

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency
Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCO

L# 1850


20080407-00053428-0 1/12
Ventura County Clerk and Recorder
Philip J. Schmit
04/07/2008 09:40:17 AM
190234 \$.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 07-12 Calleguas Municipal Water District Annexation – Ventura County Airports
(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:
Calleguas Municipal Water District – Annexation
3. APN Nos: 320-0-030-03; 320-0-030-05; 320-0-030-10; 320-0-030-11; 320-0-030-13;
320-0-030-14; 320-0-030-15; 320-0-030-085; 216-0-051-03; 230-0-020-05; 216-0-040-11;
230-0-030-12; 183-0-090-62
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 07-12, ordering this change of organization, was adopted on January 16, 2008 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: 4-7-08


Kim Uhlich, Executive Officer
Ventura LAFCO

LAFCO 07-12

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE
CALLEGUAS MUNICIPAL WATER DISTRICT
ANNEXATION
VENTURA COUNTY AIRPORTS (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 16, 2008; 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 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 fewer 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; and

WHEREAS, for Parcel A, the Commission certifies that it has reviewed and considered the EIR prepared by the Lead Agency; and

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

WHEREAS, for Parcel B, the Commission certifies that it has reviewed and considered the Mitigated Negative Declaration prepared by the Lead Agency; and

WHEREAS the Commission has found that 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 16, 2008, 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 07-12 CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION – VENTURA COUNTY AIRPORTS (PARCELS A & B).**
- (5) The Commission has reviewed and considered the information contained in the Environmental Impact Report for Airport Development in Accordance with the Draft Airport Master Plan Update at Camarillo Airport prepared by the County of Ventura Department of Airports as lead agency, and adopts the findings as set forth in Attachment 5 of the Staff Report; the Addendum to the EIR for Airport Development in Accordance with the Draft Airport Master Plan Update at Camarillo Airport prepared by the County of Ventura Department of Airports, and adopts the findings as set forth in Attachment 6 of the Staff Report; the Second Addendum to the EIR for Airport Development in Accordance with the Draft Airport Master Plan Update at Camarillo Airport prepared by the Calleguas Municipal Water District, and adopts the findings set forth in Attachment 7 of the Staff Report; and the

lead agency's Mitigation Measures and Mitigation Monitoring Program [CEQA Guidelines §15090, §15091, §15093, and §15096 (f)(g)(h)].

- (6) The Commission determines that there are no additional 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, as a responsible agency, has reviewed and considered the information contained in the Final Mitigated Negative Declaration for the Oxnard Airport Master Plan prepared by the County of Ventura Department of Airports as lead agency and the Addendum to the Mitigated Negative Declaration for the Oxnard Airport Master Plan prepared by the Calleguas Municipal Water District.
- (8) The Commission adopts the findings of the County and Calleguas Municipal Water District that, on the basis of the whole record, there is no substantial evidence that the project will have a significant effect on the environment.
- (9) The Commission hereby adopts the findings of the County and Calleguas Municipal Water District findings (Attachments 9 and 10 of the Staff Report), mitigation measures and mitigation monitoring and reporting program.
- (10) 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).
- (11) The Executive Officer is hereby directed to conduct protest proceedings in accordance with Government Code Section 57050.
- (12) The Commission hereby delegates to the Executive Officer the authority to determine the amount of the protest pursuant to Government Code Section 57075(b).
- (13) 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.

- (14) 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.**
- (15) 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.**

This resolution was adopted on January 16, 2008.

AYES: Commissioner Grandsen, Hess, Lange, Long, Parks, Parvin and Zaragoza

NOES: None

ABSTAINED: None

Dated: 1/16/08


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

EXHIBIT A

**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
VENTURA COUNTY AIRPORTS - PARCEL A
(ANNEXATION NO. 91)**

THAT PORTION OF RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 1-A, PAGE 9 OF MISCELLANEOUS RECORDS (MAPS), DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY TERMINUS OF THE 1ST COURSE OF ANNEXATION NO. 61 TO THE CALLEGUAS MUNICIPAL WATER DISTRICT, AS SHOWN AND DESCRIBED IN THE CERTIFICATE OF COMPLETION RECORDED OCTOBER 27, 1999 AS DOCUMENT NO. 1999-0197278-00, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE 2ND COURSE OF SAID ANNEXATION NO. 61 AND ALONG THE EXISTING BOUNDARY OF SAID DISTRICT THE FOLLOWING 5 COURSES,

- 1st - NORTH 00°45'45" EAST, 880.80 FEET TO THE SOUTH LINE OF PARCEL 2 OF ANNEXATION NO. 17 TO THE CALLEGUAS MUNICIPAL WATER DISTRICT, RECORDED DECEMBER 21, 1979, IN BOOK 5565, PAGE 590 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTH LINE,
- 2nd - NORTH 89°14'40" WEST, 100.00 FEET TO THE WEST LINE OF SAID PARCEL 2; THENCE ALONG SAID WEST LINE,
- 3rd - NORTH 00°45'20" EAST 33.68 FEET TO THE SOUTH LINE OF PARCEL C OF ANNEXATION NO. 48 TO THE CALLEGUAS MUNICIPAL WATER DISTRICT, RECORDED DECEMBER 21, 1995, AS DOCUMENT NO. 1995-158646 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTH LINE OF SAID PARCEL C THE FOLLOWING 2 COURSES;
- 4th - NORTH 88°42'34" WEST 560.08 FEET; THENCE,
- 5th - NORTH 88°49'01" WEST, 1197.45 FEET; THENCE, LEAVING SAID SOUTH LINE OF PARCEL C AND THE EXISTING BOUNDARY OF SAID DISTRICT,
- 6th - SOUTH 00°00'00" WEST, 2195.83 FEET; THENCE,
- 7th - NORTH 90°00'00" WEST, 908.00 FEET; THENCE,
- 8th - NORTH 00°00'00" WEST, 409.39 FEET; THENCE,
- 9th - NORTH 88°47'48" WEST, 6687.27 FEET; THENCE,
- 10th - SOUTH 80°55'52" WEST, 249.36 FEET; THENCE,
- 11th - NORTH 70°01'19" WEST, 363.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 652.55 FEET, A RADIAL BEARING FROM SAID POINT BEARS SOUTH 06°55'27" WEST; THENCE,
- 12th - SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°47'40", AN ARC LENGTH OF 441.84 FEET; THENCE,
- 13th - NORTH 88°47'48" WEST, 535.96 FEET; THENCE,
- 14th - SOUTH 01°12'12" WEST, 377.35 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED AS TRACT NO. 17 IN THE DECREE OF DECLARATION OF TAKING NO. 1 RECORDED IN BOOK 1094, PAGE 448 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES,

Legal: N:\ACAD\WORK\16822\SURVEY\LEGALS\CAMARILLO.DOC
Exhibit: N:\ACAD\WORK\16822\SURVEY\LAFCO-CAMARILLO.dwg

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- 15th - SOUTH 88°48'08" EAST, 3005.29 FEET, THENCE;
- 16th - SOUTH 88°48'51" EAST, 2331.89 FEET TO THE SOUTHWEST LINE OF TRACT 1, AS DESCRIBED IN THE DEED RECORDED AUGUST 13, 1948 IN BOOK 833, PAGE 456 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER, THENCE ALONG SAID SOUTHWEST LINE,
- 17th - SOUTH 44°24'06" EAST, 465.66 FEET TO THE WEST LINE OF TRACT 2, AS DESCRIBED IN THE DEED RECORDED AUGUST 13, 1948 IN BOOK 833, PAGE 456 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID WEST LINE,
- 18th - SOUTH 00°33'06" WEST, 1103.67 FEET TO THE NORTH LINE OF PLEASANT VALLEY ROAD (104 FEET WIDE); THENCE ALONG SAID NORTH LINE,
- 19th - SOUTH 88°57'55" EAST, 3413.44 FEET; THENCE, DEPARTING SAID NORTH LINE,
- 20th - SOUTH 01°10'11" WEST, 104.00 FEET TO THE EXISTING CALLEGUAS MUNICIPAL WATER DISTRICT BOUNDARY; THENCE ALONG SAID DISTRICT BOUNDARY,
- 21st - SOUTH 88°57'55" EAST, 684.12 FEET; THENCE DEPARTING SAID DISTRICT BOUNDARY,
- 22nd - NORTH 01°10'14" EAST, 134.00 FEET TO THE NORTH LINE OF SAID PLEASANT VALLEY ROAD; THENCE ALONG SAID NORTH LINE,
- 23rd - SOUTH 88°57'55" EAST, 980.12 FEET; THENCE,
- 24th - NORTH 66°34'09" EAST, 102.90 FEET; THENCE,
- 25th - NORTH 20°30'35" EAST, 106.32 FEET TO THE WEST LINE OF LAS POSAS ROAD; THENCE ALONG SAID WEST LINE,
- 26th - NORTH 00°45'15" EAST, 2538.50 FEET; THENCE, DEPARTING SAID WEST LINE,
- 27th - SOUTH 88°52'25" EAST, 99.77 FEET TO THE POINT OF BEGINNING.

CONTAINS: 339.68 ACRES GROSS
 - 3.71 ACRES ROADWAY
 = 335.97 ACRES NET, MORE OR LESS

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: 3/31/08

[Signature]
 MARCH 26, 2008



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.

Legal: N:\ACAD\WORK\16822\SURVEY\LEGALS\CAMARILLO.DOC
 Exhibit: N:\ACAD\WORK\16822\SURVEY\LAFCO-CAMARILLO.dwg

BPH/JPF
 3/25/08

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N00°00'15"E | 85.00' |
| L2 | S00°00'15"W | 85.00' |

AREA = 2.58 ACRES

OXNARD

N89°59'49"E

2.58 ACRES

S89°59'49"W

110 SUBDIVISION

AIRPORT

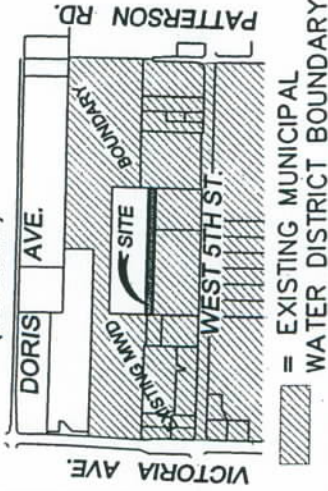
PARCEL B

LOT
PATTERSON RANCH

COURSE NO. 2 OF THE
AIRPORT COMMERCE
ANNEXATION (ANNECX
NO. 82) N89.59.49E 440.98'
(ANNEXATION NO. 82) PER REC.
20030922-035927

- EXISTING CALLEGUAS MUNICIPAL WATER DISTRICT BOUNDARY
- PROPOSED ANNEXATION
- ① = LEGAL DESCRIPTION COURSE NUMBER

VICINITY MAP
(NO SCALE)



EXHIBIT



E'LY TERMINUS COURSE NO. 2
POINT OF BEGINNING THE AIRPORT
COMMERCE ANNEXATION

WEST FIFTH STREET



Penfield & Smith
Engineers • Surveyors • Planners
• Construction Management •

1327 Del Norte Road, Suite 200, Camarillo, CA 93010
Phone: (805) 981-0706 Fax: (805) 981-0251
16822.01 LAFCO-OXNARD.DWG

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.

CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
VENTURA COUNTY AIRPORTS-PARCEL B
CALLEGUAS ANNEXATION NO. 91

PORTION OF RANCHO EL RIO DE SANTA CLARA
O'LA COLONIA, CITY OF OXNARD, COUNTY OF
VENTURA, STATE OF CALIFORNIA, PER BOOK 1-A,
PAGE 9 OF MISCELLANEOUS RECORDS (MAPS)

**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
VENTURA COUNTY AIRPORTS - PARCEL B
(ANNEXATION NO. 91)**

THAT PORTION OF LOT 110 OF THE PATTERSON RANCH, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 8, PAGE 1 OF MISCELLANEOUS RECORDS (MAPS), SAID LOT 110 ALSO BEING A PORTION OF RANCHO EL RIO DE SANTA CLARA O'LA COLONIA AS SHOWN ON THE MAP RECORDED IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 1-A, PAGE 9 OF MISCELLANEOUS RECORDS (MAPS), DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY TERMINUS OF THE 2ND COURSE OF THE AIRPORT COMMERCE ANNEXATION (ANNEXATION NO. 82) TO THE CALLEGUAS MUNICIPAL WATER DISTRICT, AS SHOWN AND DESCRIBED IN THE CERTIFICATE OF COMPLETION RECORDED, SEPTEMBER 22, 2003 AS INSTRUMENT NO. 20030922-0359277, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE, ALONG SAID 2ND COURSE AND THE WESTERLY PROLONGATION THEREOF, AND ALONG THE EXISTING BOUNDARY OF SAID DISTRICT THE FOLLOWING TWO (2) COURSES,

- 1st - SOUTH 89°59'49" WEST, 1320.19 FEET TO THE WEST LINE OF SAID LOT 110, SAID WEST LINE ALSO BEING THE WEST LINE OF PARCEL B OF THE GRANT DEED TO THE COUNTY OF VENTURA, RECORDED APRIL 3, 1961 IN BOOK 1982, PAGE 39 OF OFFICIAL RECORDS, THENCE ALONG SAID WEST LINE OF SAID LOT 110 AND SAID WEST LINE OF SAID PARCEL B,
- 2nd - NORTH 00°00'15" EAST, 85.00 FEET; THENCE, LEAVING SAID DISTRICT BOUNDARY AND ALONG A LINE PARALLEL WITH AND 85.00 FEET NORTHERLY OF THE AFOREMENTIONED 1ST COURSE,
- 3rd - NORTH 89°59'49" EAST, 1320.19 FEET TO THE EAST LINE OF SAID LOT 110 AND TO THE EXISTING BOUNDARY OF SAID DISTRICT; THENCE, ALONG SAID EAST LINE AND SAID DISTRICT BOUNDARY,
- 4th - SOUTH 00°00'15" WEST, 85.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.576 ACRES, MORE OR LESS.

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: 3/31/08

[Signature]
March 26, 2008



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