

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCo

L# 1850



20121113-00203236-0 1/9

Ventura County Clerk and Recorder

MARK A. LUNN

11/13/2012 01:43:55 PM

665673 \$.00 MA

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 12-08 Ventura County Waterworks District No. 1 Annexation - Moorpark West Studios
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:  
  
Ventura County Waterworks District No. 1 - Annexation
3. APN Number: 511-0-200-130
4. The above listed districts is located within the following county: Ventura
5. The Local Agency Formation Commission's resolution of approval, LAFCo 12-08, which was adopted on July 18, 2012 is made a part of this certificate by reference and sets forth the description of the boundaries of the proposal and any terms and conditions that apply.
6. The territory is uninhabited.

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: 11/13/12

  
Kim Uhlich, Executive Officer  
Ventura LAFCo

**LAFCO 12-08**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE VENTURA COUNTY  
WATERWORKS DISTRICT NO. 1 ANNEXATION –  
MOORPARK WEST STUDIOS**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission (LAFCo or Commission) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Section 56000 et seq. of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the item; and

WHEREAS, the proposal was duly considered on July 18, 2012 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 document, sphere of influence and applicable local plans and policies; and

WHEREAS, all landowners within the affected territory have consented to the proposal; and

WHEREAS, the affected territory has fewer than twelve registered voters and is considered uninhabited; and

WHEREAS, information satisfactory to the Commission has been presented that no subject or affected agencies have submitted written opposition to the proposal; and

WHEREAS, the Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the Ventura County Waterworks District No. 1 (District) and within the affected territory, and the organization of local governmental agencies within Ventura County;

WHEREAS, the Commission certifies that it has reviewed and considered the Mitigated Negative Declaration (MND) prepared by the lead agency; 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 July 18, 2012 are adopted.
- (2) The annexation is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (3) The boundaries of the proposal are found to be definite and certain as approved.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 12-08 VENTURA COUNTY WATERWORKS DISTRICT NO. 1 ANNEXATION – MOORPARK WEST STUDIOS.**
- (5) The Commission has reviewed and considered the information contained in the MND prepared for the City as lead agency as well as all comments received and determines that there are not any feasible mitigation measures or feasible alternatives, within the power and authority of LAFCo, which would substantially lessen or avoid any significant effect on the environment [CEQA Guidelines §15096(g)].
- (6) The Commission hereby adopts the lead agency's Findings, Mitigation Measures and Mitigation Monitoring Program (Attachments 3 and 4 to the Staff Report).
- (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 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 no subject agency that will gain or lose

territory as a result of the proposal has submitted written opposition to the waiver of conducting authority proceedings [Government Code §56663].

- (9) **Prior to recordation of the proposal, evidence shall be provided to the LAFCo Executive Officer to demonstrate that all required permits from the Ventura County Watershed Protection District have been issued.**
- (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 LAFCo 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 July 18, 2012.

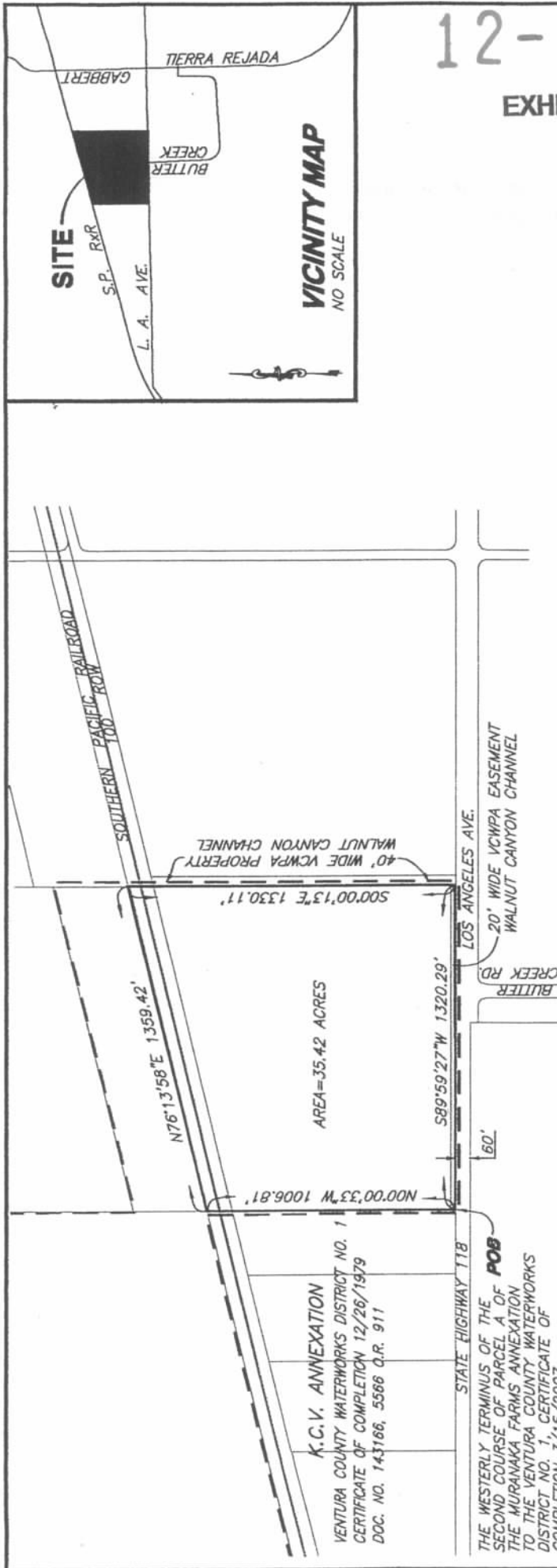
	AYE	NO	ABSTAIN	ABSENT
Commissioner Cunningham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Long	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Freeman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Morehouse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Pringle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Bennett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alt. Commissioner Dandy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alt. Commissioner Ford-McCaffrey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dated: 7/18/12

  
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: Ventura County Waterworks District No. 1  
City of Moorpark  
Ventura County Assessor  
Ventura County Auditor  
Ventura County Surveyor  
Ventura County Planning  
Ventura County Elections – Registrar of Voters

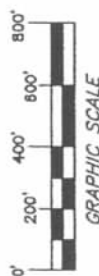


THE WESTERLY TERMINUS OF THE SECOND COURSE OF PARCEL A OF THE MURANAKA FARMS ANNEXATION TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 1, COMPLETION 3/15/2007, 20070315-00055660 O.R.

K.C.V. ANNEXATION  
VENTURA COUNTY WATERWORKS DISTRICT NO. 1  
CERTIFICATE OF COMPLETION 12/26/1979  
DOC. NO. 143166, 5588 Q.R. 911

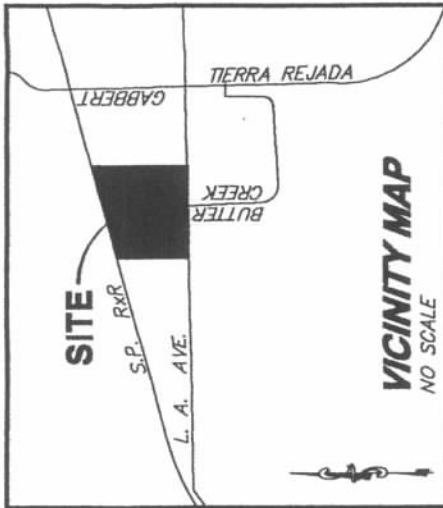
"DISCLAIMER: FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED."

----- EXISTING V.C.W.W. DISTRICT BOUNDARY  
\_\_\_\_\_ PROPOSED ANNEXATION BOUNDARY



PREPARED BY:  
DANIEL ENGINEERING  
PLANNING - CIVIL ENGINEERING  
1490 LOMA DRIVE, SUITE A  
OJAI, CA. 93023  
(805) 646-6583 FAX (805) 646-6585

*Dennis J. Daniel* 7/11/12  
DENNIS J. DANIEL R.C.E. 21017 EXP. 9-30-13 DATE



12-08  
EXHIBIT A

PREPARED JULY 10, 2012

# VENTURA COUNTY WATERWORKS DISTRICT NO. 1

ANNEXATION

MOORPARK WEST STUDIOS  
IPD 2009-01

THAT PORTION OF SUBDIVISION L OF RANCHO SIMI, IN THE CITY OF MOORPARK,  
COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 3 M.R. 7

48-31

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: 7/16/2012

12-08

EXHIBIT A

## VENTURA COUNTY WATERWORKS DISTRICT NO. 1

## ANNEXATION

## MOORPARK WEST STUDIOS

IPD 2009-01

THAT PORTION OF SUBDIVISION L OF RANCHO SIMI, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOS ANGELES AVENUE/HIGHWAY 118, 60.00 FEET WIDE, SAID POINT BEING THE WESTERLY TERMINUS OF THE 2ND COURSE OF PARCEL "A" OF THE MURANAKA FARMS ANNEXATION TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 1 AS SHOWN IN THE CERTIFICATE OF COMPLETION RECORDED ON MARCH 15, 2007 IN THE OFFICE OF SAID COUNTY RECORDER IN DOCUMENT NO. 20070315-00055660 OF OFFICIAL RECORDS; THENCE, ALONG THE EXISTING BOUNDARY OF SAID DISTRICT,

1ST - NORTH 00°00'33" WEST 1006.81 FEET TO THE NORTH LINE OF THE SOUTHERN PACIFIC RAILROAD, 100.00 FEET WIDE; THENCE, LEAVING SAID DISTRICT BOUNDARY AND ALONG SAID NORTH LINE,

2ND - NORTH 76°13'58" EAST 1359.42 FEET TO THE EXISTING BOUNDARY OF SAID VENTURA COUNTY WATERWORKS DISTRICT NO. 1; THENCE, ALONG SAID EXISTING BOUNDARY BY THE FOLLOWING TWO COURSES:

3RD - SOUTH 00°00'13" EAST 1330.11 FEET; THENCE,

4TH - SOUTH 89°59'27" WEST 1320.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.42 ACRES.

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 7/11/12  
DENNIS J. DANIEL R.C.E. 21017 EXP. 9-30-13 DATE



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: 7/16/2012

