

No Fees per Government Code 27383

RECORDING REQUESTED BY:  
Ventura Local Agency Formation Commission  
WHEN RECORDED MAIL TO:  
Ventura LAFCo  
L# 1850

**2026000072684**

Recorded in Official Records  
Ventura County Clerk-Recorder  
Michelle Ascencion

09/22/2026  
08:55 AM  
VEN  
RITZCIE

Titles: 1 Pages: 8

Fees: \$0.00



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

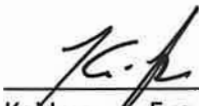
### CERTIFICATE OF COMPLETION

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 26-11 Ventura River Water District Annexation – 414 Riverside Road**
2. The specific change of organization is as follows:  
  
Ventura River Water District – Annexation
3. Assessor's Parcel Number: 031-0-101-135
4. The district listed above is located in Ventura County.
5. The Local Agency Formation Commission's resolution of approval, LAFCo 26-11, which was adopted on August 19, 2026, 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: 9-21-26

  
Kai Luoma, Executive Officer  
Ventura LAFCo

**LAFco 26-11**

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING  
LAFco 26-11 VENTURA RIVER WATER DISTRICT ANNEXATION –  
414 RIVERSIDE ROAD**

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, the proposal was duly considered on August 19, 2026; 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 (which contains the recommendations and a discussion of applicable spheres of influence and 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, no written opposition against the proposal has been submitted; 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 interests of the Ventura River Water District (District) 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 August 19, 2026, and recommendation for approval of the proposal are adopted.
- (2) The proposal will lead to planned, orderly, and efficient development.
- (3) The annexation is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (4) The boundaries of the proposal are found to be definite and certain as approved.

- (5) The subject proposal is assigned the following distinctive short form designation: **LAFCO 26-11 VENTURA RIVER WATER DISTRICT ANNEXATION – 414 RIVERSIDE ROAD.**
- (6) In accordance with staff's recommendation that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to § 15319 of the CEQA Guidelines, the Commission hereby finds the annexation to be categorically exempt.
- (7) The Commission directs staff to file a Notice of Exemption under § 15062 of the CEQA Guidelines.
- (8) The affected territory is uninhabited as defined by Government Code § 56046.
- (9) 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.
- (10) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the District.
- (11) **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.**
- (12) **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.**
- (13) **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 August 19, 2026.

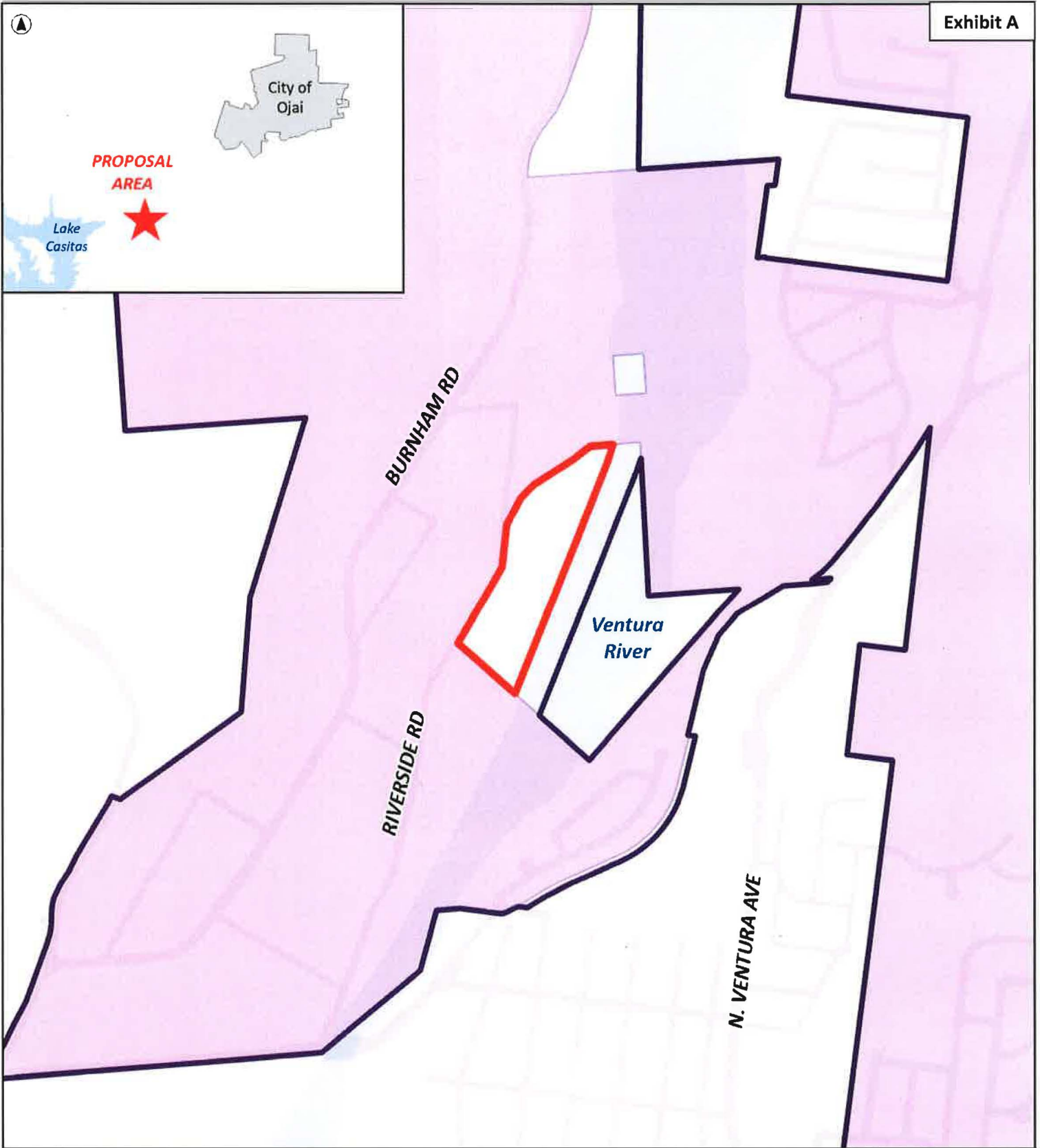
|                              | AYE                                 | NO                       | ABSTAIN                  | ABSENT                              |
|------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| Commissioner Avila           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Commissioner Crosswhite      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Commissioner Gorell          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Commissioner Parvin          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Commissioner Perello         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Commissioner Stephens        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Commissioner Talmadge        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Alt. Commissioner Hasan      | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Alt. Commissioner LaVere     | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Alt. Commissioner Piechowski | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Alt. Commissioner Santangelo | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

August 19, 2026  
Date

Jessie Parvin  
Chair Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: Ventura River Water District  
City of Ojai  
Southern California Edison  
Southern California Gas Company  
Ventura County Assessor  
Ventura County Auditor/Controller  
Ventura County Elections-Registrar of Voters  
Ventura County Fire Protection District  
Ventura County Planning  
Ventura County Environmental Health Division  
Ventura County Resource Conservation District  
Ventura County Sheriff – EOC  
Ventura County Surveyor  
Ventura County GIS Officer



LAFCo 26-11  
Ventura River Water District Annexation  
414 Riverside Road  
August 19, 2026



0 375 750 1,500 Feet

-  Proposal Area (LAFCo 26-11)
-  VRWD - Sphere of Influence
-  VRWD - Boundary

**VENTURA RIVER WATER DISTRICT ANNEXATION  
414 RIVERSIDE ROAD  
PARCEL A**

Those portions of Lots 14 and 15, and an unnamed road, in Tract A of the Robinson, Fawcett and Dean Subdivision of the Rancho Santa Ana, as shown on the map recorded in Book 3, Page 32 of Miscellaneous Records (Maps), in the Office of the County Recorder of said County, lying within a portion of that certain parcel of land described in the grant deed recorded November 3, 1993 as Document No. 93-209029 of Official Records, in the Office said County Recorder, described as follows:

**Beginning** at the southerly terminus of the 25<sup>th</sup> course described in Exhibit "B", Annexation to Ventura River County Water District (Live Oak Acres), Reorganization Dissolving Ventura County Waterworks Districts 4 and 7/Annexing to Ventura River County Water District in the Certificate of Completion recorded February 6, 1979, in Book 5320, Page 167 of Official Records, in the Office of said County Recorder, said southerly terminus also being the southerly terminus of the 7<sup>th</sup> course of said certain parcel of land described in Document No. 93-209029; thence, along said 25<sup>th</sup> course and continuing along the existing boundary of the Ventura River Water District the following seven (7) courses, and along said 7<sup>th</sup> course and continuing along the boundary of said certain parcel of land described in Document No. 93-209029 the following seven (7) courses:

- 1st: North 29° 50' 16" East 578.05 feet; thence,
- 2nd: North 6° 04' 55" East 275.63 feet; thence,
- 3rd: North 28° 10' 45" East 205.89 feet; thence,
- 4th: North 44° 46' 45" East 128.11 feet; thence,
- 5th: North 57° 27' 45" East 295.45 feet; thence,
- 6th: North 52° 51' 45" East 144.70 feet; thence,
- 7th: North 85° 41' 45" East 132.56 feet to the westerly line of the easement and right-of-way described in the easement deed to Ventura County Flood Control District recorded May 21, 1998, as Document No. 98-081020 of Official Records, in the Office of said County Recorder, and as shown on Right-of-Way Map No. 17174, filed in the Office of the Ventura County Surveyor; thence, leaving said Ventura River Water District boundary and said boundary of said certain parcel of land described in Document No. 93-209029, along said westerly easement and right-of-way line the following seven (7) courses:
  - 8th: South 14° 00' 46" West 67.79 feet; thence,
  - 9th: South 20° 01' 15" West 79.08 feet; thence,

- 10th: South 22° 05' 51" West 230.30 feet; thence,  
11th: South 16° 42' 21" West 110.17 feet; thence,  
12th: South 21° 14' 46" West 459.53 feet; thence,  
13th: South 20° 54' 56" West 690.66 feet; thence,  
14th: South 21° 56' 58" West 119.61 feet to said Ventura River Water District boundary and to the 8<sup>th</sup> course of said certain parcel of land described in Document No. 93-209029; thence, leaving said westerly easement and right-of-way line, along said Ventura River Water District boundary, and along said 8<sup>th</sup> course,  
15th: North 48° 20' 34" West 510.36 feet to the **Point of Beginning**.

Containing 14.64 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.*

  
Daniel J. Walsh, PLS 7540  
County Surveyor  
Ventura County

6/18/2026  
Date



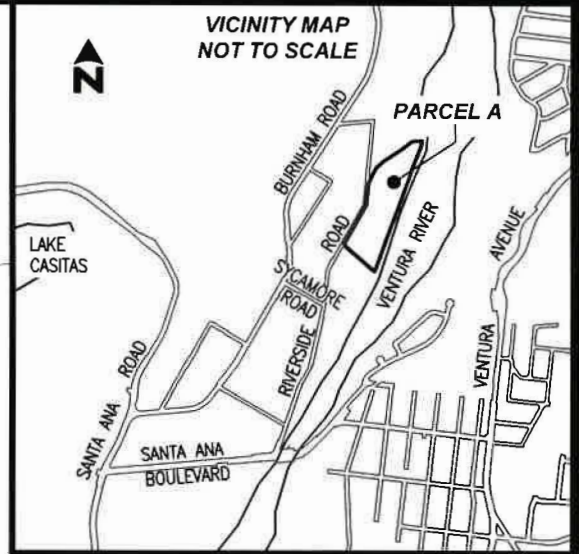
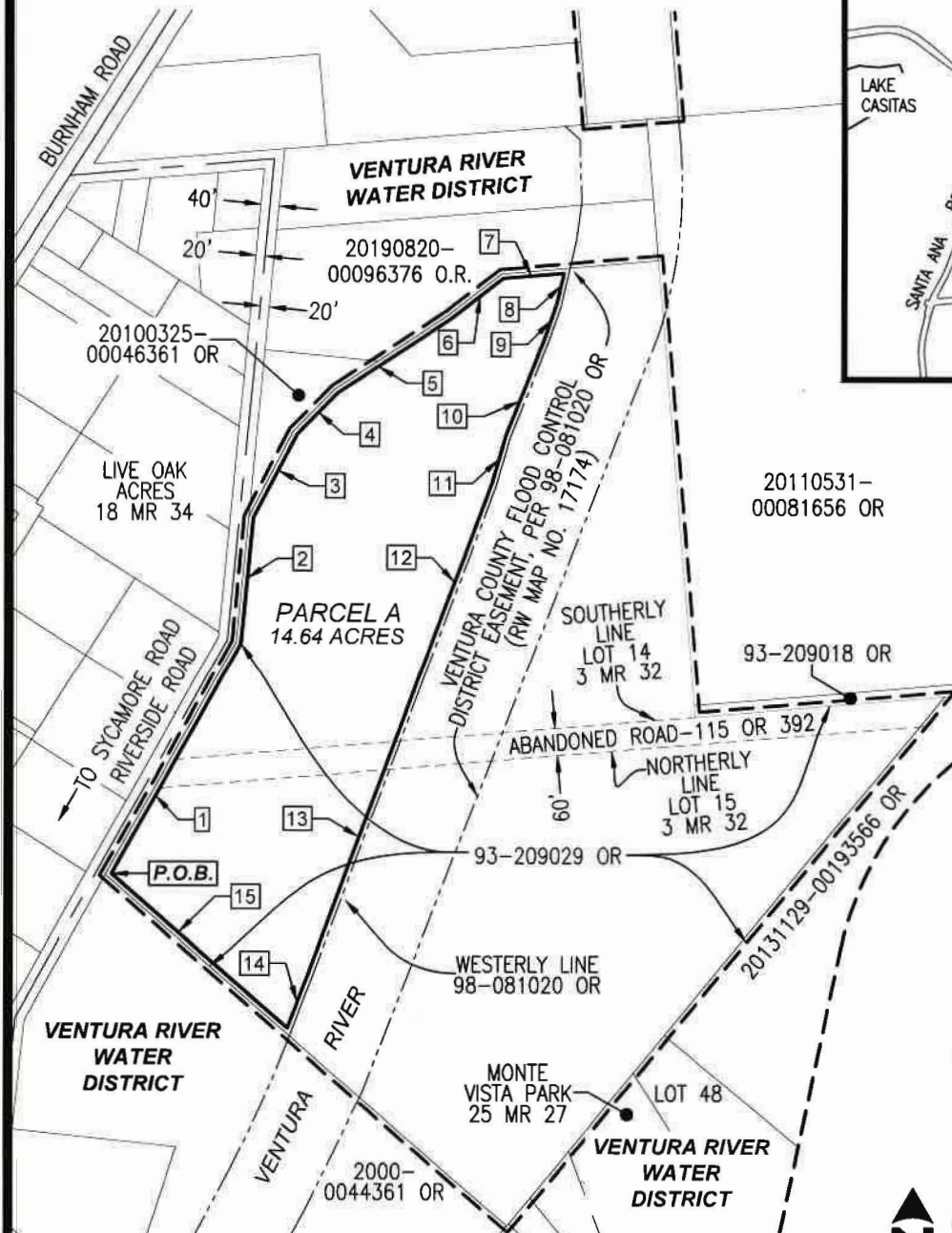
The Ventura County Surveyor's office of the Public Works Agency  
certifies this map and legal description to be definite and certain.

Certified by:



Date: 6/22/2026

**P.O.B.** - THE SOUTHERLY TERMINUS OF THE 25TH COURSE OF EXHIBIT "B" ANNEXATION TO VENTURA RIVER COUNTY WATER DISTRICT (LIVE OAK ACRES), REORGANIZATION DISSOLVING VENTURA COUNTY WATERWORKS DISTRICTS 4 & 7/ANNEXING TO VENTURA RIVER COUNTY WATER DISTRICT PER CERTIFICATE OF COMPLETION RECORDED 2/6/1979, 5320 OR 167.



#### COURSE DATA

|    |               |         |
|----|---------------|---------|
| 1  | N29° 50' 16"E | 578.05' |
| 2  | N06° 04' 55"E | 275.63' |
| 3  | N28° 10' 45"E | 205.89' |
| 4  | N44° 46' 45"E | 128.11' |
| 5  | N57° 27' 45"E | 295.45' |
| 6  | N52° 51' 45"E | 144.70' |
| 7  | N85° 41' 45"E | 132.56' |
| 8  | S14° 00' 46"W | 67.79'  |
| 9  | S20° 01' 15"W | 79.08'  |
| 10 | S22° 05' 51"W | 230.30' |
| 11 | S16° 42' 21"W | 110.17' |
| 12 | S21° 14' 46"W | 459.53' |
| 13 | S20° 54' 56"W | 690.66' |
| 14 | S21° 56' 58"W | 119.61' |
| 15 | N48° 20' 34"W | 510.36' |

#### LEGEND

EXISTING DISTRICT BOUNDARY

PROPOSED ANNEXATION

OR = OFFICIAL RECORDS  
MR = MISCELLANEOUS RECORDS  
P.O.B. = POINT OF BEGINNING  
RW = RIGHT OF WAY



0 200 400 800  
1 inch = 400 ft.

Disclaimer: For assessment purposes only. This map 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.

*Daniel J. Walsh*  
DANIEL J. WALSH, PLS 7540  
COUNTY SURVEYOR  
VENTURA COUNTY

6/18/2026  
DATE



**VENTURA RIVER WATER  
DISTRICT  
ANNEXATION**

**414 RIVERSIDE ROAD**

**PARCEL A**

PORTIONS OF LOTS 14 & 15, & AN UNNAMED  
ROAD, TRACT 'A' (ROBINSON, FAWCETT & DEAN  
SUBDIVISION), RANCHO SANTA ANA, VENTURA  
COUNTY, CALIFORNIA, PER 3 MR 32

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

Certified by: *Greg M. White* Date: *6/18/2026*

PREPARED: JUNE 5, 2026

SHEET 1 OF 1