


No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency  
Formation Commission

  
20080925-00145228-0 1/12  
Ventura County Clerk and Recorder  
Philip J. Schmit  
09/25/2008 03:07:04 PM  
244417 \$.00 VI

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 07-13 Calleguas Municipal Water District Reorganization-Dickens Patch –  
(Parcels A& B)
2. The name of each district or city involved in this reorganization and the kind or type of change of organization ordered for each city or district is as follows:  
Calleguas Municipal Water District – Annexation  
Hidden Valley Municipal Water District - Detachment
3. APN Nos: 695-0-031-150, 695-0-031-165, 695-0-031-170, 695-0-062-010
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 descriptions and maps, marked Exhibit "A", and by this reference incorporated herein.
6. The territory is uninhabited.
7. This reorganization has been approved subject to the following terms and conditions, if any:  
None.
8. Resolution LAFCO 07-13, ordering this reorganization, was adopted on March 19, 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: 9/25/08

  
Kim Uhlich, Executive Officer  
Ventura LAFCO

LAFCO 07 - 13

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE CALLEGUAS MUNICIPAL WATER  
DISTRICT REORGANIZATION ANNEXATION TO THE  
CALLEGUAS MUNICIPAL WATER DISTRICT AND  
DETACHMENT FROM THE HIDDEN VALLEY MUNICIPAL  
WATER DISTRICT – DICKENS PATCH (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 consideration by the Commission on the proposal;

WHEREAS, the proposal was duly considered on March 19, 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 determination, Sphere of Influence 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, the Hidden Valley 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 Local Agency Formation Commission as follows:

- (1) The LAFCO Staff Report dated January 16, 2008 and the Supplemental Staff Report and Recommendation for Approval dated March 19, 2008 is adopted. The annexation to the Calleguas Municipal Water District and concurrent detachment of the same territory from the Hidden Valley

Municipal Water District is hereby approved, and the boundaries are established generally as set forth in the attached Exhibit A and further modified as described in the Supplemental Staff Report.

- (2) The affected territory is uninhabited as defined by Government Code §56046.
- (3) The subject proposal is assigned the following distinctive short form designation:

**LAFCO 07-13 – CALLEGUAS MUNICIPAL WATER DISTRICT  
REORGANIZATION – DICKENS PATCH (PARCELS A & B)**

- (4) In accordance with staff's determination that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15319 (a) & (b) of the California Environmental Quality Act Guidelines, the Commission hereby finds the reorganization to be categorically exempt.
- (5) The Commission directs staff to file a Notice of Exemption under Section 15062 of the California Environmental Quality Act Guidelines.
- (6) The Commission, consistent with California Government Code Section 56663(c), hereby waives protest proceedings entirely.
- (7) **This reorganization 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.**
- (8) **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.**

- (9) This reorganization 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.

This resolution was adopted on March 19, 2008.

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

NOES: None

ABSTAINS: None

Dated: 3-19-08

  
Chair, Ventura Local Agency Formation Commission

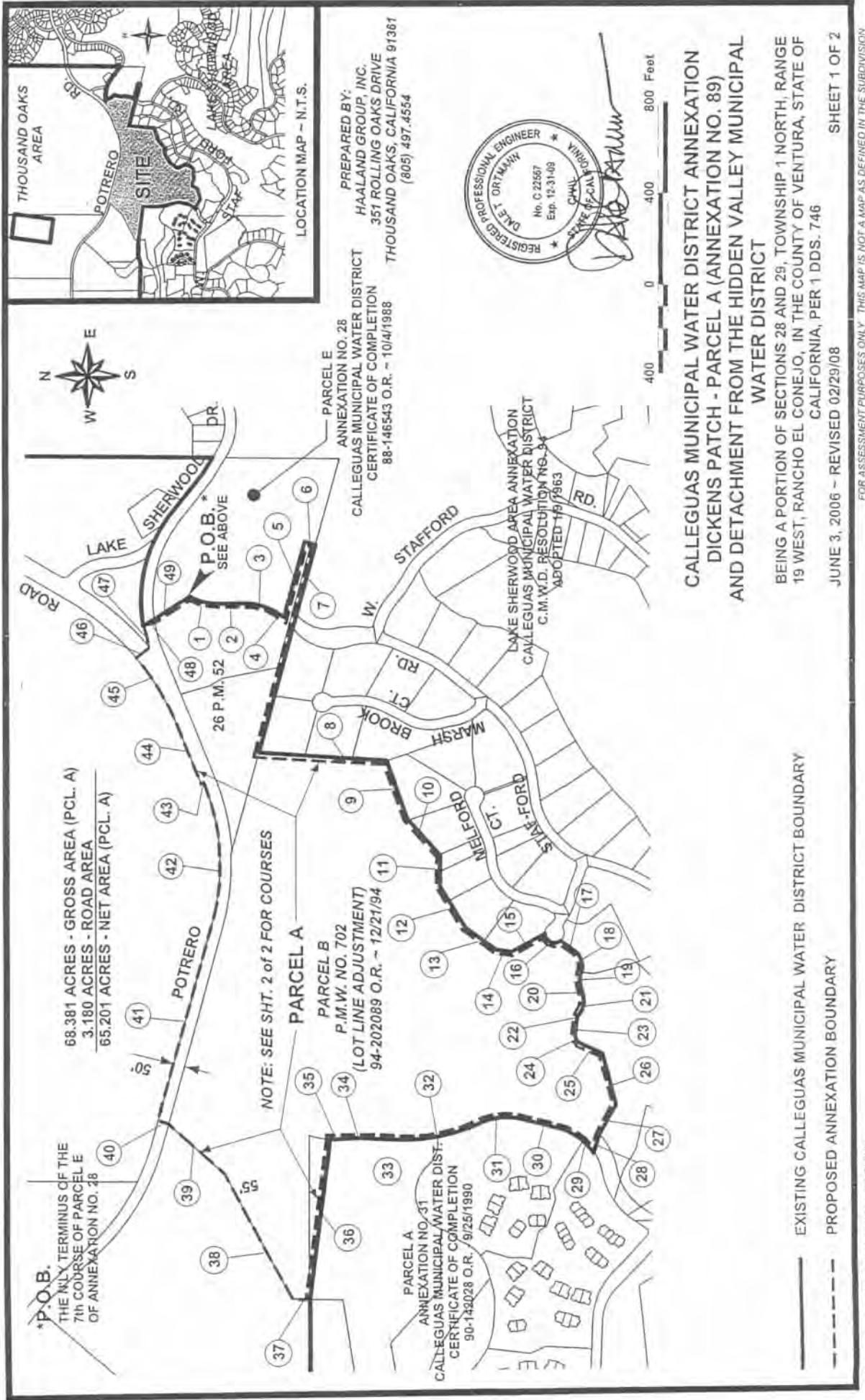
Attachment: Exhibit A

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

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

Certified by: *Clay Martin*

Date: 03/05/08



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

Certified by: *Carly M. [Signature]*

Date: 03/05/08

EXHIBIT A

## COURSES

- |  |   |  |
|--|---|--|
| 1st - R = 255.00'; L = 130.09'; D = 29°13'51";<br>RAD. = N 61°35'33" W | 20th - S 74°57'59" W 41.31'   | 39th - N 41°35'30" E 337.12'   |
| 2nd - S 0°49'24" E 110.55'   | 21st - R = 93.00'; L = 91.33'; D = 56°15'53"                            | 40th - N 15°18'35" E 50.00'  |
| 3rd - R = 307.07'; L = 180.16'; D = 33°37'00"                          | 22nd - R = 32.00'; L = 19.19'; D = 34°21'34"                            | 41st - S 74°41'25" E 919.86'   |
| 4th - R = 200.00'; L = 21.60'; D = 6°11'14"                            | 23rd - N 83°07'42" W 65.00'   | 42nd - R = 975.00'; L = 640.40'; D = 37°38'00"                         |
| 5th - S 75°00'56" E 350.00'  | 24th - R = 47.00'; L = 59.29'; D = 72°16'53";                           | 43rd - N 22°19'25" W 13.00'  |
| 6th - S 14°59'04" W 49.77'   | 25th - S 24°35'25" W 105.02'  | 44th - N 67°40'35" E 282.85'   |
| 7th - N 75°00'56" W 961.96'  | 26th - S 74°57'59" W 236.02'  | 45th - R = 1137.00'; L = 361.97'; D = 18°14'25"                        |
| 8th - S 3°50'00" W 571.39'   | 27th - N 60°02'01" W 149.25'  | 46th - S 40°33'50" E 76.00'  |
| 9th - S 70°55'00" W 279.49'  | 28th - N 72°22'00" W 88.85'   | 47th - R = 642.93'; L = 109.53'; D = 9°45'41";<br>RAD. = N 17°44'53" W |
| 10th - S 47°57'30" W 219.49'   | 29th - R = 276.00'; L = 200.09'; D = 41°32'16";<br>RAD. = S 34°38'12" E | 48th - S 7°59'12" E 50.00'   |
| 11th - N 89°35'30" W 137.00'   | 30th - N 13°49'32" E 162.76'  | 49th - S 32°11'17" E 189.65'   |
| 12th - S 58°24'41" W 219.52'   | 31st - R = 3000.00'; L = 197.93'; D = 37°48'06"                         | 68.381 Acres - Gross Area (Parcel A)                                   |
| 13th - S 35°51'11" W 169.00'   | 32nd - R = 824.00'; L = 377.02'; D = 26°12'57"                          | -3.180 Acres - Road Area   |
| 14th - S 7°56'26" W 70.00'   | 33rd - N 2°14'23" E 143.43'   | 65.201 Acres - Net Area (Parcel A)                                     |
| 15th - S 29°11'45" E 172.29'   | 34th - R = 976.00'; L = 113.98'; D = 6°41'28"                           |  |
| 16th - R = 44.00'; L = 96.39'; D = 125°30'57"<br>RAD. = N 2°29'55" W   | 35th - R = 324.00'; L = 59.07'; D = 10°26'43"                           |  |
| 17th - S 36°09'31" W 74.09'  | 36th - N 84°00'22" W 723.48'  |  |
| 18th - R = 88.00'; L = 111.11'; D = 72°20'29"                          | 37th - N 0°32'30" E 79.43'  |  |
| 19th - R = 112.00'; L = 65.55'; D = 33°32'01"                          | 38th - N 61°53'56" E 636.73'  |  |

PREPARED BY:  
HAALAND GROUP, INC.  
351 ROLLING OAKS DRIVE  
THOUSAND OAKS, CALIFORNIA 91361  
(805) 497-4554

CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION  
DICKENS PATCH - PARCEL A (ANNEXATION NO. 89)  
AND DETACHMENT FROM THE HIDDEN VALLEY MUNICIPAL  
WATER DISTRICT

BEING A PORTION OF SECTIONS 28 AND 29, TOWNSHIP 1 NORTH, RANGE  
19 WEST, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA, STATE OF  
CALIFORNIA, PER 1 DDS, 746

JUNE 3, 2006 - REVISED 2/29/08

SHEET 2 OF 2

- 100000 - A

**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION  
DICKENS PATCH – PARCEL A (ANNEXATION NO. 89)  
AND DETACHMENT FROM HIDDEN VALLEY MUNICIPAL  
WATER DISTRICT**

That portion of Sections 28 and 29, Township 1 North, Range 19 West, Rancho El Conejo, 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 1, Page 746 of Deeds, described as follows:

Beginning at a point in the easterly line of Parcel 2 of Parcel Map No. 2909, recorded in the Office of said County Recorder, in Book 26, Page 52 of Parcel Maps, said point also being the northerly terminus of the 7<sup>th</sup> course of Parcel E of Annexation No. 28 to the Calleguas Municipal Water District, as shown and described in the Certificate of Completion recorded on October 4, 1988, in the Office of said County Recorder, as Document No. 88-146543 of Official Records, said point being the beginning of a nontangent curve concaved easterly, and having a radius of 255.00 feet, and having a radial to said point bearing North 61°35'33" West; thence, along said curve and along the existing boundary of said Calleguas Municipal Water District by the following 36 courses:

- 1st - Southwesterly and southerly 130.09 feet through a central angle of 29°13'51";  
thence,
- 2nd - South 0°49'24" East 110.55 feet to the beginning of a curve concaved westerly and  
having a radius of 307.07 feet; thence, along said curve,
- 3rd - Southerly and southwesterly 180.16 feet through a central angle of 33°37'00" to a  
compound curve concaved northwesterly and having a radius of 200.00 feet;  
thence, along said curve,
- 4th - Southwesterly 21.60 feet through a central angle of 6°11'14"; thence,
- 5th - South 75°00'56" East 350.00 feet; thence,
- 6th - South 14°59'04" West 49.77 feet; thence,
- 7th - North 75°00'56" West 961.96 feet; thence,
- 8th - South 3°50'00" West 571.39 feet; thence,
- 9th - South 70°55'00" West 279.49 feet; thence,
- 10th - South 47°57'30" West 219.49 feet; thence,
- 11th - North 89°35'30" West 137.00 feet; thence,

- 12th - South  $58^{\circ}24'41''$  West 219.52 feet; thence,
- 13th - South  $35^{\circ}51'11''$  West 169.00 feet; thence,
- 14th - South  $7^{\circ}56'26''$  West 70.00 feet; thence,
- 15th - South  $29^{\circ}11'45''$  East 172.29 feet to the beginning of a nontangent curve concaved southeasterly, having a radius of 44.00 feet, and having a radial to said beginning of said curve bearing North  $2^{\circ}29'55''$  West; thence, along said curve,
- 16th - Westerly, southwesterly, southerly, and southeasterly 96.39 feet through a central angle of  $125^{\circ}30'57''$ ; thence,
- 17th - South  $36^{\circ}09'31''$  West 74.09 feet to the beginning of a curve concaved northerly and having a radius of 88.00 feet; thence, along said curve,
- 18th - Southwesterly and westerly 111.11 feet through a central angle of  $72^{\circ}20'29''$  to a reverse curve concaved southerly and having a radius of 112.00 feet; thence, along said curve,
- 19th - Westerly 65.55 feet through a central angle of  $33^{\circ}32'01''$ ; thence,
- 20th - South  $74^{\circ}57'59''$  West 41.31 feet to the beginning of a curve concaved northerly and having a radius of 93.00 feet; thence, along said curve,
- 21st - Westerly and northwesterly 91.33 feet through a central angle of  $56^{\circ}15'53''$  to a reverse curve concaved southwesterly and having a radius of 32.00 feet; thence, along said curve,
- 22nd - Northwesterly and westerly 19.19 feet through a central angle of  $34^{\circ}21'34''$ ; thence,
- 23rd - North  $83^{\circ}07'42''$  West 65.00 feet to the beginning of a curve concaved southeasterly and having a radius of 47.00 feet; thence, along said curve,
- 24th - Westerly and southwesterly 59.29 feet through a central angle of  $72^{\circ}16'53''$ ; thence,
- 25th - South  $24^{\circ}35'25''$  West 105.02 feet; thence,
- 26th - South  $74^{\circ}57'59''$  West 236.02 feet; thence,
- 27th - North  $60^{\circ}02'01''$  West 149.25 feet; thence,
- 28th - North  $72^{\circ}22'00''$  West 88.85 feet to a point of cusp with a nontangent curve concaved northwesterly, having a radius of 276.00 feet, and having a radial to said point bearing South  $34^{\circ}38'12''$  East; thence, along said curve,
- 29th - Northeasterly and northerly 200.09 feet through a central angle of  $41^{\circ}32'16''$ ; thence,



- 30th - North  $13^{\circ}49'32''$  East 162.76 feet to the beginning of a curve concaved westerly and having a radius of 300.00 feet; thence, along said curve,
- 31st - Northerly, and northwesterly 197.93 feet through a central angle of  $37^{\circ}48'06''$  to a reverse curve concaved easterly and having a radius of 824.00 feet; thence, along said curve,
- 32nd - Northwesterly, and northerly 377.02 feet through a central angle of  $26^{\circ}12'57''$ ; thence,
- 33rd - North  $2^{\circ}14'23''$  East 143.43 feet to the beginning of a curve concaved westerly and having a radius of 976.00 feet; thence, along said curve,
- 34th - Northerly 113.98 feet through a central angle of  $6^{\circ}41'28''$  to a reverse curve concaved easterly and having a radius of 324.00 feet; thence, along said curve,
- 35th - Northerly 59.07 feet through a central angle of  $10^{\circ}26'43''$ ; thence,
- 36th - North  $84^{\circ}00'22''$  West 723.48 feet to the westerly line of Parcel B of Parcel Map Waiver No. 702 (Lot Line Adjustment), as described and shown in the Parcel Map Waiver recorded on December 21, 1994, in the Office of said County Recorder, as Document No. 94-202089 of Official Records; thence, leaving said existing boundary of said Calleguas Municipal Water District along the boundary of said Parcel B by the following three courses:
  - 37th - North  $0^{\circ}32'30''$  East 79.43 feet; thence,
  - 38th - North  $61^{\circ}53'56''$  East 636.73 feet; thence,
  - 39th - North  $41^{\circ}35'30''$  East 337.12 feet to the southerly line of Potrero Road, 50.00 feet wide; thence,
  - 40th - North  $15^{\circ}18'35''$  East 50.00 feet to the northerly line of said Potrero Road, 50.00 feet wide; thence, along said northerly line by the following five courses:
    - 41st - South  $74^{\circ}41'25''$  East 919.86 feet to the beginning of a curve concaved northerly and having a radius of 975.00 feet; thence, along said curve,
    - 42nd - Easterly 640.40 feet through a central angle of  $37^{\circ}38'00''$ ; thence,
    - 43rd - North  $22^{\circ}19'25''$  West 13.00 feet; thence,
    - 44th - North  $67^{\circ}40'35''$  East 282.85 feet to the beginning of a curve concaved northwesterly and having a radius of 1137.00 feet; thence, along said curve,
    - 45th - Easterly and northeasterly 361.97 feet through a central angle of  $18^{\circ}14'25''$  to a radial line to said curve that passes through the intersection of the southerly line of

TRIB A

said Potrero Road, 76.00 feet wide, and the northerly line of Old Potrero Road, 50.00 feet wide; thence, along said radial line,

46th - South 40°33'50" East 76.00 feet to said intersection, same being the beginning of a nontangent curve concaved southerly in said northerly line of Old Potrero Road, 50.00 feet wide, said curve having a radius of 642.93 feet, and a radial to said beginning of said curve bearing North 17°44'53" West; thence, along said curve,

47th - Easterly 109.53 feet through a central angle of 9°45'41" to the said existing Calleguas Municipal Water District boundary; thence, along said existing boundary by the following two courses:

48th - South 7°59'12" East 50.00 feet; thence,

49th - South 32°11'17" East 189.66 feet to the point of beginning.

68.381 Acres – Gross Area (Parcel A)  
-3.180 Acres – Road Area  
65.201 Acres – Net Area (Parcel A)

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: 3/5/08



*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: *Clay M. Johnson*

Date: 3/5/08

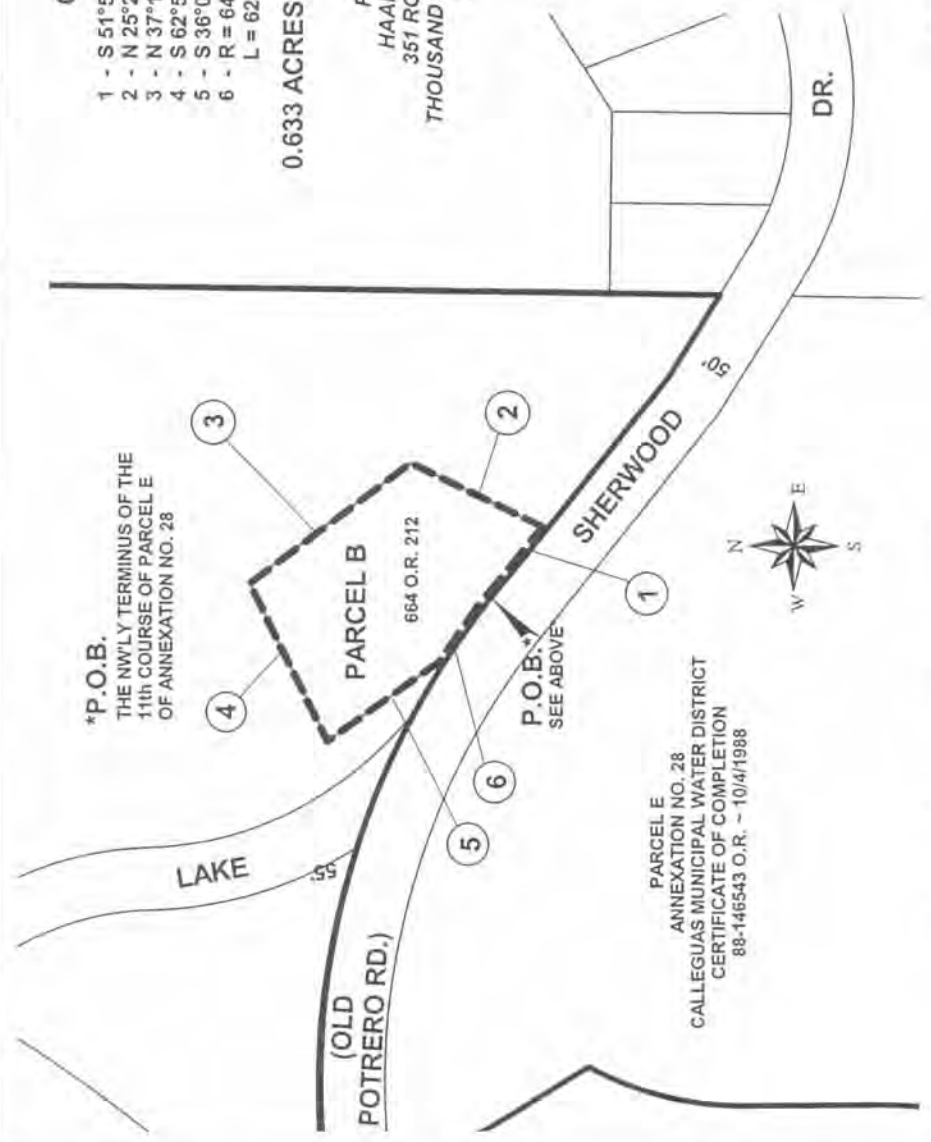


**COURSES**

1 - S 51°54'30" E	65.00'
2 - N 25°27'30" E	121.51'
3 - N 37°15'00" W	161.86'
4 - S 62°57'00" W	142.93'
5 - S 36°02'30" E	120.30'
6 - R = 642.93'; D = 5°32'55";	
L = 62.64'; RADIAL N 32°30'34" E	

**0.633 ACRES - GROSS & NET AREA**

PREPARED BY:  
**HAALAND GROUP, INC.**  
 351 ROLLING OAKS DRIVE  
 THOUSAND OAKS, CALIFORNIA 91361  
 (805) 497-4554



**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION  
 DICKENS PATCH - PARCEL B (ANNEXATION NO. 89)  
 AND DETACHMENT FROM THE HIDDEN VALLEY WATER  
 DISTRICT**

BEING A PORTION OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 19 WEST,  
 RANCHO EL CONEJO, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA,  
 PER 1 DDS. 746

JUNE 2, 2006 - REVISED 2/29/08

— EXISTING CALLEGUAS MUNICIPAL WATER DISTRICT BOUNDARY  
 - - - PROPOSED ANNEXATION BOUNDARY

**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION  
DICKENS PATCH – PARCEL B (ANNEXATION NO. 89)  
AND DETACHMENT FROM HIDDEN VALLEY MUNICIPAL  
WATER DISTRICT**

That portion of Section 28, Township 1 North, Range 19 West, Rancho El Conejo, 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 1, Page 746 of Deeds, described as follows:

Beginning at a point in the northeasterly line of Lake Sherwood Drive (formerly Potrero Road), 50.00 feet wide, said point being the northwesterly terminus of the 11<sup>th</sup> course of Parcel E of Annexation No. 28 to the Calleguas Municipal Water District, as shown and described in the Certificate of Completion recorded on October 4, 1988, in the Office of said County Recorder, as Document No. 88-146543 of Official Records; thence, along said northeasterly line and said and the existing boundary of said Calleguas Municipal Water District by the following course:

- 1st - South 51°54'30" East 65.00 feet to the most southerly corner of the parcel described in the deed recorded on December 10, 1942 in the Office of the County Recorder of said County, in Book 664, Page 212 of Official Records; thence, along the boundary of said parcel by the following five courses:
- 2nd - North 25°27'30" East 121.51 feet; thence,
- 3rd - North 37°15'00" West 161.86 feet; thence,
- 4th - South 62°57'00" West 142.93 feet; thence,
- 5th - South 36°02'30" East 120.30 feet to a point in said northerly line of said Lake Sherwood Drive, 50.00 feet wide, said point being the beginning of a nontangent curve concaved southwesterly, having a radius of 642.93 feet, and a radial to said beginning of said curve bearing North 32°30'34" East; thence, along said curve and northerly line,
- 6th - Southeasterly 62.64 feet through a central angle of 5°34'55" to the point of beginning.

0.633 Acre – Gross & Net Area (Parcel B)

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: 3/5/08



*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.*