


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


20091228-00208780-0 1/9
Ventura County Clerk and Recorder
James B. Becker, Assistant
12/28/2009 01:45:46 PM
377039 \$.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 Local Agency Formation Commission for Ventura County, California.

1. The short-term designation, as determined by LAFCo, is:
LAFCo 08-01 Calleguas Municipal Water District – Teal Club Investors
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: 183-0-090-575
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 description and map, 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 08-01, ordering this change of organization, was adopted on April 16, 2008 by the Ventura Local Agency Formation Commission. On January 21, 2009 the Ventura Local Agency Formation Commission approved a one-year extension of time request to April 16, 2010 (LAFCo 08-01-A1).

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: 12-28-09


Kai Luoma, Deputy Executive Officer
Ventura LAFCO

LAFCO 08-01

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

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 April 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, spheres 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 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 landowner 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 Mitigate Negative Declaration (MND) prepared by the Lead Agency and the Addendum prepared by LAFCO staff; and

WHEREAS the Commission has found that the MND 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 dated April 16, 2008 is adopted.
- (2) The annexation to the Calleguas Municipal Water District is hereby approved, and the boundaries are established as generally 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 08-01 CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION – TEAL CLUB INVESTORS.**
- (5) The Commission, as a responsible agency, has reviewed and considered the information contained in the Mitigated Negative Declaration entitled “MND No 06-05” prepared by the City of Oxnard as lead agency as well as all comments received.
- (6) The Commission finds that, on the basis of the whole record before it, that there is no substantial evidence that the project will have a significant effect on the environment and the Mitigated Negative Declaration and its Addendum reflect the Commission’s independent judgment and analysis.
- (7) The Commission hereby adopts the lead agency’s Findings and Mitigation Measures.
- (8) The Commission directs staff to file a Notice of Determination 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 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.**
- (11) 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 April 16, 2008.

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

NOES: Parks

ABSTAINES: None

Dated: 4-16-08


Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: Calleguas Municipal Water District
City of Oxnard
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning
Ventura County Elections – Registrar of Voters

**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
TEAL CLUB INVESTORS
(ANNEXATION NO. 87)**

THOSE PORTIONS OF LOTS 127 AND 138 AND TEAL CLUB ROAD OF PATTERSON RANCH AND A PORTION OF VICTORIA AVENUE, 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), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID LOTS 127 AND 138, TEAL CLUB ROAD AND VICTORIA AVENUE ALSO BEING A PORTION OF THE RANCHO EL RIO DE SANTA CLARA O'LA COLONIA AS SHOWN ON THE MAP RECORDED IN BOOK 1-A, PAGE 9 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF WEST ROAD, 40 FEET WIDE, SHOWN ON SAID MAP OF PATTERSON RANCH AND THE NORTHERLY LINE OF SAID TEAL CLUB ROAD, 40 FEET WIDE, SAID INTERSECTION BEING THE NORTHEAST CORNER OF PARCEL NO. 10 OF ANNEXATION NO. 69-28, OXNARD THIRD FRINGE AREA TO CALLEGUAS MUNICIPAL WATER DISTRICT, DESCRIBED IN THE CERTIFICATE OF COMPLETION RECORDED DECEMBER 24, 1970 IN BOOK 3767 PAGE 518, OFFICIAL RECORDS OF SAID COUNTY RECORDER; THENCE, ALONG SAID NORTHERLY LINE OF TEAL CLUB ROAD,

- 1ST: SOUTH 88°47'31" EAST 1320.00 FEET TO THE EASTERLY LINE OF SAID LOT 138; THENCE, ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF SAID LOT 127,
- 2ND: SOUTH 01°13'32" WEST 382.00 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY 628.00 FEET, MEASURED AT RIGHT ANGLES, OF SAID LOT 127; THENCE, ALONG SAID NORTHERLY LINE,
- 3RD: NORTH 88°47'31" WEST 1320.00 FEET TO THE EASTERLY LINE SAID CALLEGUAS MUNICIPAL WATER DISTRICT BOUNDARY, SAID BOUNDARY ALSO BEING THE EASTERLY LINE OF SAID WEST ROAD, SAID EASTERLY LINE BEING WITHIN THE RIGHT OF WAY OF VICTORIA AVENUE, WIDTH VARIES; THENCE, ALONG SAID EASTERLY LINE OF SAID BOUNDARY AND WEST ROAD,
- 4TH: NORTH 01°13'32" EAST 382.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 11.58 ACRES GROSS AREA LESS 1.91 ACRES ROAD AREA = 9.67
ACRES NET AREA

Disclaimer: 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: 

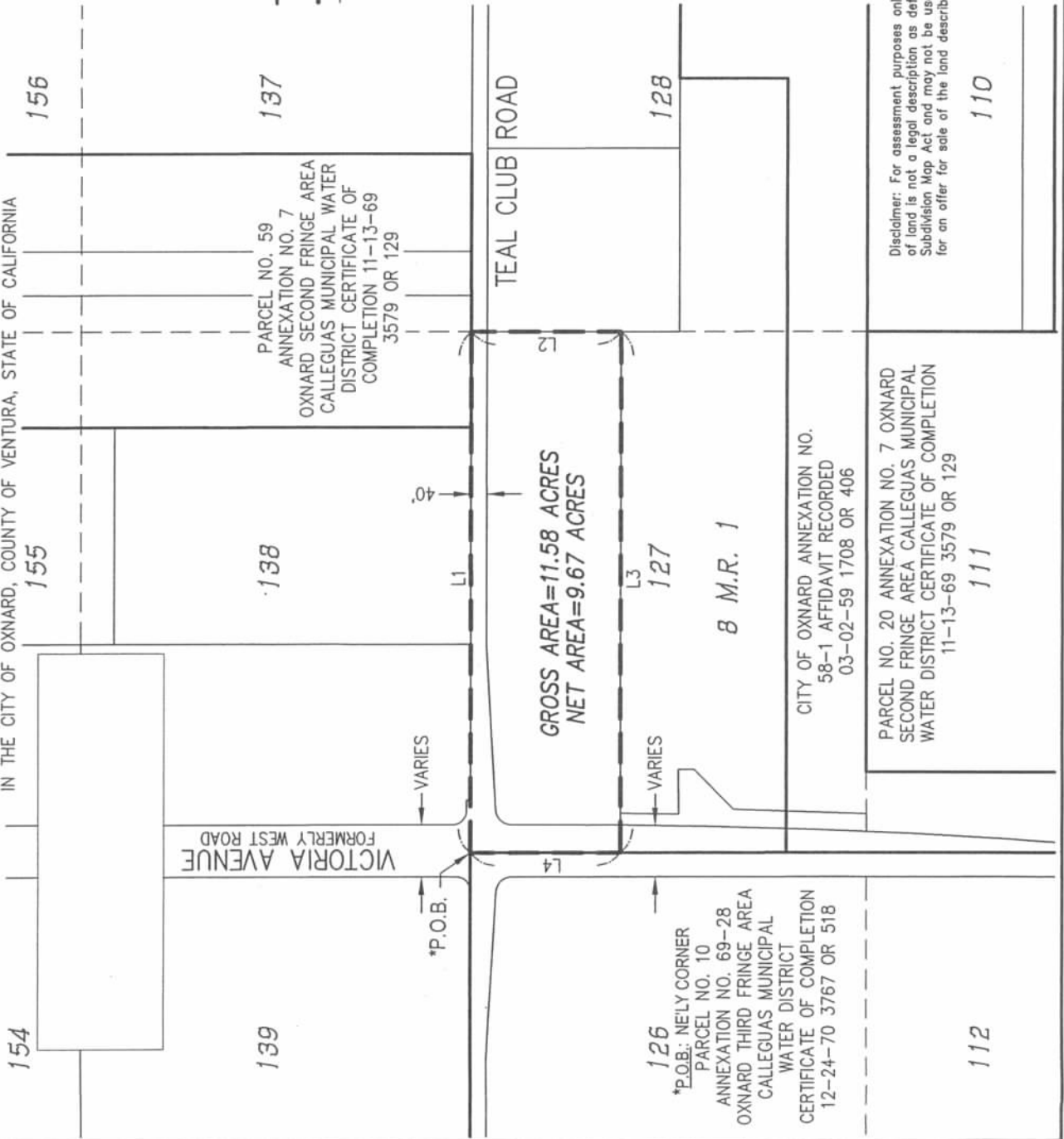
Date: 11-18-09



NOV 13 2009

CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION TEAL CLUB INVESTORS (ANNEXATION NO. 87)

BEING PORTIONS OF LOTS 127 & 138 AND TEAL CLUB ROAD OF PATTERSON RANCH PER 8 M.R. 1 AND A PORTION OF VICTORIA AVENUE. ALSO BEING A PORTION OF RANCHO EL RIO SANTA CLARA O'LA COLONIA PER 1-A M.R. 9. IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA



VICTORIA AVENUE
FORMERLY WEST ROAD

TEAL CLUB ROAD

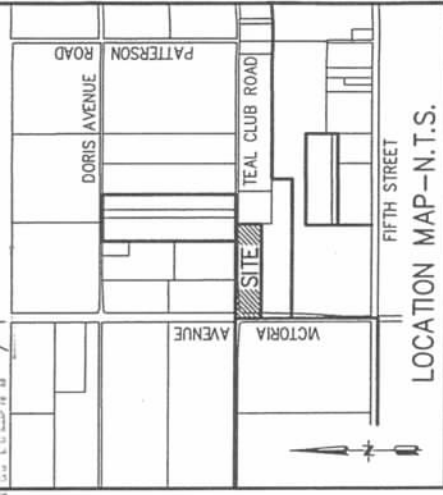
GROSS AREA=11.58 ACRES
NET AREA=9.67 ACRES

8 M.R. 1

CITY OF OXNARD ANNEXATION NO.
58-1 AFFIDAVIT RECORDED
03-02-59 1708 OR 406

PARCEL NO. 20 ANNEXATION NO. 7 OXNARD
SECOND FRINGE AREA CALLEGUAS MUNICIPAL
WATER DISTRICT CERTIFICATE OF COMPLETION
11-13-69 3579 OR 129

PARCEL NO. 59
ANNEXATION NO. 7
OXNARD SECOND FRINGE AREA
CALLEGUAS MUNICIPAL WATER
DISTRICT CERTIFICATE OF
COMPLETION 11-13-69
3579 OR 129



LOCATION MAP-N.T.S.

LEGEND:

- EXISTING CALLEGUAS MUNICIPAL WATER DISTRICT BOUNDARY
- PROPOSED ANNEXATION BOUNDARY
- LOT LINE PER 8 M.R. 1

LINE	BEARING	LENGTH
L1	S88°47'31"E	1320.00'
L2	S01°13'32"W	382.00'
L3	N88°47'31"W	1320.00'
L4	N01°13'32"E	382.00'

11.58 ACRES - GROSS AREA
-1.91 ACRES - ROAD AREA
9.67 ACRES - NET AREA



SCALE: 1"=400'
MARCH 2006

NOV 13 2009

PREPARED BY:

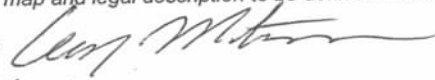
DAVID R. GRAY, INC.

3211 CORTE MALPASO, SUITE 401
CAMARILLO CA, 93012
805-987-3945 FAX: 805-987-1655
JOB NO. 0513 MARCH 2006

Disclaimer: 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:



Date: 11-18-09

LAFCO 08-01-A1
RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION APPROVING A ONE YEAR
EXTENSION OF TIME FOR LAFCO 08-01 CALLEGUAS
MUNICIPAL WATER DISTRICT ANNEXATION – TEAL
CLUB INVESTORS

WHEREAS, the Ventura Local Agency Formation Commission (LAFCO) approved LAFCO 08-01 Calleguas Municipal Water District Annexation – Teal Club Investors; on April 16, 2008; and

WHEREAS, conducting authority proceedings were waived by the Commission since satisfactory proof was given that the subject property was uninhabited, that all landowners within the affected territory gave their written consent to the proposal and the all affected agencies that will gain or lose territory as a result of the proposal did not submit written opposition to the waiver of conducting authority proceedings; and

WHEREAS, Government Code Section 57001 requires that a certificate of completion be filed within one year after LAFCO approved the change of organization proposal, unless extended by LAFCO; and

WHEREAS, the Calleguas Municipal Water District has submitted a request to LAFCO to extend the time for the filing of a certificate of completion for a one year time period; and

WHEREAS, the request was submitted prior to the expiration of the one year time limit set forth in Section 57001, is consistent with the law; and

WHEREAS, the basis for the request is that the conditions of approval have not yet been paid due to wide-scale uncertainties in the financial and real estate markets; and

WHEREAS, no new issues or impacts have been raised since LAFCO's approval of the change of organization proposal which were not known and considered at the time of approval; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the requested extension of time, including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, the LAFCO finds the requested extension of time to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation dated January 21, 2009 is adopted.
- (2) The time frame for filing a certificate of completion to complete proceedings for LAFCO 08-01 Calleguas Municipal Water District Annexation – Teal Club Investors is hereby extended to April 16, 2010.
- (3) All provisions, terms and conditions of the LAFCO 08-01 resolution, dated April 16, 2008, shall remain in effect.

This resolution was adopted on January 21, 2009.

AYES: Commissioner Cunningham, Lange, Long, Parvin and Alternate Commissioner Pringle

NOES: None

ABSTAINS: None

Dated: 1/21/09 
Vice Chair, Ventura Local Agency Formation Commission

Copy: Calleguas Municipal Water District