


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


20091228-00208781-0 1/12
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 09-07 Calleguas Municipal Water District – Dewey and Wang (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: Parcel A: 149-0-082-030 Parcel B: 139-0-260-230
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 09-07, ordering this change of organization, was adopted on October 21, 2009 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: 12-28-09


Kai Luoma, Deputy Executive Officer
Ventura LAFCO

LAFCO 09-07

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CALLEGUAS MUNICIPAL WATER
DISTRICT ANNEXATION – DEWEY AND WANG
(PARCELS A AND 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 October 21, 2009; 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 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

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 October 21, 2009 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 09-07 CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION – DEWEY AND WANG (PARCELS A AND B).**
- (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 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].
- (8) **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.**
- (9) **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 October 21, 2009.

AYES: Commissioner Cunningham, Lange, Lotts, Morehouse, Parks and
Parvin

NOES: None

ABSTAINS: None

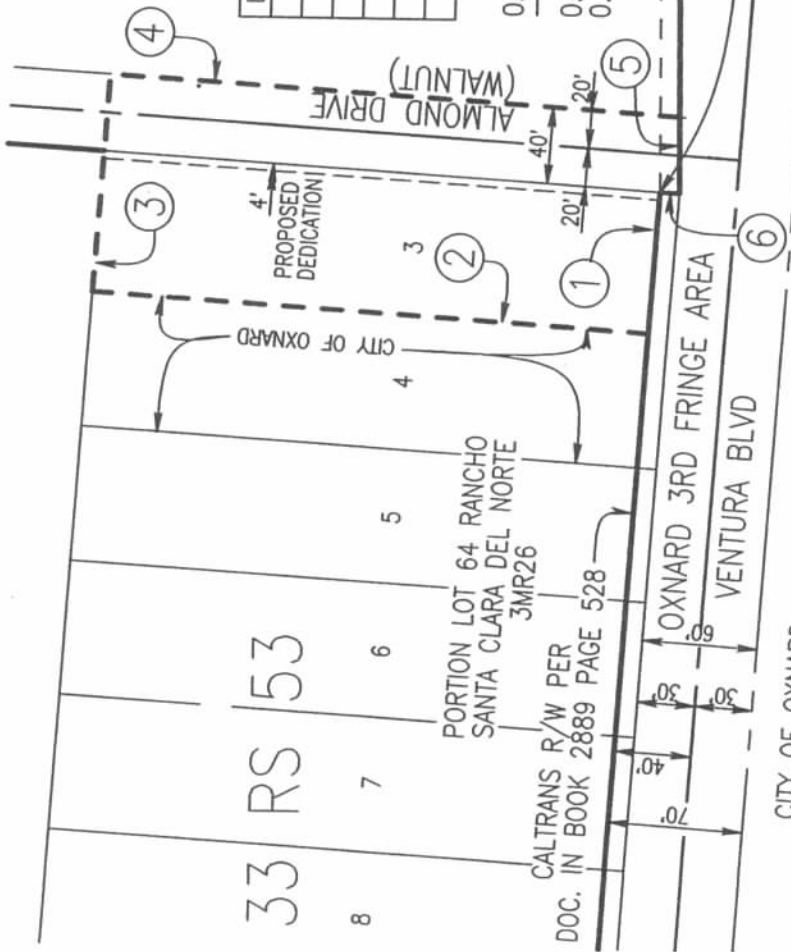
Dated: 10-21-09

Signed: 
Chair, 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

EXHIBIT A



COURSES

LINE	BEARING	DISTANCE
1	N86°31'00"W	74.00'
2	N03°29'00"E	290.00'
3	S86°31'00"E	114.00'
4	S03°29'00"W	296.87'
5	S89°00'51"W	40.12'
6	N03°29'00"E	10.00'

0.77 ACRES TOTAL

0.47 ACRES PRIVATE

0.30 ACRES DEDICATED TO THE PUBLIC

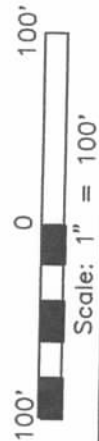
P.O.B.
EASTERLY TERMINUS OF THE 3RD COURSE
OF CALLEGUAS MUNICIPAL WATER DISTRICT
OF VENTURA COUNTY ANNEXATION 27,
PARCEL H-4 RECORDED DECEMBER 31, 1987
AS DOCUMENT NO. 87-208630 OF OFFICIAL RECORDS

EXISTING CALLEGUAS MUNICIPAL WATER DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY



PREPARED BY:
STEVE OPDAHL SURVEYING
889 PIERCE COURT, SUITE 104
THOUSAND OAKS, CA 91360
805-495-6438



CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
DEWEY & WANG
PARCEL A
(CALLEGUAS ANNEXATION 93)

BEING A PORTION OF LOT 64 OF RANCHO SANTA CLARA DEL NORTE,
IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA PER 3 MR 26

OCTOBER, 2007

SHEET 1 OF 1

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.

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: 10/12/09

EXHIBIT A

CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
DEWEY & WANG
PARCEL A
(CALLEGUAS ANNEXATION NO. 93)

A portion of Lot 3 and a portion of Almond Drive (Formerly Walnut Drive), 40 feet wide, of Record of Survey 33 R.S. 53 in the County of Ventura, State of California, as per map thereof recorded in the office of the County Recorder of said County in Book 33 Page 53 Records of Surveys also being a portion of Lot 64 of Rancho Santa Clara Del Norte, in the County of Ventura, State of California, as per map thereof recorded in the office of the County Recorder of said County in Book 3 Page 26 of Miscellaneous (Maps) Records and more particularly described as follows:

Beginning at a point in the East line of said Lot 3, said point being distant North 3° 29' 00" East 10.00 feet from the Southeast corner of said Lot 3, also being the Easterly terminus of that line being the 3rd course of Calleguas Municipal Water District Of Ventura County Annexation 27, Parcel H-4 as shown and described in the Certificate of Completion recorded on December 31, 1987 in the office of the County Recorder of said County as Document No. 87-208630 of Official Records; thence, along said line

1st – North 86° 31' 00" West 74.00 feet; thence,

2nd – North 3° 29' 00" East 290.00 feet; thence,

3rd – South 86° 31' 00" East 114.00 feet; thence,

4th – South 3° 29' 00" West 296.87 feet to a point on a line being the 11th course of Calleguas Municipal Water District Of Ventura County per Parcel 7 of the Oxnard Third Fringe Area Annexation, as shown and described in the Certificate of Completion recorded on December 24, 1970 in the office of the County Recorder of said County in Book 3767, Page 518 of Official Records; thence, along said line

5th – South 89° 00' 51" West 40.12 feet to a point being the Westerly terminus of said 11th course of Annexation 9, Parcel 7, also being the Southerly terminus of the 2nd course of said Annexation 27, Parcel H-4; thence, along said line

6th – North 3° 29' 00" East 10.00 feet to the Point of Beginning and containing 0.77 acres.

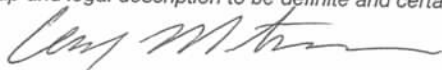
Disclaimer: For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Prepared by:
Steve Opdahl Surveying
805-495-6438
0511015 V2



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

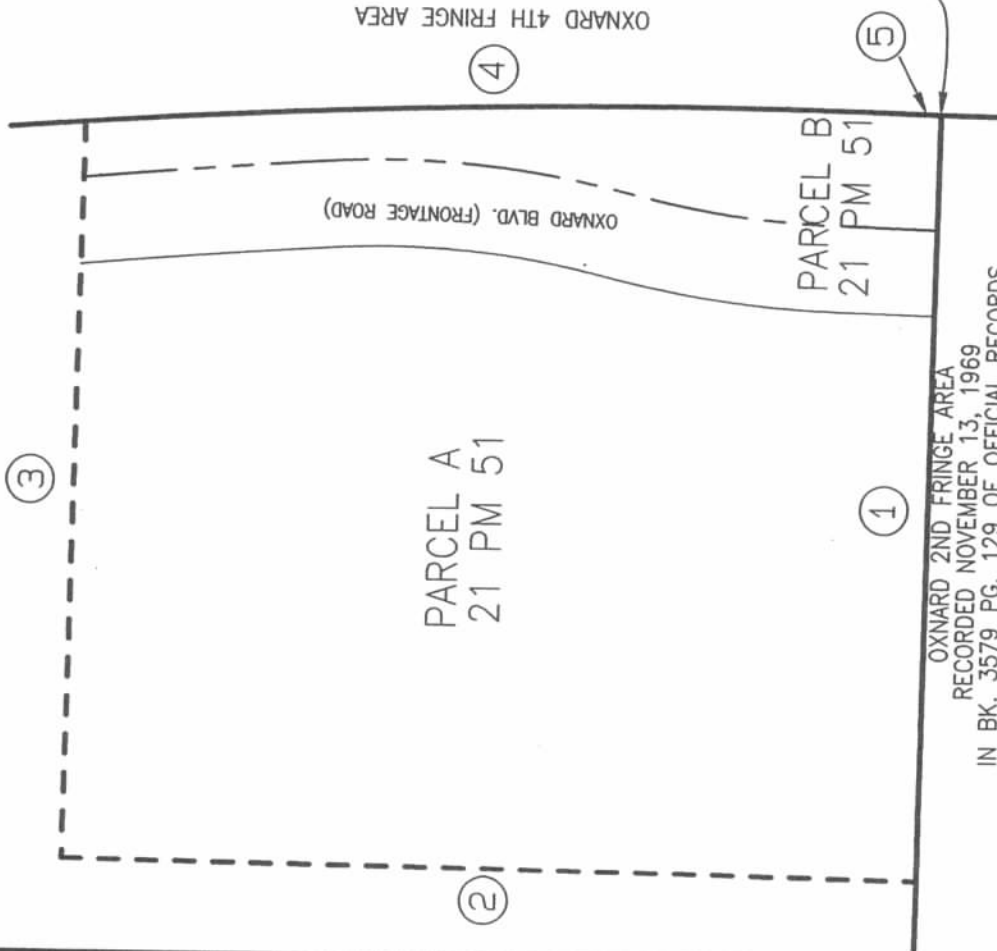
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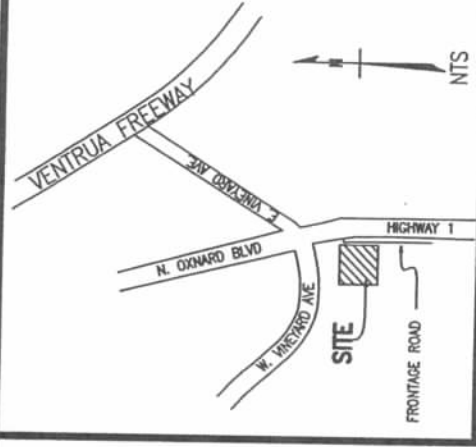
Date: 10/12/09

EXHIBIT A

1.01 ACRES TOTAL
0.80 PRIVATE
0.21 PUBLIC



VICINITY MAP



COURSES

LINE	BEARING	DIST./ARC	RADIUS	DELTA	RADIAL
1	N89°22'22"W	200.09'			
2	N00°37'38"E	223.03'			
3	S89°19'52"E	192.23'			
4		214.92'	2308.90'	5°20'00"	N85°50'38"E
5	S01°10'38"W	8.19'			

P.O.B.
WESTERLY TERMINUS OF THE 10TH COURSE OF CALLEGUAS
MUNICIPAL WATER DISTRICT OF VENTURA COUNTY OXNARD
FOURTH FRINGE AREA ANNEXATION, PARCEL 3 FILED
DECEMBER 11, 1972 IN THE OFFICE OF THE STATE OF
CALIFORNIA, SECRETARY OF STATE

OXNARD 2ND FRINGE AREA
RECORDED NOVEMBER 13, 1969
IN BK. 3579 PG. 129 OF OFFICIAL RECORDS

EXISTING CALLEGUAS MUNICIPAL WATER DISTRICT BOUNDARY
PROPOSED ANNEXATION BOUNDARY

PREPARED BY:
STEVE OPDAHL SURVEYING
889 PIERCE COURT, SUITE 104
THOUSAND OAKS, CA 91360
805-495-6438



CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
DEWEY & WANG
PARCEL B
(CALLEGUAS ANNEXATION 93)

BEING A PORTION OF SUBDIVISION 21 OF THE RANCHO EL RIO
DE SANTA CLARA O'LA COLONIA, IN THE CITY OF OXNARD,
COUNTY OF VENTURA, STATE OF CALIFORNIA PER 1 LS 4



OCTOBER 2007

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: 10/12/09

EXHIBIT A

CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION DEWEY & WANG PARCEL B (CALLEGUAS ANNEXATION NO. 93)

Parcels A and B of Parcel Map No. 75-22 in the City of Oxnard, County of Ventura, State of California, as per map thereof recorded in the office of the County Recorder of said County in Book 21 Page 51 of Parcel Maps also being a portion of Subdivision 21 of the Rancho El Rio De Santa Clara O'la Colonia, in the County of Ventura, State of California as per map thereof recorded in the office of the County Recorder of said County in Book 1 Page 4 of Land Survey Records and more particularly described as follows:

Beginning at the Southeast corner of said Parcel B, said point being the Westerly terminus of a line, the 10th course of Calleguas Municipal Water District of Ventura County Oxnard Fourth Fringe Area, Parcel 3, as described in the Certificate of Filing filed in the Office of the State of California Secretary of State on December 11, 1972, said point also being on the 1st course of Parcel 41 of the Oxnard Second Fringe Area Annexation to the Calleguas Municipal Water District as described in the Certificate of Completion recorded November 13, 1969 in the Office of the County Recorder of said County in Book 3579, Page 129 of Official Records; thence, along said 1st course,

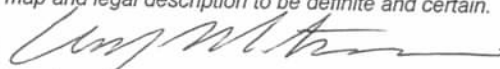
- 1st – North 89° 22' 22" West 200.09 feet; thence,
- 2nd – North 0° 37' 38" East 223.03 feet; thence,
- 3rd – South 89° 19' 52" East 192.23 feet to the beginning of a non tangent curve concave to the west having a radius of 2,308.90 feet, a radial line to said point bears North 85° 50' 38" East; thence, along said boundary
- 4th – Southerly along said curve a distance of 214.92 feet through a central angle of 5° 20' 00"; thence,
- 5th – South 1° 10' 38" West 8.19 feet to the Point of Beginning and containing 1.01 acres.

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.



Prepared by:
Steve Opdahl Surveying
805-495-6438
0710001

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certifies this map and legal description to be definite and certain.

Certified by: 

Date: 10/12/09