

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

  
20080521-00080876-0 1/9  
Ventura County Clerk and Recorder  
Philip J. Schmit  
05/21/2008 04:00:45 PM  
204873 \$.00 ZA

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 07-14 Calleguas Municipal Water District Annexation – Aldersgate
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: 215-0-010-050; 215-0-010-100; 215-0-010-120
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 07-14, was adopted on March 19, 2008 by the Ventura Local Agency Formation Commission. On April 16, 2008 Conducting Authority Proceedings were conducted and the Order for Change of Organization was issued after receiving no written protests.

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: 5/21/08

  
Kim Uhlich, Executive Officer  
Ventura LAFCO

**LAFCO 07-14**

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

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 public hearing by the Commission of the proposal; and

WHEREAS, the proposal was duly considered on March 19, 2008, as specified in the notice of hearing; 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, spheres of influence 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, the Commission certifies that it has reviewed and considered the EIR prepared by the Lead Agency and the Addendum prepared by LAFCO staff; and

WHEREAS the Commission has found that the EIR discloses impacts that are not significant or 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 March 19, 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 07-14 CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION – ALDERSGATE**
- (5) The Commission has reviewed and considered the information contained in the Environmental Impact Report (EIR) for the Northeast Community Specific Plan prepared by the City of Oxnard as lead agency, the Addendum to the EIR for the Northeast Community Specific Plan prepared by LAFCO, and adopts the lead agency's mitigation measures and mitigation monitoring and reporting program set forth in Attachment 2 of the Staff Report; and adopts the lead agency's findings and statements of overriding considerations set forth in Attachment 2 of the Staff Report [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 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 Executive Officer is hereby directed to conduct protest proceedings in accordance with Government Code Section 57050.

- (9) The Commission hereby delegates to the Executive Officer the authority to determine the amount of protests pursuant to Government Code Section 57075(b).
- (10) The subject territory shall be liable for its pro rata share of the existing bonded indebtedness of the Calleguas Municipal Water District.
- (11) The subject territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the current District boundaries.
- (12) **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.**
- (13) **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.**
- (14) **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 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

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



s Agency  
certain.  
Date: 4/3/08

s Agency  
certain.  
Date: 4/3/08

THE N'LY TERMINUS OF THE  
1st COURSE OF PARCEL B  
OF OXNARD UNION HIGH  
SCHOOL REORGANIZATION  
ANNEXATION NO. 51

[illegible]

ALISO PL

ENTRADA DR

ROBB LN

1	-	S	00°00'34"	W	295.00'
2	-	R	= 300.00';	D = 90°00'00";	
		L	= 314.16'		
3	-	N	89°59'26"	W	416.00'
4	-	R	= 200.00';	D = 90°00'00";	
		L	= 314.16'		
5	-	S	00°00'34"	W	609.39'
6	-	S	89°56'27"	W	476.86'
7	-	N	00°02'50"	E	1287.96'
8	-	S	89°59'26"	E	65.00'
9	-	S	00°02'50"	W	17.00'
10	-	S	89°59'26"	E	578.78'
11	-	N	00°00'34"	E	34.00'
12	-	S	89°59'26"	E	648.24'

LOCATION MAP ~ N.T.S.

**PREPARED BY:**  
**BENNER & CARPENTER**  
**506 EAST MAIN STREET**  
**SANTA PAULA, CALIFORNIA**  
**(805) 525-3396**



4/108

CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION  
ALDRSGATE  
(CALLEGUAS ANNEXATION NO. 90)

## BASIS OF BEARINGS:

THE BEARING OF "N 00°00'34" E" FOR  
THE MOST WESTERLY LINE OF PARCEL 1  
AS SHOWN ON THE RECORD OF SURVEY  
MAP RECORDED IN BOOK 51 R.S. 48-49

EXISTING CALLEGUAS MUNICIPAL  
WATER DISTRICT AND PROPOSED  
ANNEXATION NO. 90 BOUNDARIES



JUNE 10, 2006 ~ Revised 02/14/07 ~ Revised 03/06/07 PAGE 1 OF 1

ANNEXATION NO. 90 TO CMWD &amp; MWD - CENTEX HOMES

FOR ASSESSMENT PURPOSES ONLY. THIS MAP IS NOT A MAP AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND SHOWN.

# EXHIBIT A

07-14

## CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION ALDERSGATE (CALLEGUAS ANNEXATION NO. 90)

Being a portion of Subdivision 23, of the 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 filed in the Office of the County Clerk of said County, in the action entitled "Thomas A. Scott, et al, plttfs. Vs. Rafael Gonzales, et al, defts.", in Book 6, Page 161 of Deeds, described as follows:

Beginning at a point in the south line of Gonzales Road, said point also being the northerly terminus of the 1<sup>st</sup> course of Parcel B of the Oxnard Union High School Reorganization, Annexation No. 51 to the Calleguas Municipal Water District, as described and shown in the Certificate of Completion recorded on June 9, 1998, in the Office of the County Recorder of said County, as Document No. 98-092492 of Official Records; thence, along the said Certificate of Completion by the following five (5) courses and along said District boundary by the following twelve (12) courses:

- 1st - South 00°00'34" West 295.00 feet to the beginning of a curve concave northwesterly, having a radius of 200.00 feet; thence, along said curve,
- 2nd - Southerly, southwesterly, and westerly 314.16 feet through a central angle of 90°00'00"; thence,
- 3rd - North 89°59'26" West 416.00 feet to the beginning of a curve concave southeasterly, having a radius of 200.00 feet; thence, along said curve,
- 4th - Westerly, southwesterly, and southerly 314.16 feet through a central angle of 90°00'00"; thence,
- 5th - South 00°00'34" West 609.39 feet to the southwesterly corner of said Parcel B and a point on the northerly line of Annexation No. 60 of the Calleguas Municipal Water District, as described and shown in the Certificate of Completion recorded December 29, 1999 in the Office of the County Recorder of said County, as Document No. 1999-0238625 of Official Records; thence, along said northerly line
- 6th - South 89°56'27" West 476.86 feet to the northwesterly corner of said Annexation No. 60 and a point on the easterly line of Parcel No. 2 of the Oxnard 1<sup>st</sup> fringe Area Annexation to the Calleguas Municipal Water District dated December 7, 1964; thence, along said easterly line



# EXHIBIT A

07-14

- 7th - North 00°02'50" East 1287.96 feet to the southwesterly corner of Parcel 9 of Oxnard 6th Fringe Area Annexation to the Calleguas Municipal Water District as described and shown in the Certificate of Filing recorded December 30, 1975 in the Office of the County Recorder of said County in Book 4516, page 5 of Official records; thence, along said southerly line,
- 8th - South 89°59'26" East 65.00 feet to the northwesterly corner of Parcel 6B of Oxnard 7<sup>th</sup> Fringe Area Annexation to the Calleguas Municipal District as described and shown in the Certificate of Filing, recorded December 17, 1976 in the Office of the County Recorder of said County in Book 4734, page 209 of Official Records; thence, along the westerly line of said Parcel 6B,
- 9th - South 00°02'50" West 17.00 feet to the southwesterly corner of said Parcel 6B; thence, along the southerly line of said Parcel 6B,
- 10th - South 89°59'26" East 578.78 feet to the southeasterly corner of said Parcel 6B; thence, along the easterly line of said Parcel 6B,
- 11th - North 00°00'34" East 34.00 feet to the northeasterly corner of said Parcel 6B, said northeasterly corner also being a point on the southerly line of Parcel 6A of said Oxnard 7<sup>th</sup> Fringe Area; thence, along said southerly line,
- 12th - South 89°59'26" East 648.24 feet to the point of beginning.

23.065 Acres – Gross Area  
-1.922 Acres – RR Area  
21.143 Acres – Net Area

PREPARED UNDER MY SUPERVISION

  
Larry J. Frager PLS 7998

Date 4/1/08



*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.*