

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

WHEN RECORDED MAIL TO:  
Ventura LAFCO  
L# 1850

  
20081117-00166908-0 1/13  
Ventura County Clerk and Recorder  
Philip J. Schmit  
11/17/2008 10:33:45 AM  
258966 \$.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 08-09 Oxnard Harbor District Annexation – Northwest Golf Course
2. The name of each district or city involved in this change or organization and the kind or type of change of organization ordered for each city or district is as follows:  
  
Oxnard Harbor District - Annexation
3. APN Numbers: See "Attachment 1"
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 map, marked Exhibit "A", and by this reference incorporated herein.
6. The territory is inhabited.
7. This change or organization has been approved subject to the following terms and conditions, if any: None.
8. Resolution LAFCO 08-09, ordering this change of organization was adopted on September 17, 2008 by the Ventura Local Agency Formation Commission. A Protest Hearing was conducted on October 21, 2008. No written protests were filed and an Order for Change of Organization was issued.

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: 11-17-08

  
Kim Uhlich, Executive Officer  
Ventura LAFCO

ATTACHMENT 1  
LAFCO 08-09 ASSESSOR PARCEL NUMBERS

138019021	179022314	179023032	179024047	179025205
138019036	179022315	179023033	179024048	179025206
138019041	179022316	179023034	179024049	179025207
138019043	179022317	179023035	179024050	179025208
138019044	179022318	179023036	179024051	179025209
179007030	179022319	179023038	179024052	179025210
179022101	179022320	179023039	179024053	179025211
179022102	179022321	179024002	179024054	179025212
179022103	179022322	179024003	179024055	179025213
179022104	179022323	179024004	179024056	179025214
179022105	179022324	179024005	179024057	179025215
179022106	179022325	179024006	179024058	179025216
179022107	179022326	179024007	179024059	179025217
179022108	179022401	179024008	179024060	179025218
179022109	179022402	179024009	179024061	179025301
179022110	179022403	179024010	179024062	179025302
179022111	179022404	179024011	179024063	179025303
179022112	179022405	179024012	179024064	179025304
179022113	179022501	179024013	179024065	179025305
179022114	179022502	179024014	179024066	179025306
179022115	179022503	179024015	179024067	179025307
179022116	179023001	179024016	179024068	179025308
179022117	179023002	179024017	179024069	179025309
179022201	179023003	179024018	179024070	179025310
179022202	179023004	179024019	179024071	179025311
179022203	179023005	179024020	179024072	179025312
179022204	179023006	179024021	179024073	179025313
179022205	179023007	179024022	179024074	179025314
179022206	179023008	179024023	179024075	179025315
179022207	179023009	179024024	179024076	179025316
179022208	179023010	179024025	179024077	179025317
179022209	179023011	179024026	179024078	179025318
179022210	179023012	179024027	179025101	179025319
179022211	179023013	179024028	179025102	179025401
179022212	179023014	179024029	179025103	179025402
179022213	179023015	179024030	179025104	179025403
179022214	179023016	179024031	179025105	179025404
179022215	179023017	179024032	179025106	179025405
179022216	179023018	179024033	179025107	179025406
179022217	179023019	179024034	179025108	179025407
179022302	179023020	179024035	179025109	179025408
179022303	179023021	179024036	179025110	179025409
179022304	179023022	179024037	179025111	179025410
179022305	179023023	179024038	179025112	179025411
179022306	179023024	179024039	179025113	179025412
179022307	179023025	179024040	179025114	179025413
179022308	179023026	179024041	179025115	179025501
179022309	179023027	179024042	179025116	179025502
179022310	179023028	179024043	179025201	179025503
179022311	179023029	179024044	179025202	179025504
179022312	179023030	179024045	179025203	179025505
179022313	179023031	179024046	179025204	179025601

ATTACHMENT 1  
LAFCO 08-09 ASSESSOR PARCEL NUMBERS

179025602	179027007	179028215	179030114
179025603	179027008	179028216	179030115
179025604	179027009	179028217	179030116
179025605	179027010	179028218	179030117
179025606	179027011	179028219	179030118
179025607	179027012	179028220	179030119
179025608	179027013	179028221	179030120
179025609	179027014	179028301	179030201
179025610	179027015	179028302	179030202
179025611	179027016	179028303	179030203
179025612	179027017	179028304	179030204
179025613	179027018	179028305	179030205
179026001	179027019	179028306	179030206
179026002	179027020	179028307	179030207
179026003	179027021	179028308	179030208
179026004	179027022	179028309	179030209
179026005	179027023	179028310	179030210
179026006	179027024	179028311	179030211
179026007	179027025	179028312	179030212
179026008	179027026	179028313	179030213
179026009	179027027	179028314	179030301
179026010	179027028	179028315	179030302
179026011	179027029	179028316	179030303
179026012	179027030	179029001	179030304
179026013	179027032	179029002	179030305
179026014	179027033	179029003	179030306
179026015	179028101	179029004	179030307
179026016	179028102	179029005	179030308
179026017	179028103	179029006	179030309
179026018	179028104	179029007	179030310
179026019	179028105	179029008	179030311
179026020	179028106	179029009	179030312
179026021	179028107	179029010	179030313
179026022	179028108	179029011	179030314
179026023	179028109	179029012	179030401
179026024	179028110	179029013	179030402
179026025	179028111	179029014	179030403
179026026	179028112	179029015	179030404
179026027	179028201	179029016	179030405
179026028	179028202	179030101	179030406
179026029	179028203	179030102	179030407
179026030	179028204	179030103	179030408
179026031	179028205	179030104	
179026032	179028206	179030105	
179026034	179028207	179030106	
179026035	179028208	179030107	
179027001	179028209	179030108	
179027002	179028210	179030109	
179027003	179028211	179030110	
179027004	179028212	179030111	
179027005	179028213	179030112	
179027006	179028214	179030113	

**LAFCO 08-09**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE OXNARD HARBOR DISTRICT  
ANNEXATION – NORTHWEST GOLF COURSE**

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 September 17, 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, spheres of influence and applicable local plans and policies; and

WHEREAS, all landowners within the affected territory have not consented to the proposal; and

WHEREAS, proof has been given to the Commission that the affected territory has greater than 12 registered voters and is considered inhabited; 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 Oxnard Harbor District and within the affected territory, and the organization of local governmental agencies within Ventura County; and

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 September 17, 2008 is adopted.
- (2) The annexation to the Oxnard Harbor District is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (3) The affected territory is inhabited as defined by Government Code §56046.

- (4) The subject proposal is assigned the following distinctive short form designation:  
**LAFCO 08-09 OXNARD HARBOR DISTRICT ANNEXATION – NORTHWEST GOLF COURSE**
- (5) In accordance with staff's determination that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15319 (a) of the California Environmental Quality Act Guidelines, the Commission hereby finds the annexation to be categorically exempt.
- (6) The Commission directs staff to file a Notice of Exemption under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) The affected territory is inhabited as defined by Government Code §56046.
- (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) **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 September 17, 2008.

AYES: Commissioner Grandsen, Hess, Lange, Long, Parks, Zaragoza and  
Alternate Commissioner Morehouse

NOES: None

ABSTAINS: None

Dated: 9-17-08

  
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: Oxnard Harbor District  
Ventura County Assessor  
Ventura County Auditor  
Ventura County Surveyor  
Ventura County Planning  
Ventura County Elections – Registrar of Voters

# EXHIBIT "A"

## OXNARD HARBOR DISTRICT ANNEXATION NORTHWEST GOLF COURSE

A portion of the Rancho El Rio de Santa Clara o'La Colonia, being a portion of Parcel A and Parcel B of Subdivision No. 4, of said Rancho, and a portion of Subdivision No. 7 of said Rancho, in the County of Ventura, State of California per 3MR44 and 6DDS161, respectively.

### 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.

### LEGEND

- EXISTING OXNARD HARBOR DISTRICT BOUNDARY
- PROPOSED OXNARD HARBOR DISTRICT BOUNDARY

SCALE: 1"=500'



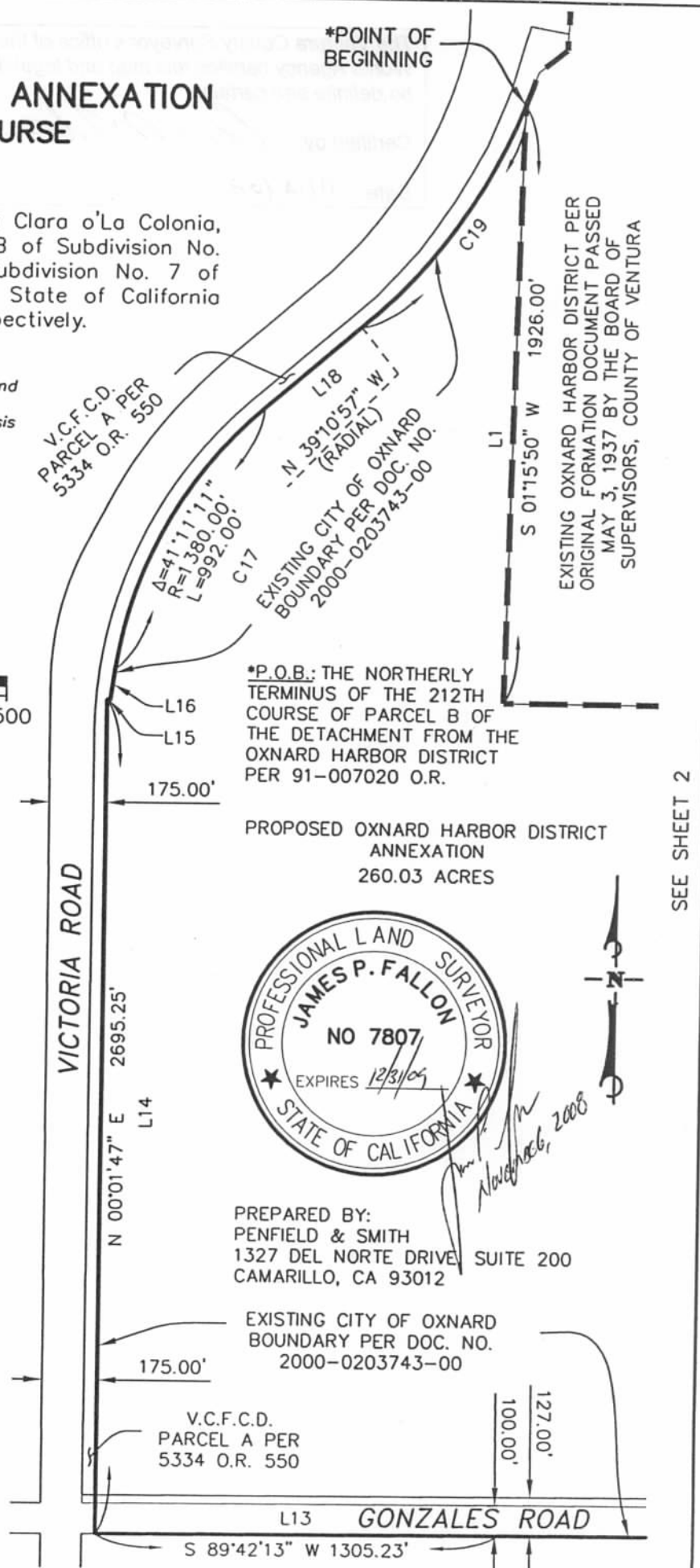
### VICINITY MAP

NOT TO SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L10	100.00'	S 00°00'00" W
L15	9.94'	N 89°43'17" E
L16	100.84'	N 08°21'22" E
L18	408.00'	N 49°32'33" E

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C3	2055.00'	6°24'51"	230.05'
C4	27.00'	87°57'47"	41.45'
C5	1047.00'	42°04'45"	768.94'
C7	953.00'	50°31'49"	840.47'
C9	27.00'	90°00'00"	42.41'
C19	1721.73'	29°43'25"	893.19'



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: 11/14/08



# EXHIBIT "A"

## OXNARD HARBOR DISTRICT ANNEXATION NORTHWEST GOLF COURSE

A portion of the Rancho El Rio de Santa Clara o'La Colonia, being a portion of Parcel A and Parcel B of Subdivision No. 4, of said Rancho, and a portion of Subdivision No. 7 of said Rancho, in the County of Ventura, State of California per 3MR44 and 6DDS161, respectively.

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PREPARED BY:  
PENFIELD & SMITH  
1327 DEL NORTE DRIVE, SUITE 200  
CAMARILLO, CA 93012

LINE TABLE		
LINE	LENGTH	BEARING
L10	100.00'	S 00°00'00" W
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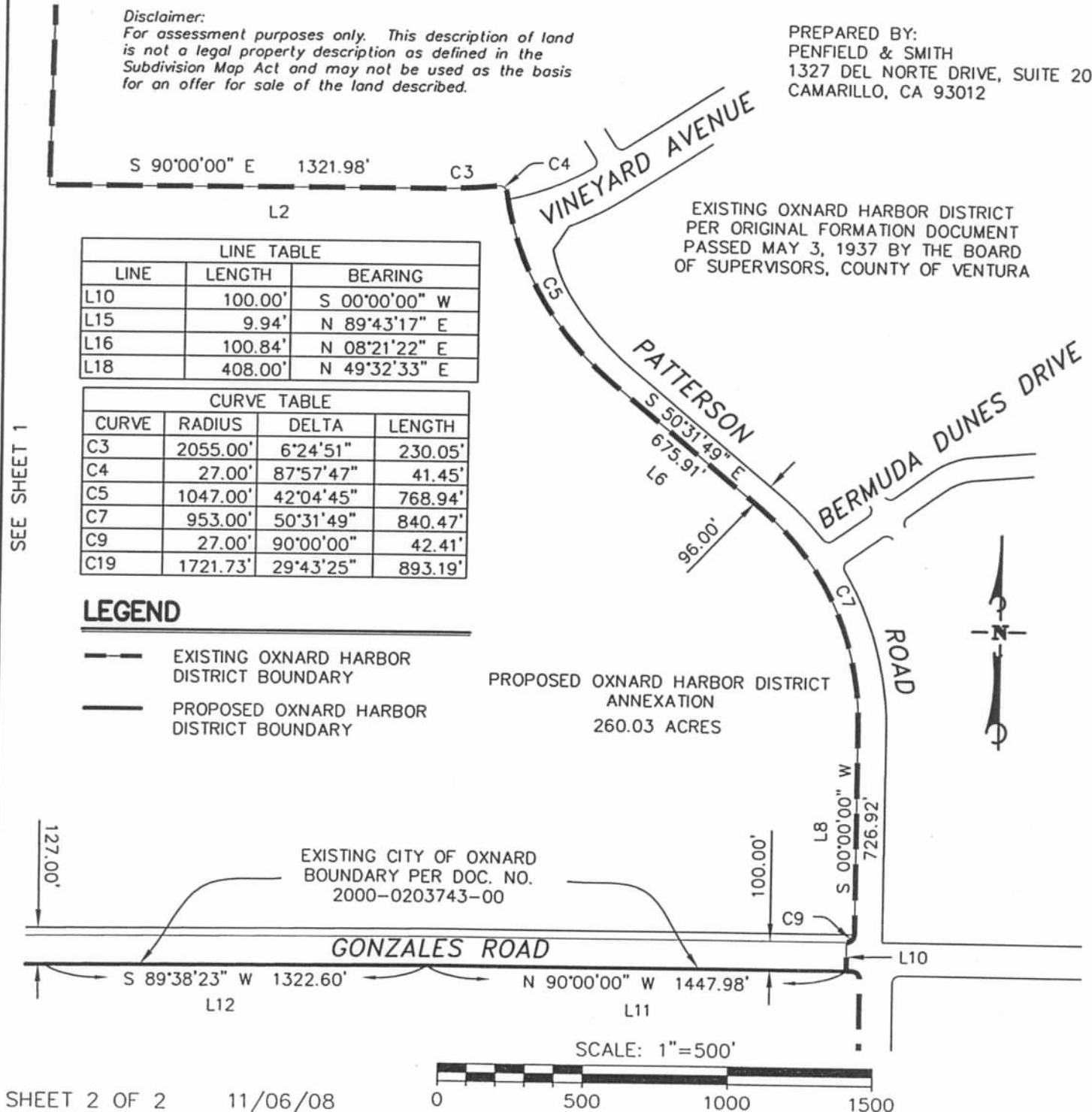
### LEGEND

- EXISTING OXNARD HARBOR DISTRICT BOUNDARY
- PROPOSED OXNARD HARBOR DISTRICT BOUNDARY

PROPOSED OXNARD HARBOR DISTRICT  
ANNEXATION  
260.03 ACRES

EXISTING CITY OF OXNARD  
BOUNDARY PER DOC. NO.  
2000-0203743-00

GONZALES ROAD



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: 11/14/08

## EXHIBIT "A"

### OXNARD HARBOR DISTRICT ANNEXATION

#### NORTHWEST GOLF COURSE ANNEXATION INTO THE OXNARD HARBOR DISTRICT

A portion of the Rancho El Rio de Santa Clara o'La Colonia, in the County of Ventura, State of California, being a portion of Parcel A and Parcel B of Subdivision No. 4, of said Rancho, as shown on the map recorded in the Office of the County Recorder of said County in Book 3 at Page 44 of Miscellaneous Records, and a portion of Subdivision No. 7 of said Rancho, as described in the court action recorded in the Office of the County Clerk of said County in Book 6 at Page 161 of Deeds, described as follows:

Beginning at the northerly terminus of the 212<sup>th</sup> course of Parcel B of the detachment from the Oxnard Harbor District as described in the Certificate of Completion recorded as document number 91-007020 of Official Records of said county; thence along said 212<sup>th</sup> course and the existing Oxnard Harbor District boundary the following ten courses,

- 1st - South 01°15'50" West 1926.00 feet; thence,
- 2nd - South 90°00'00" East 1321.98 feet to the beginning of a curve concave northerly, having a radius of 2055.00 feet; thence, along said curve,
- 3rd - Easterly an arc distance of 230.05 feet through a central angle of 06°24'51" to the beginning of a reverse curve concave southwesterly having a radius of 27.00 feet; thence, along said curve,
- 4th - Easterly, Southeasterly and Southerly an arc distance of 41.45 feet through a central angle of 87°57'47" to the beginning of a reverse curve concave northeasterly having a radius of 1047.00 feet; thence, along said curve,
- 5th - Southerly and Southeasterly an arc distance of 768.94 feet through a central angle of 42°04'45"; thence,
- 6th - South 50°31'49" East 675.91 feet to the beginning of a curve concave southwesterly having a radius of 953.00 feet; thence, along said curve,
- 7th - Southeasterly and Southerly an arc distance of 840.47 feet through a central angle of 50°31'49"; thence,
- 8th - South 00°00'00" West 726.92 feet to the beginning of a curve concave northwesterly having a radius of 27.00 feet; thence, along said curve,
- 9th - Southwesterly an arc distance of 42.41 feet through a central angle of 90°00'00"; thence,

- 10th - South 00°00'00" West 100.00 feet to the existing City of Oxnard boundary as described in document number 2000-0203743-00 of Official Records of said County, also being the south line of Gonzales Road, 127.00 feet wide; thence leaving said Oxnard Harbor District boundary and along said City of Oxnard boundary the following nine courses,
- 11th - North 90°00'00" West 1447.98 feet; thence,
- 12th - South 89°38'23" West 1322.60 feet; thence,
- 13th - South 89°42'13" West 1305.23 feet to the west line of said Parcel B of said Subdivision Number 4; thence along said west line, to and along the east line of the land conveyed to the Ventura County Flood Control District as Estate 1, Parcel A, in the deed recorded in Book 5334 at Page 550 of Official Records of said County, the following six courses,
- 14th - North 00°01'47" East 2695.25 feet; thence,
- 15th - North 89°43'17" East 9.94 feet; thence,
- 16th - North 08°21'22" East 100.84 feet to the beginning of a tangent curve to the right having a radius of 1380.00 feet; thence along said curve,
- 17th - Northerly and Northeasterly an arc distance of 992.00 feet through a central angle of 41°11'11"; thence tangent to said curve,
- 18th - North 49°32'33" East 408.00 feet to the beginning of a non-tangent curve to the left having a radius of 1721.73 feet, a radial line to the center of said curve bears North 39°10'57" West; thence along said curve,
- 19th - Northeasterly and Northerly an arc distance of 893.19 feet through a central angle of 29°43'25" to the Point of Beginning.

Containing 260.03 acres, more or less.

*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.*

*James P. Fallon*  
November 6, 2008



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: 11/14/08