: None

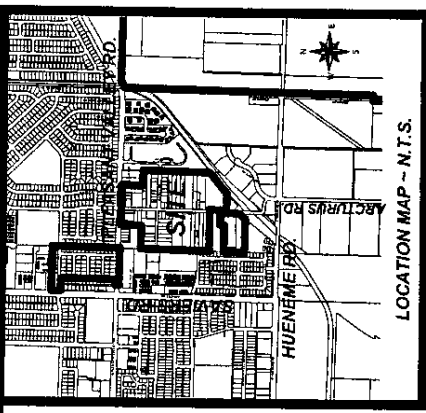
ABSTAINS: None

Dated: 11-16-05

  
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

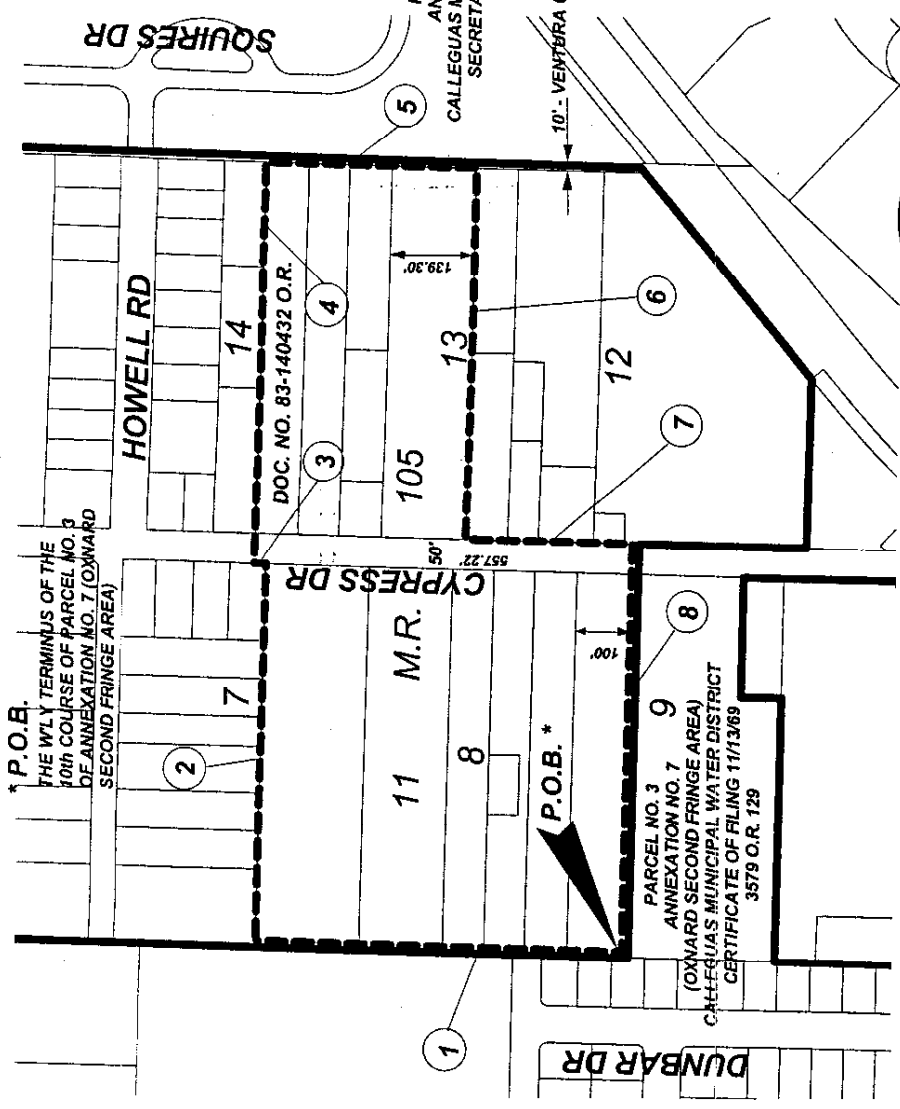
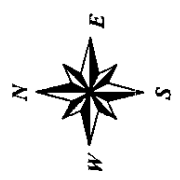
Copies: Calleguas Municipal Water District  
Ventura County Assessor  
Ventura County Auditor  
Ventura County Surveyor  
Ventura County Planning  
Ventura County Elections – Registrar of Voters



- COURSES**
- 1 - N 00°02'00" W 614.17'
  - 2 - N 89°53'00" E 635.39'
  - 3 - N 00°02'00" W 21.13'
  - 4 - N 89°53'00" E 685.08'
  - 5 - S 00°01'00" W 348.26'
  - 6 - S 89°53'00" W 634.90'
  - 7 - S 00°01'00" E 287.04'
  - 8 - S 89°53'00" W 685.39'
- 14.76 ACRES**

14.76 ACRES - GROSS AREA  
 -0.64 ACRE - ROAD AREA  
 -0.08 ACRE - V/C DITCH AREA  
 14.04 ACRES - NET AREA

PREPARED BY:  
 CALLEGUAS MUNICIPAL WATER DISTRICT  
 2100 OLSEN ROAD  
 THOUSAND OAKS, CALIFORNIA  
 91360-6800  
 (805) 579-7129



*Alan Azell Rowland*

**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION  
 CYPRESS NO. 1 - PARCELA  
 (ANNEXATION NO. 85)**

ALL OF LOT 8 AND PORTIONS OF LOTS 7, 9, 13, 14, CYPRESS ROAD,  
 AND VENTURA COUNTY DITCH, GARDEN CITY ACRES TRACT, IN THE  
 CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA,  
 PER 11 M.R. 105

EXISTING CALLEGUAS MUNICIPAL WATER DISTRICT  
 PROPOSED ANNEXATION BOUNDARY

SEPTEMBER 25, 2004, REVISED 6/22/05, REVISED 8/18/05 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: *Alan Azell Rowland*

Date: 11/2/05

**EXHIBIT A**      **05-24**

05-24

**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION  
CYPRESS NO. 1 – PARCEL A  
(ANNEXATION NO. 85)**

All of Lot 8 and portions of Lots 7, 9, 13, 14, Cypress Road, and Ventura County Ditch, in the City of Oxnard, County of Ventura, State of California, as shown on the map of the Garden City Acres Tract, recorded in the Office of the County Recorder of said County, in Book 11, Page 105 of Miscellaneous Records, described as follows:

Beginning at a point in the west line of said Lot 9, said point being the westerly terminus of the 10<sup>th</sup> course of Parcel No. 3 of Annexation No. 7 (Oxnard Second Fringe Area) to the Calleguas Municipal Water District, as described in the Certificate of Filing recorded on November 13, 1969 in the Office of said County Recorder in Book 3579, Page 129 of Official Records; thence, along the west line of said Lots 9, 8, and 7, said west line also being the existing Calleguas Municipal Water District boundary,

- 1st - North 00°02'00" West 614.17 feet to the north line of the south half of said Lot 7; thence, leaving said existing district boundary along said north line,
- 2nd - North 89°53'00" East 635.39 feet to the west line of said Cypress Road, 50.00 feet wide; thence, along said west line,
- 3rd - North 00°02'00" West 21.13 feet to the westerly prolongation of the north line of the parcel of land described in the Grant Deed recorded on December 13, 1983, in the Office of said County Recorder, as Document No. 83-140432 of Official Records; thence, along said prolongation, north line and the easterly prolongation thereof,
- 4th - North 89°53'00" East 685.08 feet to the east line of said Ventura County Ditch, 10.00 feet wide, said east line also being the existing boundary of said Calleguas Municipal Water District; thence, along said east line and said existing boundary,
- 5th - South 00°01'00" East 348.26 feet to the easterly prolongation of the south line of the north 139.30 feet of said Lot 13; thence, leaving said existing district boundary along said prolongation and south line,
- 6th - South 89°53'00" West 634.90 feet to the east line of said Cypress Road, 50.00 feet wide; thence, along said east line,
- 7th - South 00°01'00" East 287.04 feet to the easterly prolongation of the south line of the north 100.00 feet of said Lot 9, same also being the existing boundary of said Calleguas Municipal Water District; thence, along said east line and said existing boundary,

8th - South 89°53'00" West 685.39 feet to the point of beginning.

14.76 Acres – Gross Area  
-0.64 Acre – Road Area  
-0.08 Acre – V/C Ditch Area  
14.04 Acres – Net Area



*Alan Azell Rawlins*

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

Certified by: *Alan Azell Rawlins*

Date: *11/7/05*