

No Fees per Government Code 27383

2022000104730

Recorded in Official Records
Ventura County Clerk-Recorder
Mark A. Lunn

RECORDING REQUESTED BY:

Ventura Local Agency Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCo

L# 1850

10/26/2022
09:59 AM
VEN
VARELG

Titles: 1 Pages: 13

Fees: \$0.00



VENTURA LOCAL AGENCY FORMATION COMMISSION
801 South Victoria Ave., Suite 301
Ventura, CA 93003

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 22-11 Calleguas Municipal Water District Annexation – Cypress Place at Garden City/Garden City Acres Park (Parcels A and B)

2. The specific change of organization is as follows:

Calleguas Municipal Water District – Annexation

3. Assessor's Parcel Numbers: 223-0-041-02, 223-0-090-01, 222-0-180-05 (portion), 223-0-090-08, and 223-0-090-09

4. The district listed above is located in Ventura County.

5. The Local Agency Formation Commission's resolution of approval, LAFCo 22-11, which was adopted on May 18, 2022, 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 maps and legal descriptions. I declare under penalty of perjury that the foregoing is true and correct.

Dated: 10-25-22


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 22-11

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE
CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION –
CYPRESS PLACE AT GARDEN CITY/GARDEN CITY ACRES PARK
(PARCELS A AND B)**

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 (§ 56000 et seq. of the California Government Code); and

WHEREAS, notice was provided at the times and in the manner required by law; and

WHEREAS, the proposal was duly considered on May 18, 2022; and

WHEREAS, the Commission heard 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, spheres 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 12 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 County of Ventura and within the affected territory, 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 LAFCo Staff Report dated May 18, 2022, and recommendation for approval of the proposal 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 22-11 CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION – CYPRESS PLACE AT GARDEN CITY/GARDEN CITY ACRES PARK (PARCELS A AND B)**
- (5) In accordance with staff's recommendation that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65913.4 and Public Resources Code Section 21080(b)(1), and CEQA Guidelines Sections 15301 and 15319, the Commission hereby finds the annexation to be categorically exempt from CEQA.
- (6) The Commission directs staff to file a Notice of Exemption under § 15062 of the CEQA Guidelines.
- (7) The affected territory is uninhabited as defined by Government Code § 56046.
- (8) Pursuant to Government Code § 56662(a), the territory is uninhabited, no affected local agency has submitted a written demand for notice and hearing, and all the owners of land within the affected territory have given their written consent to the proposal. The Commission hereby makes determinations upon the proposal without notice and hearing, and waives protest proceedings entirely.
- (9) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the Calleguas Municipal Water District.
- (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, as determined by the County Surveyor, have been submitted to the LAFCo Executive Officer.**
- (12) **If a Certificate of Completion has not been filed within one year after the Commission's approval of the proposal, the proceeding shall be deemed terminated unless prior to the expiration of that year the Commission authorizes an extension of time for that completion (Government Code § 57001).**

This resolution was adopted on May 18, 2022.

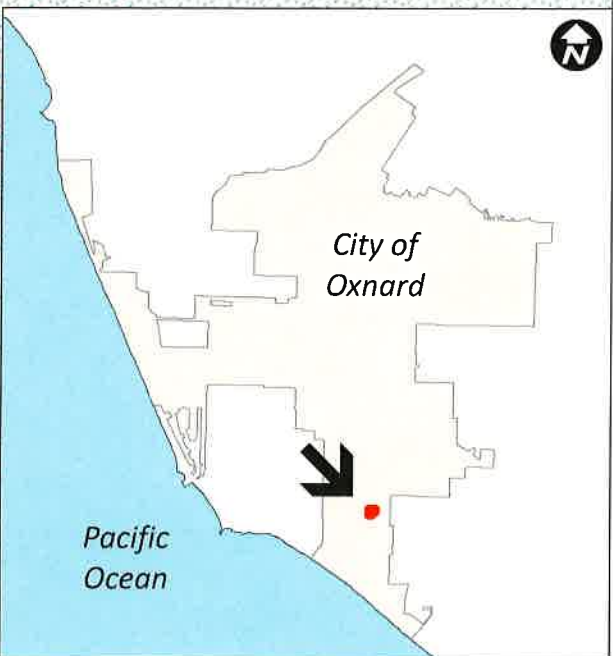
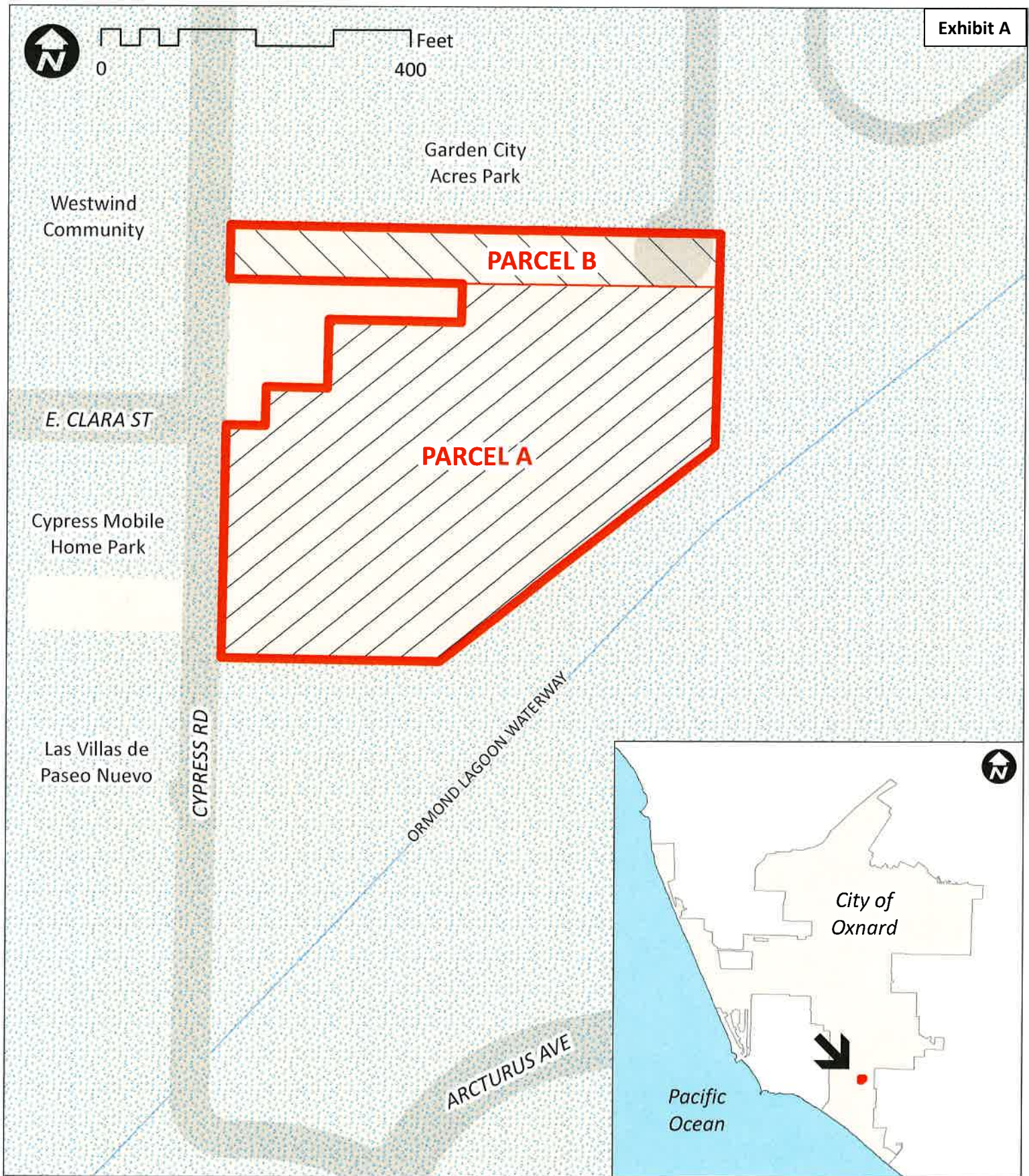
	AYE	NO	ABSTAIN	ABSENT
Commissioner Bill-de la Peña	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Freeman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner 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 Ramirez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Richards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Rooney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Curtis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Alt. Commissioner Ross	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Zaragoza	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

May 18, 2022
Date




Carmen Ramirez
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies: Calleguas Municipal Water District
Ventura County Surveyor
Ventura County GIS Officer



LAFCo 22-11
Calleguas Municipal Water District (CMWD) Annexation
Parcels A & B
Cypress Place at Garden City/Garden City Acres Park
May 18, 2022

-  Proposal Area (LAFCo 22-11)
-  CMWD - District
-  City of Oxnard

**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
CYPRESS PARK AT GARDEN ACRES/GARDEN ACRES CITY PARK
(CALLEGUAS ANNEXATION NO. 106)**

PARCEL A

Those portions of Lots 12 and 13, and 10 foot wide "Ventura County Ditch", in the City of Oxnard, County of Ventura, State of California, as shown on the map of Garden City Acres, filed in Book 11, Page 104 of Miscellaneous Records (Maps) in the Office of the County Recorder of said County, being also portions of Lots A and D, of Subdivision 83 of Rancho El Rio de Santa Clara o'La Colonia, in said City, County, and State, as shown on the map filed in Book 3, Page 14 of Miscellaneous records (Maps), in the Office of said County Recorder, described as follows:

BEGINNING at a point in the westerly line of said Lot 12, said point being the southerly terminus of the 11th course of Parcel No. 3 of Annexation No. 7 (Oxnard Second Fringe Area) to the Calleguas Municipal Water District, as described in Certificate of Filing recorded on November 13, 1969 in the Office of said County Recorder in Book 3579, Page 129 of Official Records of said County; thence, along the west line of said Lots 12 and 13, said west line also being the existing Calleguas Municipal Water District boundary,

- 1st - North 0°02'00" West 300.13 feet, at 263.07 feet the southerly terminus of the 7th course of Parcel A of Cypress No. 1 Annexation to the Calleguas Municipal Water District, as described in the Certificate of Completion recorded January 3, 2006, in the Office of said County Recorder in Instrument No. 20060103-0000853 of Official Records, at 300.13 feet the Point of Beginning of Parcel A described in Instrument No. 20201015-00170280 of Official Records of said County; thence leaving said existing district boundary and along the 1st, 2nd, and a portion of the 3rd course of last said Parcel A, the following three courses,
- 2nd - North 89°53'00" East 51.00 feet; thence,
- 3rd - North 0°02'00" West 51.00 feet to a point in the north line of said Lot 12; thence,
- 4th - North 89°53'00" East 79.00 feet to the southwesterly corner of Parcel B described in said Instrument No. 20201015-00170280 of Official Records; thence, leaving said 3rd course of last said Parcel A and along the boundary of said Parcel B the following three courses,
- 5th - North 0°02'00" West 89.31 feet; thence,
- 6th - North 89°53'00" East 170.00 feet; thence,
- 7th - North 0°02'00" West 50.00 feet to the southerly line of Tract No. 5441-3, as shown on the map filed in the Office of said County Recorder in Book 158, Page 28 of Miscellaneous records (Maps); thence, along said southerly line,

- 8th - North 89°53'00" East 324.91 feet to the southeasterly corner of said Tract No. 5441-3; thence, continuing along the easterly prolongation of said southerly line,
- 9th - North 89°53'00" East 10.00 feet to the east line of said "Ventura County Ditch", 10 feet wide, said east line being also the 49th course of Parcel No. 14 of Annexation No. 5 (Oxnard First Fringe Area) to the Calleguas Municipal Water District as filed in the Office of the Secretary of State of the State of California on December 8, 1964 and also being the existing boundary of said Calleguas Municipal Water District; thence, along said east line and the existing boundary of said Calleguas Municipal Water District,
- 10th - South 0°01'00" East 192.65 feet to the northeasterly terminus of the 5th course of Parcel No. 5 of said Annexation No. 7 (Oxnard Second Fringe Area) to the Calleguas Municipal Water District; thence, continuing along the existing boundary of said Calleguas Municipal Water District and said 5th course, to and along the 6th course of said Parcel No. 5, the following two courses,
- 11th - South 49°36'00" West 434.59 feet to the beginning of a tangent curve concave southeasterly, having a radius of 2939.40 feet; thence,
- 12th - Southwesterly along said tangent curve through a central angle of 0°29'30", an arc length of 25.22 feet to the easterly terminus of the 12th course of said Parcel No. 3 of Annexation 7 (Oxnard Second Fringe Area) to the Calleguas Municipal Water District; thence leaving said 6th course and along said 12th course and the existing boundary of said Calleguas Municipal Water District,
- 13th - South 89°53'00" West 284.93 feet, more or less, to the **POINT OF BEGINNING.**

Parcel A containing 5.28 acres, more or less.

PARCEL B

Those portions of Lots 13, and 10 foot wide "Ventura County Ditch", in the City of Oxnard, County of Ventura, State of California, as shown on the map of Garden City Acres, filed in Book 11, Page 104 of Miscellaneous Records (Maps) in the Office of the County Recorder of said County, being also portion of Lot A, of Subdivision 83 of Rancho El Rio de Santa Clara o'La Colonia, in said City, County, and State, as shown on the map filed in Book 3, Page 14 of Miscellaneous records (Maps), in the Office of said County Recorder, described as follows:

COMMENCING at a point in the westerly line of Lot 12 of said Garden City Acres Tract, said point being the southerly terminus of the 11th course of Parcel No. 3 of Annexation No. 7 (Oxnard Second Fringe Area) to the Calleguas Municipal Water District, as described in Certificate of Filing recorded on November 13, 1969 in the Office of said County Recorder in Book 3579, Page 129 of Official Records of said County; thence, along the west line of said Lots 12 and 13, said west line also being the existing Calleguas Municipal Water District boundary, North 0°02'00" West 300.13 feet, at 263.07 feet the southerly terminus of the 7th course of Parcel A of Cypress No. 1 Annexation to the Calleguas Municipal Water District, as described in the Certificate of Completion recorded January 3, 2006, in the Office of said County Recorder in Instrument No. 20060103-0000853 of Official Records of Said County, at 300.13 feet the Point of Beginning of Parcel A described in Instrument No. 20201015-00170280 of Official Records of said County; thence leaving said existing district boundary and along the 1st, 2nd, and a portion of the 3rd course of last said Parcel A, the following three courses, North 89°53'00" East 51.00 feet; thence, North 0°02'00" West 51.00 feet to a point in the north line of said Lot 12; thence, North 89°53'00" East 79.00 feet to the southwesterly corner of Parcel B described in said Instrument No. 20201015-00170280 of Official Records; thence, leaving said 3rd course of last said Parcel A and along the boundary of said Parcel B the following three courses, North 0°02'00" West 89.31 feet; thence, North 89°53'00" East 170.00 feet; thence, North 0°02'00" West 50.00 feet to the southerly line of Tract No. 5441-3, as shown on the map filed in the Office of said County recorder in Book 158, Page 28 of Miscellaneous records (Maps) and the **POINT OF BEGINNING**, thence, along said southerly line,

- 1st - North 89°53'00" East 324.91 feet to the southeasterly corner of said Tract No. 5441-3; thence, continuing along the easterly prolongation of said southerly line,
- 2nd - North 89°53'00" East 10.00 feet to the east line of said "Ventura County Ditch", 10 feet wide, said east line being also the 49th course of Parcel No. 14 of Annexation No. 5 (Oxnard First Fringe Area) to the Calleguas Municipal Water District as filed in the Office of the Secretary of State of the State of California on December 8, 1964 and also being the existing boundary of said Calleguas Municipal Water District; thence, along said east line and the existing boundary of said Calleguas Municipal Water District,
- 3rd - North 0°01'00" West 70.00 feet to the easterly terminus of the 6th course of Parcel A of Annexation No. 85 (Cypress No. 1) to the Calleguas Municipal Water District, as described in Certificate of Completion recorded on January 3, 2006 in the Office of said County Recorder as Instrument No. 20060103-0000853 of Official Records of said County; thence, continuing along the existing boundary of said Calleguas Municipal Water District, said 6th course of Parcel A, and the 7th course of said Parcel A, the following three (3) courses,

- 4th - South 89°53'00" West 10.00 feet to the westerly line of said "Ventura County Ditch", 10 feet wide, thence,
- 5th - South 89°53'00" West 624.93 feet; thence,
- 6th - South 00°02'00" East 70.00 feet to said southerly line of Tract No. 5441-3, thence leaving said easterly line, along said southerly line of Tract No. 5441-3,
- 7th - North 89°53'00" East 300.00 feet, more or less, to the POINT OF BEGINNING.

Parcel B containing 1.02 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.



6/15/2022

Benjamin P. Hardin, PLS 8552

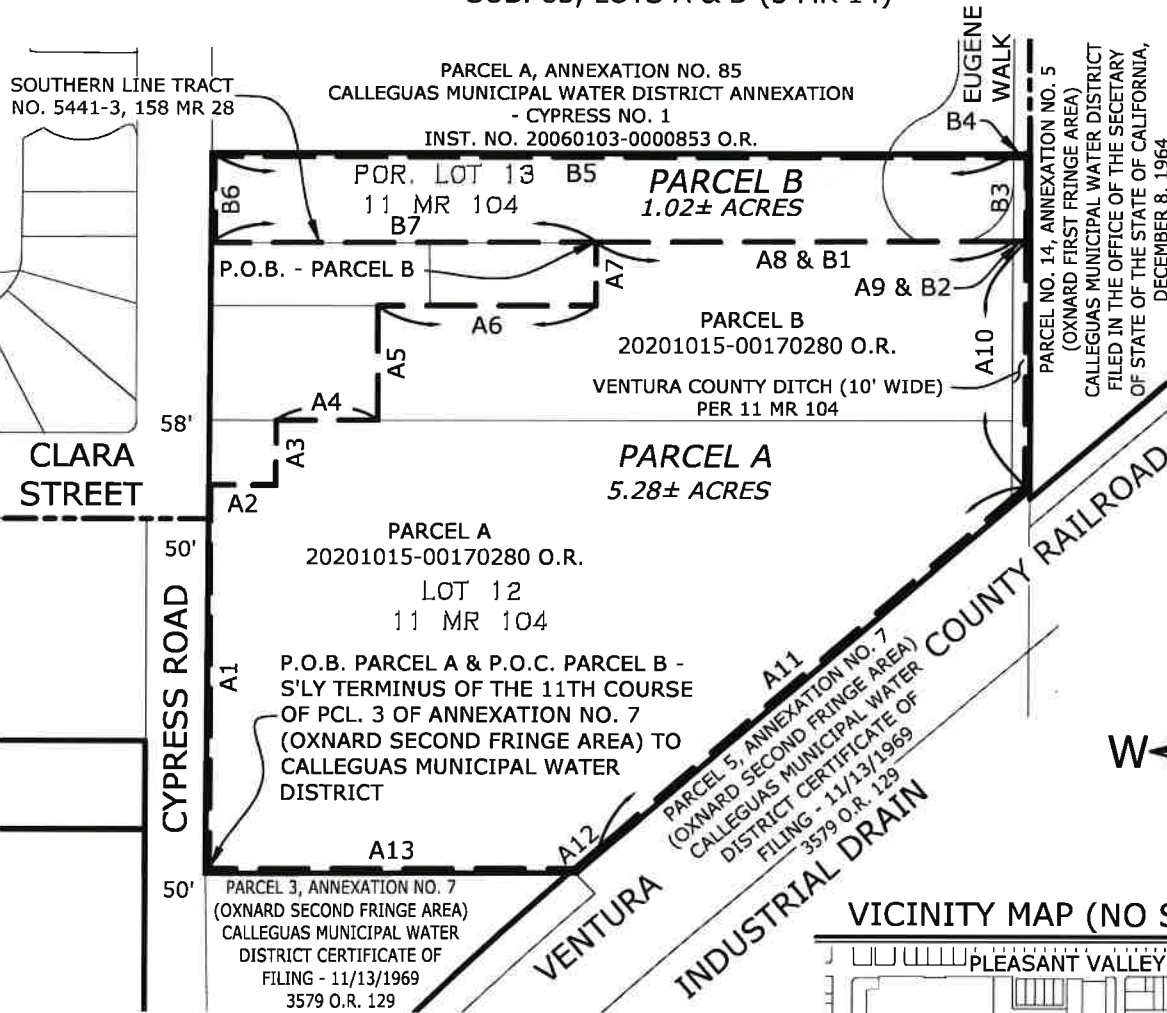
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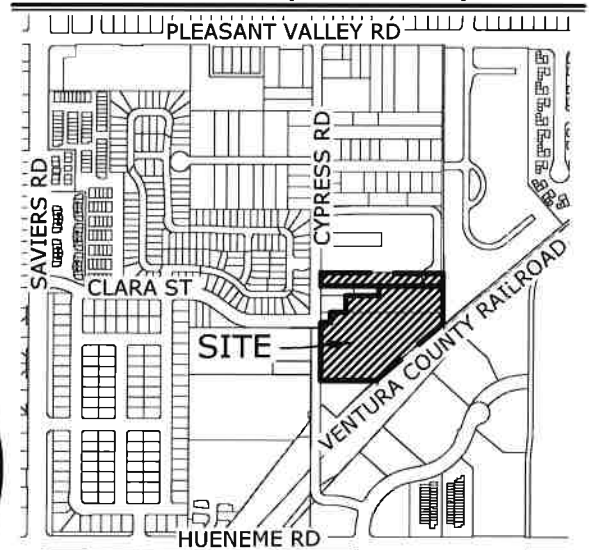
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: 

Date: 6/15/2022



VICINITY MAP (NO SCALE)



LEGEND

- EXISTING CALLEGUAS MUNICIPAL WATER DISTRICT BOUNDARY
- PROPOSED ANNEXATION BOUNDARY
- EXISTING ANNEXATION BOUNDARY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

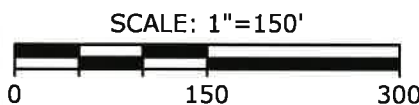
NOTE: SEE SHEET 2 FOR
LINE AND CURVE TABLE



Benjamin P. Hardin
BENJAMIN P. HARDIN, PLS 8552 6/15/2022 DATE

CALLEGUAS MUNICIPAL WATER
DISTRICT ANNEXATION
CYPRESS PARK AT GARDEN ACRES/GARDEN ACRES CITY PARK
(CALLEGUAS ANNEXATION NO. 106)
PARCELS A AND B

PORTIONS OF LOT 12 AND 13 OF THE GARDEN CITY
ACRES TRACT, BEING A PORTION OF LOTS A AND D OF
SUBDIVISION NO. 83 OF RANCHO EL RIO DE SANTA
CLARA O'LA COLONIA, IN THE CITY OF OXNARD,
COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 11
MR 105 AND 3 MR 14, RESPECTIVELY



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: 6/15/2022

LINE/CURVE TABLE			
LINE/CURVE	LENGTH	DIRECTION/DELTA	RADIUS
A1	300.13	N00°02'00"W	-
A2	51.00	N89°53'00"E	-
A3	51.00	N00°02'00"W	-
A4	79.00	N89°53'00"E	-
A5	89.31	N00°02'00"W	-
A6	170.00	N89°53'00"E	-
A7	50.00	N00°02'00"W	-
A8 & B1	324.91	N89°53'00"E	-
A9 & B2	10.00	N89°53'00"E	-
A10	192.65	S00°01'00"E	-
A11	434.59	S49°36'00"W	-
A12	25.22'	00°29'30"	2,939.40'
A13	284.93	S89°53'00"W	-
B3	70.00	N00°01'00"W	-
B4	10.00	S89°53'00"W	-
B5	624.93	S89°53'00"W	-
B6	70.00	S00°02'00"E	-
B7	300.00	N89°53'00"E	-


**CALLEGUAS MUNICIPAL WATER
DISTRICT ANNEXATION
CYPRESS PARK AT GARDEN ACRES/GARDEN ACRES CITY PARK
(CALLEGUAS ANNEXATION NO. 106)
PARCELS A AND B**

PORTIONS OF LOT 12 AND 13 OF THE GARDEN CITY
ACRES TRACT, BEING A PORTION OF LOTS A AND D OF
SUBDIVISION NO. 83 OF RANCHO EL RIO DE SANTA
CLARA O'LA COLONIA, IN THE CITY OF OXNARD,
COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 11
MR 105 AND 3 MR 14, RESPECTIVELY



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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: 6/15/2022