

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

WHEN RECORDED MAIL TO:
Ventura LAFCO
L# 1850


20070315-00055660-0 1/11
Ventura County Clerk and Recorder
Philip J. Schmit
03/15/2007 10:56:50 AM
64056 \$.00 AR

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 06-15 Ventura County Waterworks District No. 1 Annexation – Munanaka Farms (Parcels A & B)
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:
Ventura County Waterworks District No. 1
3. APN's: 504-0-021-21; 504-0-021-22; 504-0-021-24; 504-0-021-25; 504-0-021-26; 504-0-021-27; 511-0-200-03
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 06-15, ordering this change of organization, was adopted on January 17, 2007 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: 3.14.2007


Everett Millais, Executive Officer
Ventura LAFCO

LAFCO 06-15

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE VENTURA COUNTY
WATERWORKS DISTRICT NO. 1 ANNEXATION –
MURANAKA FARMS (PARCELS A & B)**

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 January 17, 2007; 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 documents and determination, Sphere 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 less than 12 registered voters and is considered uninhabited; and

WHEREAS, information satisfactory to the Commission has been presented that no subject agency has submitted written opposition to the proposal; 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 Ventura County Waterworks District No. 1 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 Negative Declaration and Mitigated Negative Declaration prepared by the Lead Agency; and

WHEREAS the Commission has found that the Negative Declaration discloses impacts that are not significant and the Mitigated Negative Declaration discloses impacts that are mitigated to a level of insignificance.

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 of the proposal dated January 17, 2007, is adopted.
- (2) The annexation to the Ventura County Waterworks District No. 1 is hereby approved, and the boundaries are established as 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 06-15 VENTURA COUNTY WATERWORKS DISTRICT NO. 1 - ANNEXATION – MURANAKA FARMS (PARCEL A & B).**
- (5) In accordance with the Executive Officer's determination that Parcel A of the proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15319(a) of the CEQA Guidelines, the Commission hereby finds the change of organization to be categorically exempt under Section 15319(a).
- (6) The Commission directs staff to file a Notice of Exemption for Parcel A under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) For Parcel B, the Commission has reviewed and considered the information contained in the Negative Declaration for General Plan Amendment No. 97-2 and Zone Change 97-7 and Mitigated Negative Declaration for Tract 5147 prepared by the City of Moorpark as lead

agency, and adopts the lead agency's Findings, Mitigation Measures and Mitigation Monitoring and Reporting Program.

- (8) The Commission directs staff to file a Notice of Determination for Parcel B in the same manner as the lead agency under CEQA Guidelines §15094 and §15096(i).
- (9) 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 all affected agencies that will gain or lose territory as a result of the proposal have not submitted written opposition to the waiver of conducting authority proceedings [Government Code §56663].
- (10) **This annexation shall not be recorded until maps and legal descriptions consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCO Executive Officer.**
- (11) **This change of 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 January 17, 2007.

AYES: Commissioner Lange, Long, Waunch, Zaragoza and Alternate
Commissioner Cunningham and Lotts

NOES: Commissioner Parks

ABSTAINS: None

Dated: 1/17/07

Linda Parks
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: Ventura County Waterworks District No. 1
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning
Ventura County Elections-Registrar of Voters

LAFCO 06-15 Waterworks District No. 1 Annexation – Muranaka Farms (Parcel A & B)
Resolution of Approval
January 17, 2007
Page 4 of 4

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 Smith*

Date: 1/25/07

EXHIBIT A



PREPARED BY:
FRANK OROSCO
MURANAKA FARMS
11018 E. LOS ANGELES AVENUE
MOORPARK, CA 93021
(805) 432-8379



VENTURA COUNTY WATERWORKS DISTRICT NO. 1 ANNEXATION MURANAKA FARMS - PARCEL A

BEING A PORTION OF SUBDIVISION L, RANCHO SIMI, IN
THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 3 M.R. 7

JULY 9, 2005 - Revised November 20, 2006

SHEET 1 OF 1

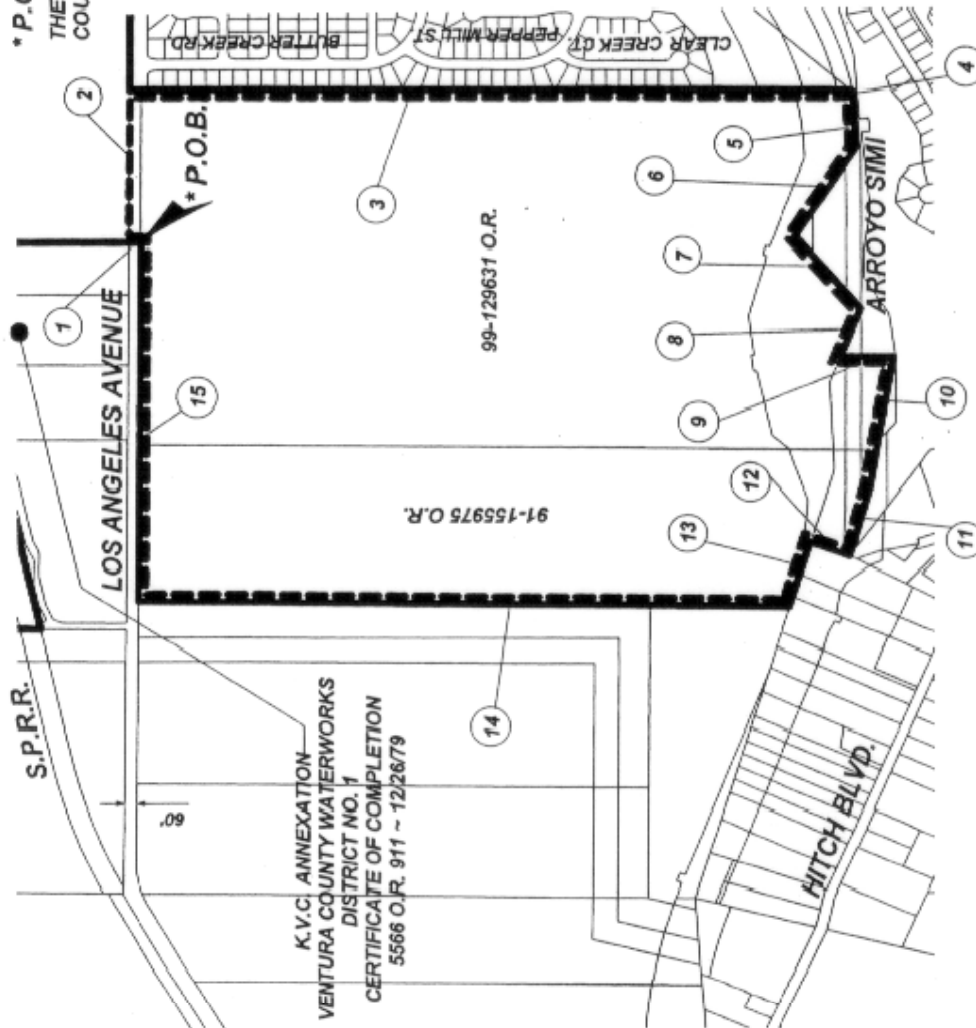
*P.O.B.
THE SLY TERMINUS OF THE 3rd
COURSE OF K.V.C. ANNEXATION



COURSES

- 1 - N 00°24'30" E 60.00'
- 2 - S 89°35'30" E 762.96'
- 3 - S 00°24'30" W 3546.16'
- 4 - S 40°24'30" W 13.86'
- 5 - S 86°54'30" W 275.88'
- 6 - N 55°35'30" W 528.00'
- 7 - S 49°24'30" W 483.12'
- 8 - N 67°35'30" W 254.79'
- 9 - S 00°28'59" W 258.26'
- 10 - N 78°10'50" W 662.35'
- 11 - N 73°59'42" W 349.39'
- 12 - N 20°31'35" E 201.50'
- 13 - N 72°28'19" W 341.95'
- 14 - N 00°24'30" E 3183.29'
- 15 - S 89°35'30" E 1803.51'

205.18 ACRES



EXISTING VENTURA COUNTY WATERWORKS DISTRICT NO. 1
BOUNDARY

PROPOSED ANNEXATION BOUNDARY

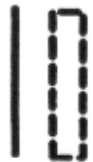


EXHIBIT A

**VENTURA COUNTY WATERWORKS
DISTRICT NO. 1 ANNEXATION
MURANAKA FARMS – PARCEL A**

That portion of Subdivision L, Rancho Simi, in the County of Ventura, State of California, as shown on the map recorded in the office of the County Recorder of said County in Book 3, Page 7 of Miscellaneous Records, described as follows:

Beginning at a point in the southerly line of Los Angeles Avenue, 60.00 feet wide, said point also being the southerly terminus of the 3rd course of the K.C.V. Annexation to the Ventura County Waterworks District No. 1 as shown and described in the Certificate of Completion recorded on December 26, 1979 in the office of said County Recorder in Book 5566, Page 911 of Official Records; thence, along the existing boundary of said Ventura County Waterworks District No. 1,

- 1st - North 0°24'30" East 60.00 feet to the northerly line of said Los Angeles Avenue; thence, leaving said existing district boundary along said northerly line,
- 2nd - South 89°35'30" East 762.96 feet to the northerly prolongation of the easterly line of Parcel 1 as described in the Quitclaim Deed recorded on July 8, 1999 in the office of said County Recorder as Document No. 99-129631 of Official Records, said prolongation and easterly line being the existing boundary of said Ventura County Waterworks District No. 1; thence, along said prolongation and easterly line by the following course and along the existing boundary said district by the following 13 courses:
 - 3rd - South 0°24'30" West 3546.16 feet to the southerly line of said Subdivision L; thence, along the boundary of said Subdivision L by the following 10 courses:
 - 4th - South 40°24'30" West 13.86 feet; thence,
 - 5th - South 86°54'30" West 275.88 feet; thence,
 - 6th - North 55°35'30" West 528.00 feet; thence,
 - 7th - South 49°24'30" West 483.12 feet; thence,
 - 8th - North 67°35'30" West 254.79 feet; thence,
 - 9th - South 0°28'59" West 258.26 feet; thence,
 - 10th - North 78°10'50" West 662.35 feet; thence,
 - 11th - North 73°59'42" West 349.39 feet; thence,

12th - North 20°31'35" East 201.50 feet ; thence,

13th - North 72°28'19" West 341.95 feet; thence,

14th - North 0°24'30" East 3183.29 feet to said southerly line of said Los Angeles Avenue,
60.00 feet wide; thence, along said southerly line,

15th - South 89°35'30" East 1803.51 feet to the point of beginning and containing 205.18
acres.

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:

1/25/07

**VENTURA COUNTY WATERWORKS
DISTRICT NO. 1
ANNEXATION
MURANAKA FARMS-PARCEL B**

EXHIBIT A

That portion of Subdivision L, Rancho Simi, in the City of Moorpark, County of Ventura, State of California, Recorded in Book 3, Page 7 of Miscellaneous Records (Maps), in the Office of the County Recorder of said County, described as follows:

BEGINNING at a point at the northeast corner of the west half of the Southeast Quarter of Section 6, Township 2 North, Range 19 West, as the same is designated and delineated upon the above described map, said point also being on the northerly terminus of the second course shown as "North 0°00'45" East 1383.00" feet on Parcel 2 of the Levy Company Annexation to the Ventura County Waterworks District No. 1 in the Certificate of Completion Recorded on November 22, 1982 in the Office of said County Recorder as Instrument No. 109706;

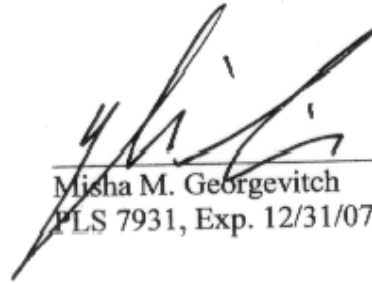
- 1st Thence, along the westerly line of said Levy Company Annexation, South 0°01'07" West 968.80 feet;
- 2nd Thence, leaving said westerly line of said Levy Company Annexation and Ventura County Waterworks District No. 1 Boundary, South 75°12'02" West 1366.06 feet to a point on the westerly line of the Southeast Quarter of said Section 6;
- 3rd Thence, along said westerly line, North 0°00'15" East 1320.05 feet to a point on the northerly line of Southeast Quarter of said Section 6;
- 4th Thence, along said northerly line, South 89°53'58" East 209.49 feet to the westerly terminus of the 3rd course of the Moorpark Annexation to the Ventura County Waterworks District No. 1 Boundary as shown in the Certificate of Completion Recorded February 17, 1978 in the Office of said County Recorder in Book 4080, Page 123 of Official Records;
- 5th Thence, continuing along said northerly line and said Ventura County Waterworks District No. 1 Boundary, South 89°53'58" East 1111.47 feet to the Point of Beginning.

CONTAINING: 34.701 Acres, more or less.

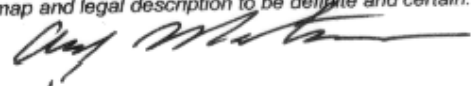
SUBJECT TO: All covenants, Rights, Rights-of-Way and Easements of record.

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.




Misha M. Georgevitch
PLS 7931, Exp. 12/31/07
Date 1/18/07

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: 1/25/07