

No Fees per Government Code 27383

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



20160113-00004674-0 1/9

Ventura County Clerk and Recorder
MARK A. LUNN
01/13/2016 01:28:19 PM
1021319 \$.00 CO

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 15-15 Waterworks District No. 1 Annexation – Toll Brothers
2. The name of the district involved in this Annexation and the kind or type of change of organization ordered for the district is as follows:
Ventura County Waterworks No. 1 – Annexation
3. APN Number: 502-0-140-290
4. The above listed district is located within the following county: Ventura
5. The Local Agency Formation Commission's resolution of approval, LAFCo 15-15, which was adopted on October 21, 2015, 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 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: 1-11-16


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 15-15

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

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 October 21, 2015; 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 determination, 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 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 County of Ventura and within the affected territory, and the organization of local governmental agencies within Ventura County; and

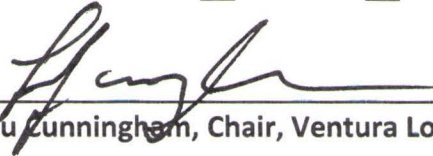
NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The LAFCo Staff Report dated October 21, 2015 and recommendation for approval of the proposal are adopted.
- (2) The change of organization 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 15-15 VENTURA COUNTY WATERWORKS DISTRICT NO. 1 ANNEXATION – TOLL BROTHERS.**
- (5) 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 change of organization to be categorically exempt.
- (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 Ventura County Waterworks District No. 1.
- (10) **This change of organization 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 change of organization 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.**

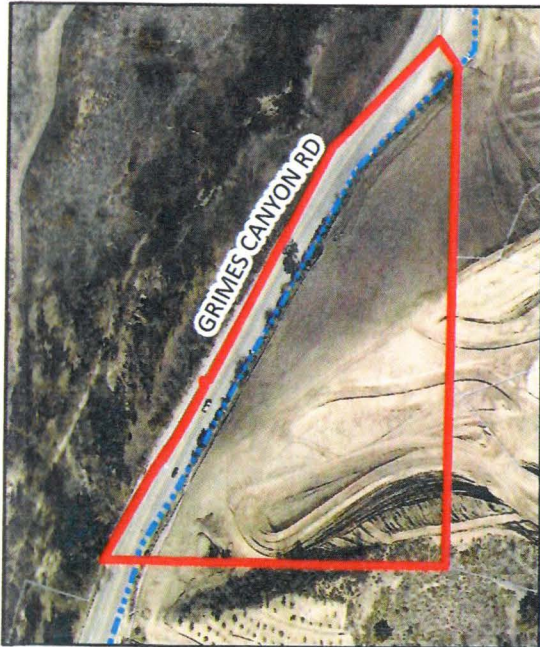
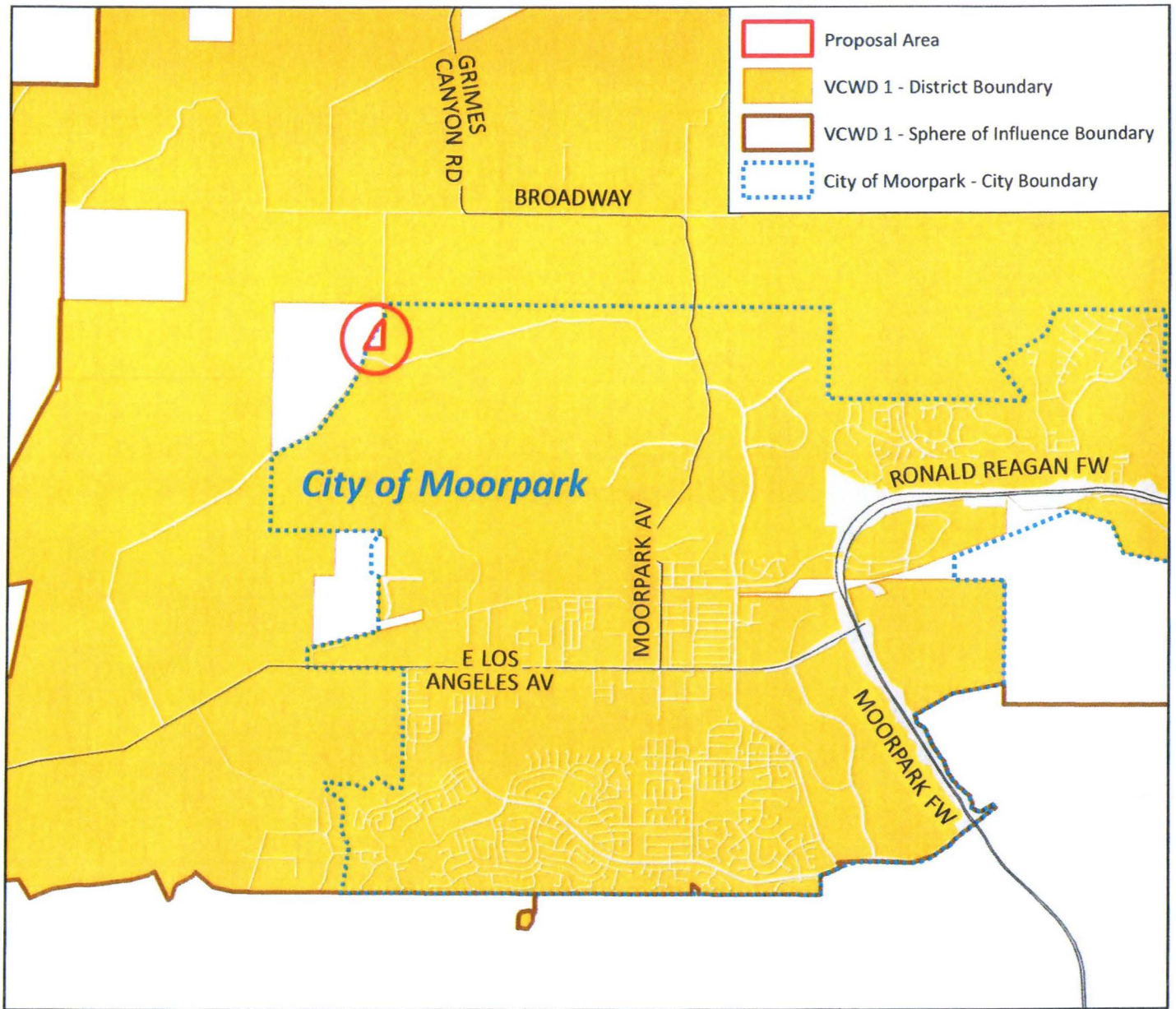
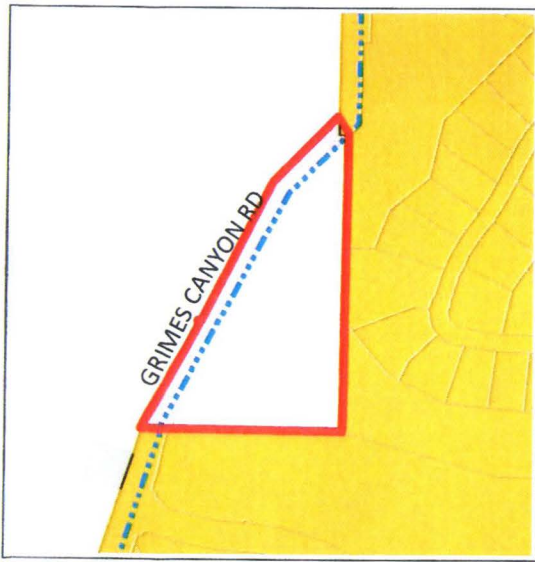
This resolution was adopted on October 21, 2015.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Cunningham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Dandy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Zaragoza	<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 type="checkbox"/>
Alt. Commissioner Ramirez	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Rooney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Ross	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10-21-15 
Date Lou Cunningham, Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies: Ventura County Waterworks District No. 1
 City of Moorpark
 Ventura County Assessor's Office
 Ventura County Auditor/Controller
 Ventura County Planning Division
 Ventura County Surveyor
 Ventura County GIS Officer



LAFCo 15-15
 Ventura County Waterworks District No. 1 (VCWD 1) Annexation
 Toll Brothers
 October 21, 2015

VENTURA COUNTY WATERWORKS DISTRICT NO. 1 ANNEXATION
TOLL BROTHERS

That portion of Lot 5 of the Vallette Tract being a subdivision of Lot "2" in Block "L" of Rancho Simi, in the County of Ventura, State of California, according to the map thereof recorded in Book 3, at Page 41 of Miscellaneous Records (Maps), in the office of the County Recorder of said County, described as follows:

Beginning at the southeast corner of said Lot 5, being also the southerly terminus of the 1st course of Parcel B of the Suter/ Schwindt Annexation to the Ventura County Waterworks District No.1, per Ventura County Board of Supervisor's Resolution No. 415.107 dated 03/14/1967 and shown on Record of Survey, filed in Book 53, at Page 79 of Records of Survey, filed in the office of the County Recorder of said County; thence along the easterly line of said Lot 5, the following course and along the boundary of said district the following two courses:

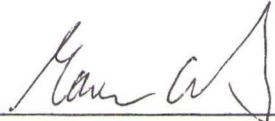
- 1st North 00°57'01" East, a distance of 770.77 feet to the intersection of the southeasterly line of Grimes Canyon Road, 50 feet wide, as shown on said Record of Survey; thence leaving said easterly line of said Lot 5 at right angles to said southeasterly line,
- 2nd North 44°54'40" West, a distance of 50.00 feet to the northwesterly line of said Grimes Canyon Road; thence leaving said district boundary along said northwesterly line of Grimes Canyon Road the following three courses,
- 3rd South 45°05'20" West, a distance of 221.19 feet; thence,
- 4th South 29°08'27" West, a distance of 684.60 feet; thence,
- 5th South 17°33'03" West, a distance of 48.76 feet to said district boundary; thence along said district boundary,
- 6th South 89°24'18" East, a distance of 527.27 feet to the **POINT OF BEGINNING.**

Contains: 5.81 Acres, more or less

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:

Jensen Design and Survey
1672 Donlon Street
Ventura, CA 93003
(805) 654-6977


Maren Cartellieri
PLS 8606

10-28-2015
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: 11/3/2015

DISCLAIMER:
 FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT
 A LEGAL 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.

COURSES

- | | | |
|----|-------------|---------|
| 1. | N00°57'01"E | 770.77' |
| 2. | N44°54'40"W | 50.00' |
| 3. | S45°05'20"W | 221.19' |
| 4. | S29°08'27"W | 684.60' |
| 5. | S17°33'03"W | 48.76' |
| 6. | S89°24'18"E | 527.27' |

5.81 ACRES MORE OR LESS



Maren Cartellieri
 MAREN CARTELLIERI
 PLS 8606

10-28-2015
 DATE

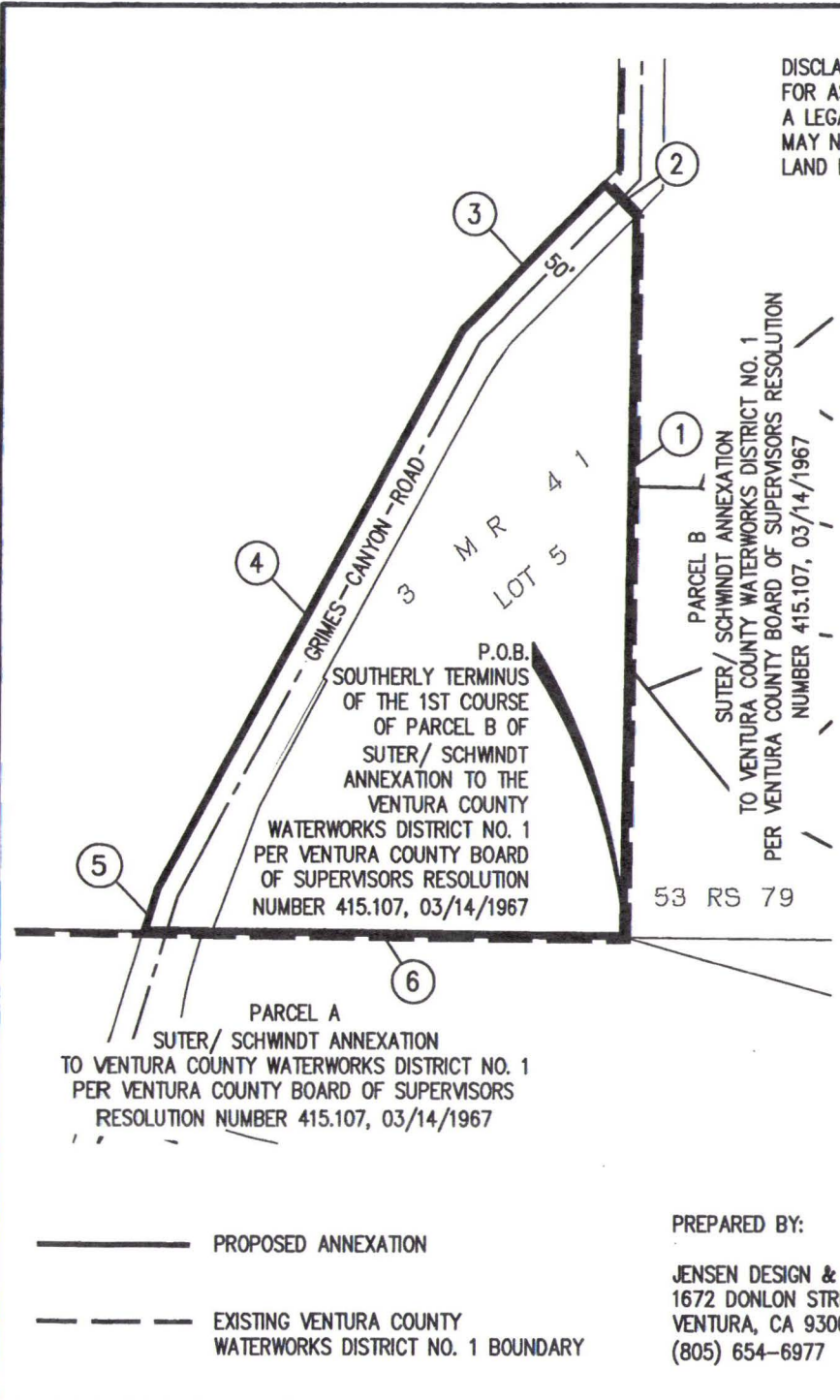
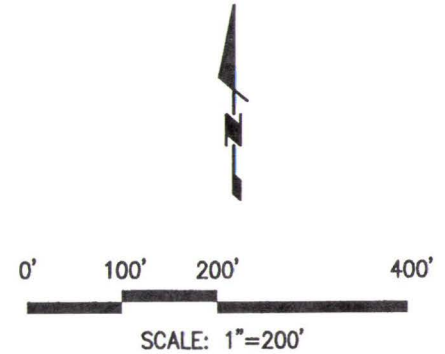
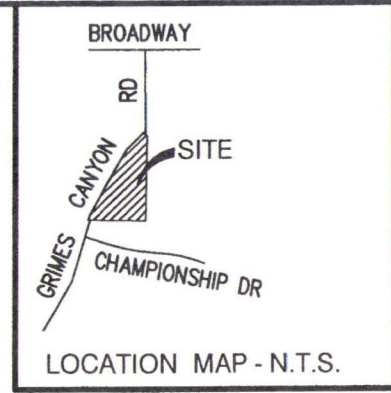
VENTURA COUNTY
 WATERWORKS DISTRICT NO. 1 ANNEXATION
 TOLL BROTHERS

PREPARED BY:

JENSEN DESIGN & SURVEY, INC
 1672 DONLON STREET
 VENTURA, CA 93003
 (805) 654-6977

A PORTION OF LOT 5 OF THE VALLETTE TRACT BEING A SUBDIVISION OF LOT "2" IN
 BLOCK "L" OF RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA,
 AS PER 3 MR 41

FEBRUARY 26, 2015



———— PROPOSED ANNEXATION
 - - - - - EXISTING VENTURA COUNTY
 WATERWORKS DISTRICT NO. 1 BOUNDARY

c:\Tol13655\Survey\Exhibits\3655 Annexation Exhibit-Waterworks distr no.1.dwg Oct 28, 2015, 9:59am mcartellieri

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: 11/3/2015