

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


20071128-00217682-0 1/7
Ventura County Clerk and Recorder
Philip J. Schmitt
11/28/2007 10:39:32 AM
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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 07-01 Calleguas Municipal Water District Annexation – Victoria Lakes
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 No: 138-0-190-230
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 07-01, ordering this change of organization, was adopted on March 21, 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: 11-28-2007


Everett Millais, Executive Officer
Ventura LAFCO

LAFCO 07-01

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CALLEGUAS MUNICIPAL WATER
DISTRICT ANNEXATION – VICTORIA LAKES**

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 consideration by the Commission on the proposal;

WHEREAS, the proposal was duly considered on March 21, 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 determinations, and applicable local plans and policies; and

WHEREAS, proof has been given to the Commission that the affected territory is considered uninhabited pursuant to Government Code §56046; and

WHEREAS, proof has been given to the Commission that all property owners in the affected territory have consented 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 the Calleguas Municipal Water District 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 Final EIR prepared by the Lead Agency; and

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

WHEREAS, the Commission has found that there remains a significant and unavoidable impact that cannot be mitigated to a level of insignificance and that this impact finding 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 Executive Officer's Staff Report and Recommendation for approval of the proposal dated March 21, 2007 is adopted.
- (2) The change of organization, consisting of an annexation to the Calleguas Municipal Water District, is hereby approved and the boundaries are established generally as set forth in the attached Exhibit A.
- (3) The territory is uninhabited as defined by Government Code §56046.
- (4) The subject proposal is assigned the following distinctive short form designation:
**LAFCO 07-01 CALLEGUAS MUNICIPAL WATER DISTRICT
ANNEXATION – VICTORIA LAKES**
- (5) The Commission has reviewed and considered the information contained in the Northwest Golf Course Community Specific Plan Environmental Impact Report prepared by the City of Oxnard as lead agency, and adopts the Findings and Statements of Overriding Considerations as set forth in Exhibit "B", and the lead agency's Mitigation Measures, and Mitigation Monitoring Programs [CEQA Guidelines §15090, §15091, §15093, and §15096 (f)(g)(h)].
- (6) The Commission determines that there are not any feasible mitigation measures or feasible alternatives, within the powers and authorities of LAFCO, which would substantially lessen or avoid any significant effect on the environment [CEQA Guidelines §15096(g)].
- (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 Calleguas Municipal Water District.

- (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 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.**
- (11) 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.**
- (12) This reorganization shall not be recorded until the City provides evidence that it has adopted rules and procedures governing the administration of agricultural preserves as required by the Williamson Act, including but not limited to the rules and procedures required by Cal. Government Code Sections 51231, 51237, and 51237.5.**

This resolution was adopted on March 21, 2007.

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

NOES: None

ABSTAINS: None

Dated: 3/21/07


Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies: Calleguas Municipal Water District
Ventura Co. Assessor
Ventura Co. Auditor
Ventura Co. Surveyor
Ventura Co. Planning
Ventura Co. Elections

EXHIBIT A

CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION VICTORIA LAKES (ANNEXATION NO. 92)

07-01

Being a portion of Parcel A of Subdivision 4, of Rancho El Rio De Santa Clara O'La Colonia, in the City of Oxnard, 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 44 of Miscellaneous Records, described as follows:

Beginning at the southwesterly corner of Parcel 1, described in the Grant Deed recorded in the Office of said County Recorder on April 14, 1986 as Document No. 86-043729 of Official Records, said corner also being the southerly terminus of the 21st course of Annexation No. 63 (Northwest Golf Course Community) to the Calleguas Municipal Water District, as described and shown in the Certificate of Completion recorded on December 27, 2000, in the Office of said County Recorder, as Document No. 2000-0203744-00 of Official Records; thence, along the existing boundary of said Calleguas Municipal Water District and along the boundary of said Parcel 1 by the following seven courses:

- 1st - North 01°15'50" East 1926.00 feet to the beginning of a nontangent curve concaved westerly, having a radius of 1712.73 feet, a radial line to said beginning bears South 67°44'00" East; thence, leaving said existing District boundary along said curve,
- 2nd - Northerly 114.06 feet through a central angle of 03°48'56"; thence,
- 3rd - North 51°41'00" East 119.00 feet; thence,
- 4th - North 01°27'42" East 177.54 feet; thence,
- 5th - North 87°47'14" East 1194.27 feet to the existing boundary of said Calleguas Municipal Water District; thence, along said existing boundary by the following two courses:
- 6th - South 01°15'50" West 2330.39 feet; thence,
- 7th - WEST 1322.03 feet to the point of beginning.

Containing 69.225 acres.

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.

The Ventura County Surveyor's office of the Public Works Agency
certifies this map and legal description to be definite and certain.
Certified by: *[Signature]*
Date: 3/13/07



Certified by: 
Date: 3/13/07

Date: 3/13/07

