

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency  
Formation Commission



20051201-0295768

Pages: 13 Fees: \$0.00  
12/01/2005 10:18:25 AM  
T20050101251 LB  
Ventura County Recorder  
Philip J. Schmit

WHEN RECORDED MAIL TO:

Ventura LAFCO  
L# 1850

**VENTURA  
LOCAL AGENCY FORMATION COMMISSION  
800 South Victoria Ave.  
Ventura CA 93009-1850**

**CERTIFICATE OF COMPLETION**

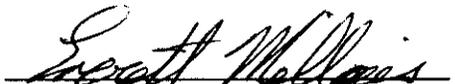
Pursuant to Government Code Section 57200, this Certificate is issued by the Executive Officer of the Ventura Local Agency Formation Commission of Ventura County, California.

1. The short-term designation, as determined by LAFCO, is:  
LAFCO 05-19 Ventura County Service Area No. 34 Formation (Parcels A & B)
2. The name of each district or city involved in this formation and the kind or type of change of organization ordered for each city or district is as follows:  

County of Ventura – Formation of Ventura County Service Area No. 34
3. The above listed district is located within the following county: Ventura
4. A description of the boundaries of the above cited formation is shown on the attached legal description and map, marked Exhibit "A", and by this reference incorporated herein.
5. The territory is inhabited.
6. This formation has been approved subject to the following terms and conditions, if any: None.
7. Resolution LAFCO 5-19 ordering this formation was adopted on October 19, 2005, 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: 12.1.2005

  
Everett Millais, Executive Officer  
Ventura LAFCO

**LAFCO 05-19**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING VENTURA COUNTY SERVICE AREA  
NO. 34 FORMATION – (PARCELS A & B)**

WHEREAS, the County of Ventura, by Resolution of the Board of Supervisors dated July 26, 2005, initiated the formation of Ventura County Service Area No. 34 and subsequently filed a change of organization proposal with the Executive Officer of the Ventura Local Agency Formation Commission (LAFCO) 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 public hearing on the proposal by the Commission; and

WHEREAS, proof has been given to the Commission that the affected territory has more than 12 registered voters and is considered inhabited; and

WHEREAS, not all property owners have consented to the proposal; and

WHEREAS, the Commission duly considered all factors relating to the proposal as required by law on October 19, 2005; 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 Executive Officer's Staff Report and recommendations, the environmental document and findings, and applicable local plans and policies; and

WHEREAS, the Ventura Local Agency Formation Commission finds the proposal to be in the best interest of the County of Ventura 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 Executive Officer's Staff Report and recommendation for approval of the proposal dated October 19, 2005 is adopted.
- (2) The formation of the Ventura County Service Area No. 34 is hereby approved subject to the terms and conditions in this resolution and subject to conducting authority proceedings as prescribed in Government Code Sections 57000 to 57090.

- (3) The boundaries of Ventura County Service Area No. 34 shall be as depicted on Exhibit A attached hereto and made a part hereof, with the final boundaries established via the maps and legal descriptions recorded with the certificate of completion.
- (4) This approval is limited to Ventura County Service Area No. 34 constructing, operating and maintaining a sanitary sewer collection system. No other service is authorized.
- (5) The subject proposal is assigned the following distinctive short form designation: LAFCO 05-19 – Ventura County Service Area No. 34 Formation – (Parcels A & B)
- (6) The Commission determines that no existing agency can feasibly provide the needed services in a more efficient and accountable manner.
- (7) Notwithstanding the provisions of Government Code Section 25210 et seq., the Commission determines that the provisions of Government Code Section 56000 et seq. including, but not limited to district formation, protest proceedings and completion of proceedings, shall apply to this proposal.
- (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 the protest pursuant to Government Code Section 57075(a).
- (10) The Commission has reviewed and considered the information contained in the Mitigated Negative Declaration adopted by the County of Ventura as lead agency, and adopts the lead agency's Findings and Mitigation Measures.
- (11) The Commission determines that there are not any feasible alternative mitigation measures or feasible new mitigation measures, within the powers and authorities of LAFCO, which would substantially lessen or avoid any significant effect on the environment. [CEQA Guidelines §15096(g)]
- (12) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under CEQA Guidelines §15075 and §15096(i).
- (13) Proceedings for this change of organization shall not be completed until all LAFCO fees have been paid and all fees necessary for filing the proposal

with the State Board of Equalization have been submitted to the LAFCO Executive Officer.

- (14) Proceedings for this change of organization shall not be completed until maps and legal descriptions consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCO Executive Officer.
- (15) Proceedings for this change of organization shall not be completed until and unless the Ventura LAFCO approves LAFCO 05-20 Out of Area Service Agreement – County of Ventura/City of Oxnard.

This resolution was adopted on October 19, 2005.

AYES: Commissioners Grandsen, Hess, Long, Richardson, Waunch and  
Alternate Commissioner Parvin

NOES: None

ABSTAINS: None

Dated: 10-19-05

  
\_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

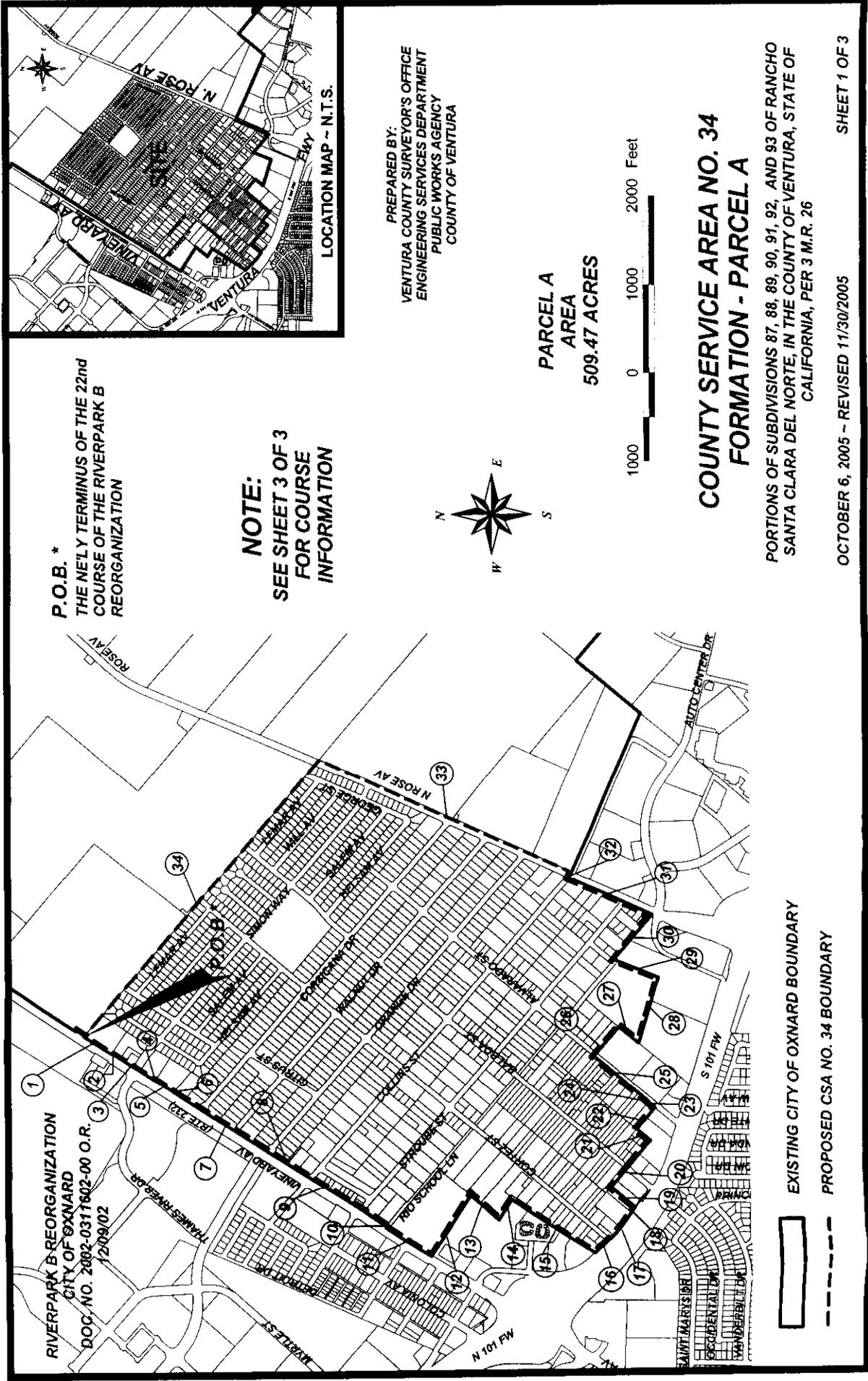
Copies: Clerk of the Board of Supervisors, Ventura County  
Ventura County Assessor  
Ventura County Auditor  
Ventura County Water & Sanitation Department  
Ventura County Surveyor  
Ventura County Planning Department  
City of Oxnard  
United Water Conservation District  
Calleguas Municipal Water District

EXHIBIT A

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

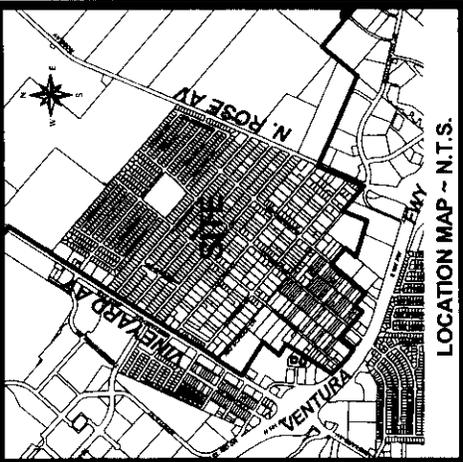
Certified by: *Jill Rawlins*

Date: 11/30/2005



P.O.B. \*  
THE NEWLY TERMINUS OF THE 22nd  
COURSE OF THE RIVERPARK B  
REORGANIZATION

**NOTE:**  
SEE SHEET 3 OF 3  
FOR COURSE  
INFORMATION



PREPARED BY:  
VENTURA COUNTY SURVEYOR'S OFFICE  
ENGINEERING SERVICES DEPARTMENT  
PUBLIC WORKS AGENCY  
COUNTY OF VENTURA

PARCEL A  
AREA  
509.47 ACRES



**COUNTY SERVICE AREA NO. 34  
FORMATION - PARCEL A**

PORTIONS OF SUBDIVISIONS 87, 88, 89, 90, 91, 92, AND 93 OF RANCHO  
SANTA CLARA DEL NORTE, IN THE COUNTY OF VENTURA, STATE OF  
CALIFORNIA, PER 3 M.R. 26

OCTOBER 6, 2005 ~ REVISED 11/30/2005

SHEET 1 OF 3

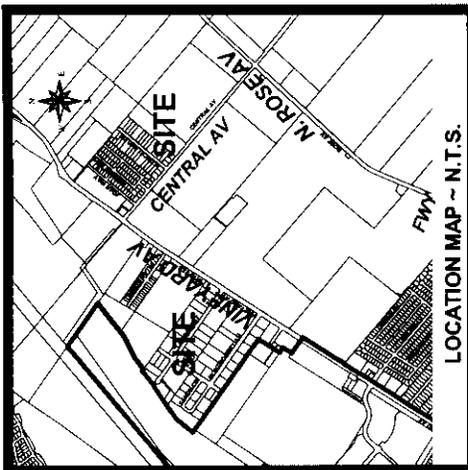
EXISTING CITY OF OXNARD BOUNDARY  
PROPOSED CSA NO. 34 BOUNDARY

**EXHIBIT A**

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

Certified by: *Zell Brustand*

Date: *11/30/2005*



PREPARED BY:  
VENTURA COUNTY SURVEYOR'S OFFICE  
ENGINEERING SERVICES DEPARTMENT  
PUBLIC WORKS AGENCY  
COUNTY OF VENTURA

PARCEL B  
AREA  
342.68 ACRES

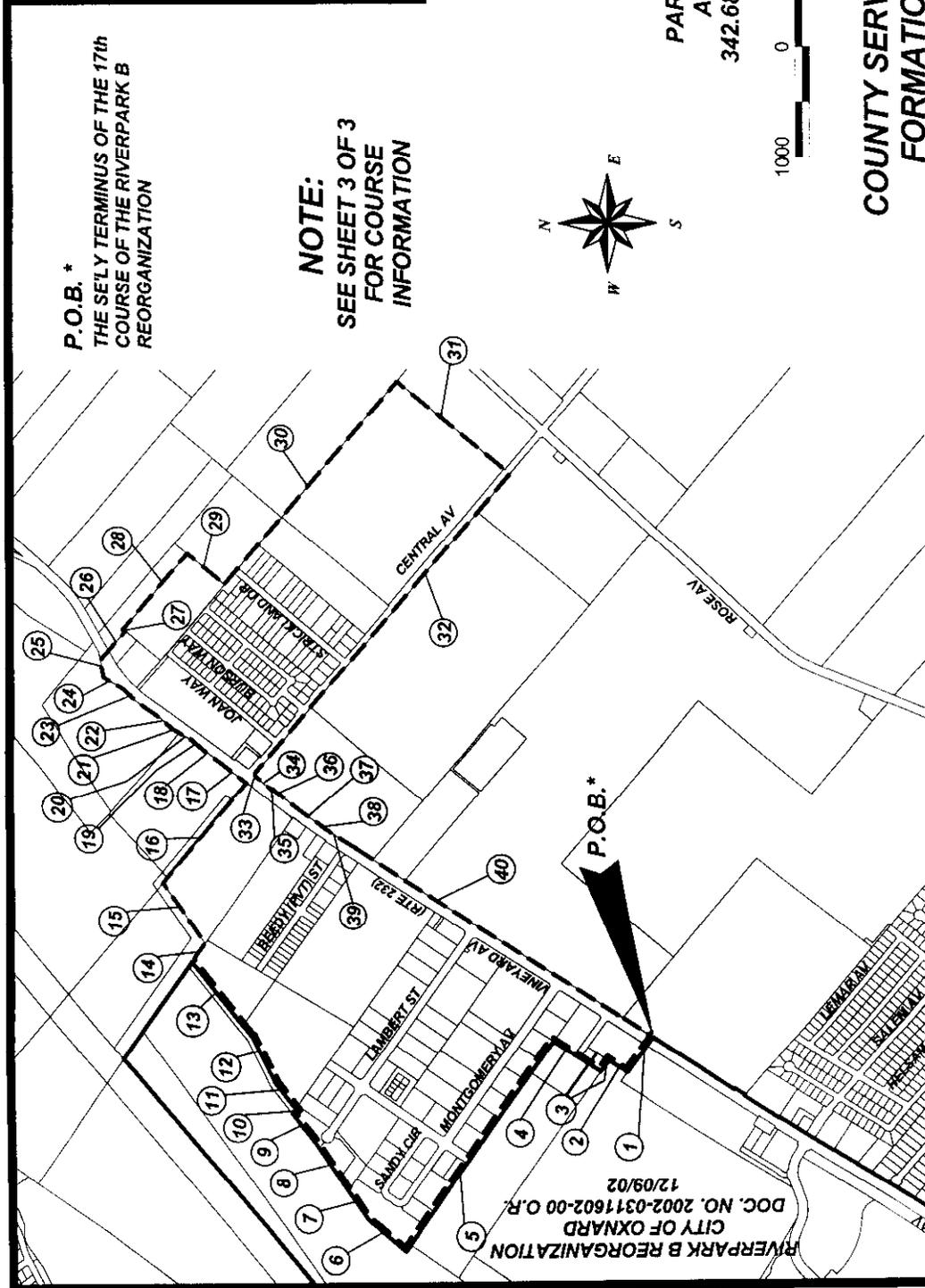


**COUNTY SERVICE AREA NO. 34  
FORMATION - PARCEL B**

PORTIONS OF SUBDIVISIONS 94, 95, 96, 97, 98, 99, 104, 105 AND ALL OF  
SUBDIVISION 106 OF RANCHO SANTA CLARA DEL NORTE, IN THE  
COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 3 M.R. 26

OCTOBER 6, 2005 - REVISED 11/30/2005

SHEET 2 OF 3



## EXHIBIT A

### COUNTY SERVICE AREA NO. 34 FORMATION

Portions of Subdivisions 89, 90, 94, 95, 96, 97, 98, 99, 104, 105 and all of Subdivisions 91, 92, 93, 106 of Rancho Santa Clara Del Norte, in the County of Ventura, State of California, as said Subdivisions are shown on the map recorded in the Office of the County Recorder of said County in Book 3, Page 26 of Miscellaneous Records, described as follows:

#### Parcel A

Beginning at a point in the southeasterly line of Vineyard Avenue (State Highway 232), said point also being the northeasterly terminus of the 22<sup>nd</sup> course of the RiverPark B Reorganization to the City of Oxnard as described and shown in the Certificate of Completion recorded on December 9, 2002 in the Office of said County Recorder as Document No. 2002-0311602-00 of Official Records; thence along said southeast line by the following eleven (11) courses and along the existing City of Oxnard boundary by the following thirty two (32) courses:

- 1st - South 32°54'23" West 368.91 feet; thence,
- 2nd - South 57°05'37" East 8.00 feet; thence,
- 3rd - South 32°54'23" West 572.58 feet; thence,
- 4th - South 57°05'37" East 4.00 feet; thence,
- 5th - South 32°54'23" West 241.99 feet; thence,
- 6th - North 49°41'25" West 4.04 feet; thence,
- 7th - South 32°54'23" West 1438.97 feet; thence,
- 8th - South 50°20'00" East 11.21 feet; thence,
- 9th - South 32°10'00" West 1361.47 feet; thence,
- 10th - North 50°20'00" West 35.50 feet; thence,
- 11th - South 32°10'00" West 581.39 feet; thence,
- 12th - South 57°50'00" East 791.04 feet; thence,
- 13th - South 39°40'00" West 416.93 feet; thence,

- 14th - South  $57^{\circ}50'00''$  East 265.32 feet; thence,
- 15th - South  $32^{\circ}10'00''$  West 1104.65 feet; thence,
- 16th - South  $43^{\circ}35'45''$  East 284.85 feet to the beginning of a curve concaved northeasterly and having a radius of 1081.45 feet; thence, along said curve,
- 17th - Southeasterly 181.42 feet through a central angle of  $9^{\circ}36'42''$  to a compound curve concaved northeasterly and having a radius of 3015.00 feet; thence, along said curve,
- 18th - Southeasterly 217.42 feet through a central angle of  $4^{\circ}07'54''$ ; thence,
- 19th - North  $40^{\circ}17'28''$  East 352.91 feet; thence,
- 20th - South  $49^{\circ}41'47''$  East 687.23 feet; thence,
- 21st - North  $40^{\circ}16'56''$  East 200.01 feet; thence,
- 22nd - South  $49^{\circ}42'15''$  East 319.98 feet to the northwesterly line of Alvarado Street, 55.00 feet wide; thence along said northwesterly line by the following three courses:
- 23rd - North  $39^{\circ}40'00''$  East 100.00 feet; thence,
- 24th - South  $50^{\circ}20'00''$  East 5.00 feet; thence,
- 25th - North  $39^{\circ}40'00''$  East 800.00 feet; thence,
- 26th - South  $50^{\circ}20'00''$  East 440.15 feet; thence,
- 27th - South  $39^{\circ}40'00''$  West 275.99 feet; thence,
- 28th - South  $73^{\circ}45'00''$  East 778.06 feet; thence,
- 29th - North  $23^{\circ}16'37''$  East 531.22 feet; thence,
- 30th - South  $50^{\circ}29'10''$  East 642.29 feet to the northwesterly line of Rose Avenue, 80.00 feet wide; thence along said northwesterly line,
- 31st - North  $24^{\circ}28'02''$  East 997.95 feet; thence,
- 32nd - South  $65^{\circ}31'58''$  East 80.00 feet to the southeasterly line of said Rose Avenue, 80.00 feet wide; thence along said southeasterly line,

33rd - North 23°50'40" East 3073.65 feet to the southeasterly prolongation of the Notheasterly line of said Subdivision 93; thence along said prolongation and northeasterly line,

34th - North 50°22'56" West 4060.12 feet to the point of beginning.

## **Parcel B**

Beginning at a point in the southeasterly line of Vineyard Avenue (State Highway 232), said point also being the southeasterly terminus of the 17<sup>th</sup> course of the RiverPark B Reorganization to the City of Oxnard as described and shown in the Certificate of Completion recorded on December 9, 2002 in the Office of said County Recorder as Document No. 2002-0311602-00 of Official Records; thence along the existing City of Oxnard boundary by the following thirteen (13) courses:

1st - North 55°18'38" West 396.70 feet; thence,

2nd - North 33°07'02" East 195.43 feet; thence,

3rd - North 55°18'28" West 125.17 feet; thence,

4th - North 33°07'02" East 511.78 feet; thence,

5th - North 55°06'20" West 2329.61 feet; thence,

6th - North 39°56'26" East 434.25 feet; thence,

7th - North 55°22'09" East 396.59 feet; thence,

8th - North 56°48'46" East 462.21 feet; thence,

9th - North 52°20'42" East 336.65 feet; thence,

10th - South 54°52'42" East 52.35 feet; thence,

11th - North 50°20'42" East 302.68 feet; thence,

12th - North 64°48'44" East 462.48 feet; thence,

13th - North 51°49'14" East 880.04 feet to the southwesterly of said Subdivision 104; thence along said southwesterly line,

14th - South 55°13'27" East 62.26 feet to the most westerly corner of the parcel described in the Quitclaim Deed recorded on July 24, 2002 in the office of said County

Recorder as Document No. 2002-0174391-00 of Official Records; thence along the boundary of said parcel by the following two (2) courses:

15th - North 54°58'00" East 673.58 feet; thence,

16th - South 50°36'40" East 1199.52 feet to the northwesterly line of said Vineyard Avenue (State Highway 232); thence along said northwesterly line by the following nine courses:

17th - North 38°34'27" East 281.50 feet to the beginning of a curve concaved northwesterly and having a radius of 3958.00 feet; thence, along said curve,

18th - Northeasterly 209.97 feet through a central angle of 3°02'22"; thence,

19th - North 35°32'05" East 151.67 feet; thence,

20th - North 30°13'19" East 186.68 feet; thence,

21st - North 40°02'11" East 221.89 feet; thence,

22nd- North 35°32'05" East 103.45 feet to the beginning of a curve concaved southeasterly and having a radius of 1242.00 feet; thence, along said curve,

23rd - Northeasterly 214.90 feet through a central angle of 9°54'50"; thence,

24th - North 31°33'41" East 242.86 feet; thence,

25th - North 77°34'12" East 171.84 feet to the northwesterly prolongation of the northeasterly line of Parcel 1 described in the Interspousal Transfer Grant Deed recorded in the Office of said County Recorder on December 30, 1998 as Document No. 98-233183 of Official Records; thence, along said prolongation and northeasterly line,

26th - South 49°45'09" East 334.75 feet to the most easterly corner of said Parcel 1 described in Document No. 98-233183 of Official Records; thence, along the northeasterly prolongation of the southeasterly line of said Parcel 1,

27th - North 39°39'00" East 24.11 feet to a line that is parallel with and distant 150.00 feet southwesterly from the southwesterly line of the parcel described in the Grant Deed recorded in the Office of said County Recorder on February 28, 2005 as Document No. 2005-048969 of Official Records; thence, along said parallel line,

28th - South 50°20'00" East 894.90 feet to the northwesterly line of Parcel 1 of the Quitclaim Deed recorded in the Office of said County Recorder on August 15, 1995 as Document No. 95-096023 of Official Records; thence, along northwesterly line,

- 29th - South 39°39'00" West 438.56 feet to the northeasterly line of said Subdivision 98; thence along said northeasterly line,
- 30th - South 50°20'00" East 2509.11 feet the most easterly corner of the parcel described in the Grant Deed recorded on November 4, 1960 in the Office of said County Recorder in Book 1926, Page 267 of Official Records; thence along the southeasterly line of said parcel and the southwesterly prolongation thereof,
- 31st - South 39°40'00" West 1324.50 feet to the southwesterly line of Central Avenue, 60.00 feet wide; thence along said southwesterly line by the following two (2) courses:
- 32nd - North 50°20'00" West 3477.75 feet; thence,
- 33rd - South 85°13'54" West 35.36 feet to the southeasterly line of said Vineyard Avenue (State Highway 232), 84.00 feet wide; thence along said southeasterly line by the following seven (7) courses:
- 34th - South 38°34'27" West 193.85 feet; thence,
- 35th - South 51°25'33" East 4.00 feet; thence,
- 36th - South 38°34'27" West 291.41 feet to the beginning of a curve concaved southeasterly and having a radius of 3954.00 feet; thence, along said curve,
- 37th - Southwesterly 255.91 feet through a central angle of 3°42'30"; thence,
- 38th - North 55°08'03" West 4.00 feet to the beginning of a nontangent curve concaved southeasterly, having a radius of 3958.00 feet, and having a radial to said beginning of said curve bearing North 55°08'03" West; thence, along said curve,
- 39th - Southwesterly 120.95 feet through a central angle of 1°45'03"; thence,
- 40th - South 33°06'54" West 3427.31 feet to the point of beginning.

497.13 Acres – Parcel A Area  
320.37 Acres – Parcel B Area  
 817.50 Acres – Total Area

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

Certified by: *Gell Rowland*

Date: *11/30/2005*

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

Certified by: *Zeele Ramon*

Date: *11/30/2005*

**COUNTY SERVICE AREA NO. 34  
FORMATION**

Courses

**Parcel A**  
 1st - S 32°54'23" W 368.91'  
 2nd - S 57°05'37" E 8.00'  
 3rd - S 32°54'23" W 572.58'  
 4th - S 57°05'37" E 4.00'  
 5th - S 32°54'23" W 241.99'  
 6th - N 49°41'25" W 4.04'  
 7th - S 32°54'23" W 1438.97'  
 8th - S 50°20'00" E 11.21'  
 9th - S 32°10'00" W 1361.47'  
 10th - N 50°20'00" W 35.50'  
 11th - S 32°10'00" W 581.39'  
 12th - S 57°50'00" E 791.04'  
 13th - S 39°40'00" W 416.93'  
 14th - S 57°50'00" E 265.32'  
 15th - S 32°10'00" W 1104.65'  
 16th - S 43°35'45" E 284.85'  
 17th - R = 1081.45'; L = 181.42'; Δ = 9°36'42"  
 18th - R = 3015.00'; L = 217.42'; Δ = 4°07'54"  
 19th - N 40°17'28" E 352.91'  
 20th - S 49°41'47" E 687.23'  
 21st - N 40°16'56" E 200.01'  
 22nd - S 49°42'15" E 319.98'  
 23rd - N 39°40'00" E 100.00'  
 24th - S 50°20'00" E 5.00'  
 25th - N 39°40'00" E 800.00'  
 26th - S 50°20'00" E 440.15'  
 27th - S 39°40'00" W 275.99'  
 28th - S 73°45'00" E 778.06'  
 29th - N 23°16'37" E 531.22'  
 30th - S 50°29'10" E 642.29'  
 31st - N 24°28'02" E 997.95'  
 32nd - S 65°31'58" E 80.00'  
 33rd - N 23°50'40" E 3073.65'  
 34th - N 50°22'56" W 4060.12'  
**497.13 Acres**

**Parcel B**  
 1st - N 55°18'38" W 396.70'  
 2nd - N 33°07'02" E 195.43'  
 3rd - N 55°18'28" W 125.17'  
 4th - N 33°07'02" E 511.78'  
 5th - N 55°06'20" W 2329.61'  
 6th - N 39°56'26" E 434.25'  
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 13th - N 51°49'14" E 880.04'  
 14th - S 55°13'27" E 62.26'  
 15th - N 54°58'00" E 673.58'  
 16th - S 50°36'40" E 1199.52'  
 17th - N 38°34'27" E 281.50'  
 18th - R = 3958.00'; L = 209.97'; Δ = 3°02'22"  
 19th - N 35°32'05" E 151.67'  
 20th - N 30°13'19" E 186.68'  
 21st - N 40°02'11" E 221.89'  
 22nd - N 35°32'05" E 103.45'  
 23rd - R = 1242.00'; L = 214.90'; Δ = 9°54'50"  
 24th - N 31°33'41" E 242.86'  
 25th - N 77°34'12" E 171.84'  
 26th - S 49°45'09" E 334.75'  
 27th - N 39°39'00" E 24.11'  
 28th - S 50°20'00" E 894.90'  
 29th - S 39°39'00" W 438.56'  
 30th - S 50°20'00" E 2509.11'  
 31st - S 39°40'00" W 1324.50'  
 32nd - N 50°20'00" W 3477.75'  
 33rd - S 85°13'54" W 35.36'  
 34th - S 38°34'27" W 193.85'  
 35th - S 51°25'33" E 4.00'

36th - S 38°34'27" W 291.41'  
 37th - R = 3954.00'; L = 255.91'; Δ = 3°42'30"  
 38th - N 55°08'03" W 4.00'  
 39th - R = 3958.00'; L = 120.95'; Δ = 1°45'03";  
 RAD = N 55°08'03" W  
 40st - S 33°06'54" W 3427.31'  
**320.37 Acres**

**497.13 Acres - Parcel A Area  
 +320.37 Acres - Parcel B Area  
 817.50 Acres - Total Area**

PREPARED BY:  
 VENTURA COUNTY SURVEYOR'S OFFICE  
 ENGINEERING SERVICES DEPARTMENT  
 PUBLIC WORKS AGENCY  
 COUNTY OF VENTURA