

No Fees per Government Code 27383

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



20170126-00011268-0 1/12  
Ventura County Clerk and Recorder  
MARK A. LUNN  
01/26/2017 01:19:21 PM  
1159518 \$.00 CE

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

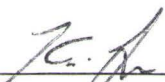
### CERTIFICATE OF COMPLETION

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 16-05 Calleguas Municipal Water District Change of Organization – Pleasant Valley Venture, LLC.**
2. The name of the district involved in this reorganization and the kind or type of change of organization ordered for the district is as follows:  
  
Calleguas Municipal Water District – Annexation
3. Assessor's Parcel Number: 225-0-014-16 and -19.
4. The above listed district is located within the following county: Ventura.
5. The Local Agency Formation Commission's resolution of approval, LAFCo 16-05, which was adopted on September 21, 2016, 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: 1-26-17

  
Kai Luoma, Executive Officer  
Ventura LAFCo

**LAFCO 16-05**

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING THE  
CALLEGUAS MUNICIPAL WATER DISTRICT CHANGE OF  
ORGANIZATION – PLEASANT VALLEY VENTURE, LLC;  
ANNEXATION TO THE CALLEGUAS MUNICIPAL WATER DISTRICT**

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 September 21, 2016; 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 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 City of Oxnard (City) 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 September 21, 2016 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 16-05 CALLEGUAS MUNICIPAL WATER DISTRICT CHANGE OF ORGANIZATION – PLEASANT VALLEY VENTURE, LLC.**
- (5) The Commission has reviewed and considered the information contained in the Mitigated Negative Declaration (MND) prepared by the City of Oxnard and the Addendum prepared by the Calleguas Municipal Water District and finds on the basis of the whole record before it that there is no substantial evidence that the Proposal will have a significant effect on the environment, and adopts the lead agency's mitigation measures and mitigation monitoring and reporting program set forth in Exhibit L of the MND.
- (6) 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).
- (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 District.
- (10) **This reorganization 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 reorganization 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.
- (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).

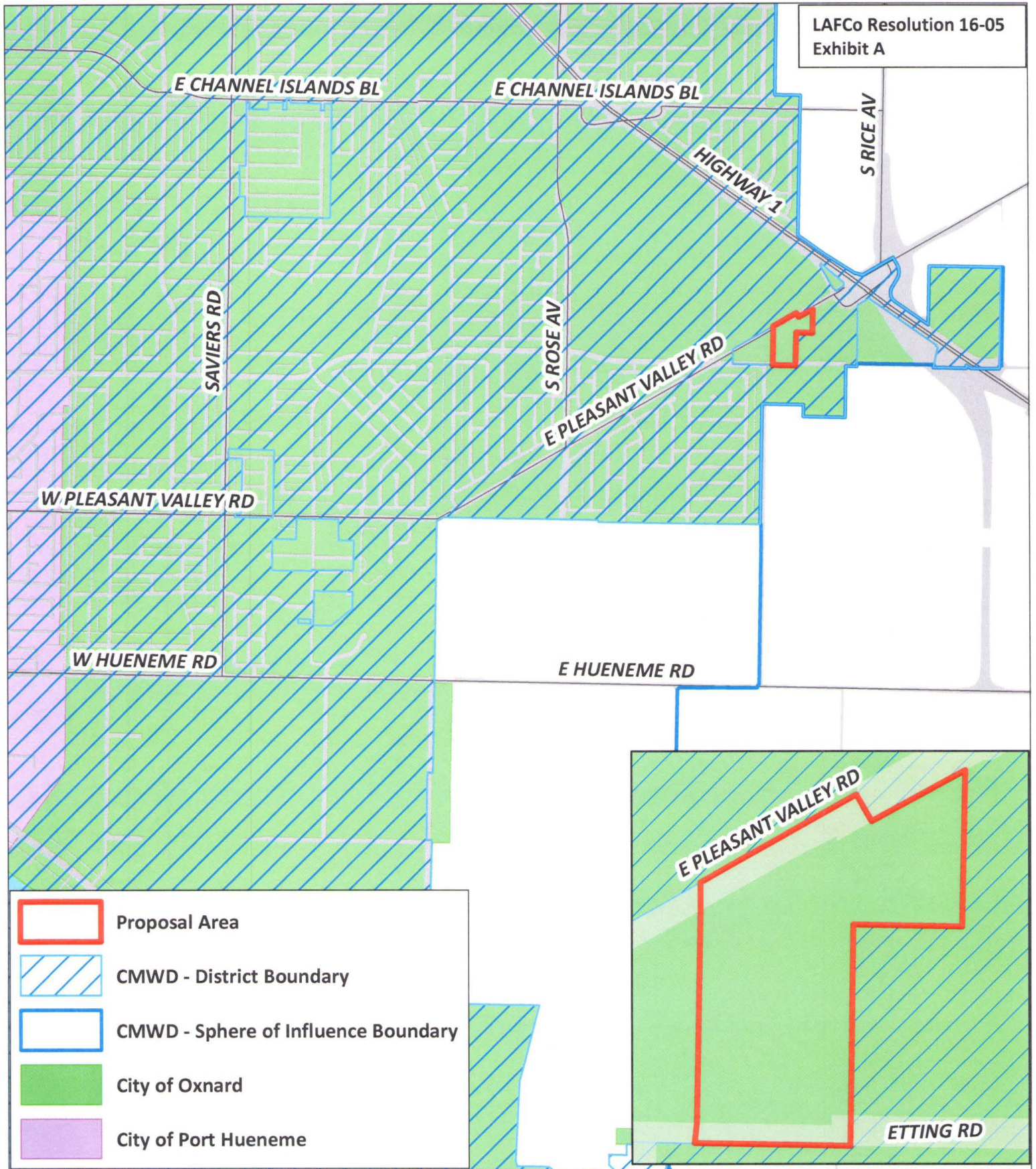
This resolution was adopted on September 21, 2016.

	<b>AYE</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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"/>

Dated: 9/21/2016   
Carl Morehouse, Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies: City of Oxnard  
Calleguas Municipal Water District  
Southern California Edison  
Sempra Energy/Gas Company  
Ventura County Assessor  
Ventura County Auditor/Controller  
Ventura County Surveyor  
Ventura County GIS Officer



# EXHIBIT "A"

CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION  
PLEASANT VALLEY VENTURE, LLC  
(ANNEXATION NO. 100)

ALL OF PARCEL 1 AND A PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. 14-310-05, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED JUNE 25, 2015, IN THE OFFICE OF VENTURA COUNTY RECORDER AS INSTRUMENT NO. 20150625-00097451 OF OFFICIAL RECORDS, TOGETHER WITH PORTIONS OF PLEASANT VALLEY ROAD (WIDTH VARIES) AND ETING ROAD (WIDTH VARIES) AS SHOWN ON EXHIBIT B OF SAID LOT LINE ADJUSTMENT NO.14-310-05; SAID PARCEL 1, PORTION OF PARCEL 2 AND PORTIONS OF PLEASANT VALLEY ROAD AND ETING ROAD BEING A PART OF RANCHO EL RIO DE SANTA CLARA O'LA COLONIA AS SHOWN ON THE MAP FILED IN BOOK 3, PAGE 14 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF SAID COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID PARCEL 1, BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PLEASANT VALLEY ROAD; SAID POINT BEING THE NORTHERLY TERMINUS OF THE SECOND COURSE OF ANNEXATION NO. 49 TO CALLEGUAS MUNICIPAL WATER DISTRICT, AS SHOWN AND DESCRIBED IN THE CERTIFICATE OF COMPLETION RECORDED ON DECEMBER 18, 1996, IN THE OFFICE OF SAID COUNTY RECORDER AS INSTRUMENT NO. 96-172574 OF OFFICIAL RECORDS; SAID POINT ALSO BEING THE NORTHEASTERLY TERMINUS OF THE 17TH COURSE OF ANNEXATION NO. 76 TO CALLEGUAS MUNICIPAL WATER DISTRICT, AS SHOWN AND DESCRIBED IN THE CERTIFICATION OF COMPLETION RECORDED ON JULY 2, 2002, IN THE OFFICE OF SAID COUNTY RECORDER AS DOCUMENT NO. 2002-0157517-00 OF OFFICIAL RECORDS; THENCE ALONG THE EXISTING CALLEGUAS MUNICIPAL WATER DISTRICT BOUNDARY THE FOLLOWING THREE (3) COURSES :

- 1st SOUTH 59°13'30" WEST 237.86 FEET; THENCE,
- 2nd NORTH 30°46'30" WEST 76.00 FEET; THENCE,
- 3th SOUTH 59°13'30" WEST 496.24 FEET; THENCE, AT RIGHT ANGLES, LEAVING SAID DISTRICT BOUNDARY,
- 4th SOUTH 30°46'30" EAST 60.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE, ALONG THE BOUNDARY OF SAID PARCEL 2, THE FOLLOWING FIVE (5) COURSES;
- 5th SOUTH 00°01'18" EAST 212.50 FEET; THENCE,
- 6th NORTH 89°58'42" EAST 0.24 FEET; THENCE,
- 7th SOUTH 00°01'18" EAST 20.00 FEET; THENCE,
- 8th SOUTH 89°58'42" WEST 0.24 FEET; THENCE,
- 9th SOUTH 00°01'18" EAST 289.80 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE, LEAVING THE BOUNDARY OF SAID PARCEL 2,
- 10th SOUTH 00°01'18" EAST 50.00 FEET TO SAID DISTRICT BOUNDARY; THENCE ALONG SAID DISTRICT BOUNDARY THE FOLLOWING FOUR (4) COURSES:
- 11th NORTH 89°58'42" EAST 363.06 FEET; THENCE,

# EXHIBIT "A"

- 12th NORTH 00°01'18" WEST 544.60 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 1;  
THENCE, ALONG THE BOUNDARY OF SAID PARCEL 1 THE FOLLOWING TWO (2)  
COURSES:
- 13th NORTH 89°58'42" EAST 275.98 FEET, TO THE SOUTHWEST CORNER OF SAID  
ANNEXATION NO. 49; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID  
ANNEXATION,
- 14th NORTH 00°01'18" WEST 389.32 FEET, TO THE POINT OF BEGINNING.

GROSS AREA = 8.329 ACRES


ROAD AREA = 1.173 ACRES

NET AREA = 7.156 ACRES

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: 1/13/2017

  
LEONARD I LISTON, R.C.E. 31902      DATE

DEC 22 2016





# EXHIBIT "B"

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.

SEE SHEET 2 FOR LINE TABLE, AREA DATA, AND LOCATION MAP

△ — △ = EXISTING CALLEGUAS MUNICIPAL WATER DISTRICT BOUNDARY

— = PROPOSED ANNEXATION BOUNDARY

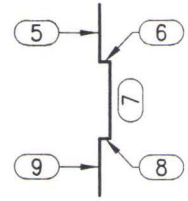
PARCEL 12  
ANNEXATION NO. 5  
CMWD  
SECRETARY OF STATE  
12-8-64

CMWA  
ANNEXATION  
NO. 76

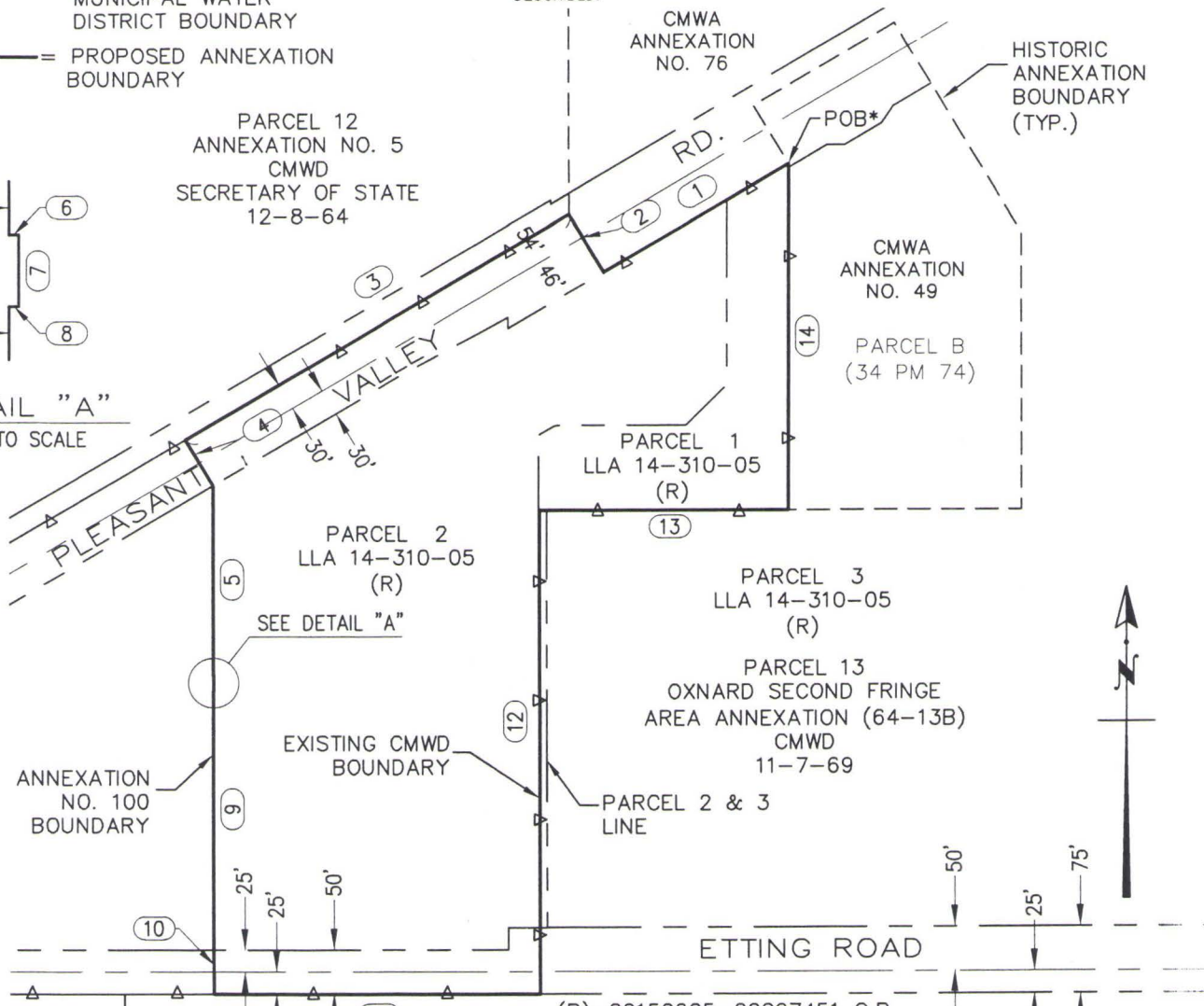
HISTORIC  
ANNEXATION  
BOUNDARY  
(TYP.)

CMWA  
ANNEXATION  
NO. 49

PARCEL B  
(34 PM 74)



DETAIL "A"  
NOT TO SCALE



PARCEL 2  
LLA 14-310-05  
(R)

PARCEL 1  
LLA 14-310-05  
(R)

PARCEL 3  
LLA 14-310-05  
(R)

PARCEL 13  
OXNARD SECOND FRINGE  
AREA ANNEXATION (64-13B)  
CMWD  
11-7-69

ANNEXATION  
NO. 100  
BOUNDARY

EXISTING CMWD  
BOUNDARY

PARCEL 2 & 3  
LINE

ETTING ROAD

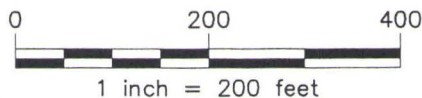
ANNEXATION 62-4  
CITY OF OXNARD

(R)=20150625-00097451 O.R.

\*POB:

NORHEASTERLY TERMINUS OF THE 17TH COURSE OF  
CMWD ANNEXATION NO. 76 PER CERTIFICATION OF  
COMPLETION RECORDED JULY 2, 2002, AS DOC. NO.  
2002-0157517-00 O.R.

AND NORTHERLY TERMINUS OF THE 2ND COURSE  
OFCMWD ANNEXATION NO. 49 PER CERTIFICATION OF  
COMPLETION RECORDED DECEMBER 18, 1996, AS INSTR.  
NO. 96-172574 O.R.



LEONARD I LISTON, R.C.E. 31902 DATE



**LC ENGINEERING GROUP, INC.**

CONSULTING ENGINEERS  
889 Pierce Court, Suite 101, Thousand Oaks, California 91360  
(805)497-1244 (818)991-7148 FAX(818)991-5942 Email: workfiles@lcegroupinc.com

## CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION

PLEASANT VALLEY VENTURE, LLC  
(ANNEXATION NO. 100)

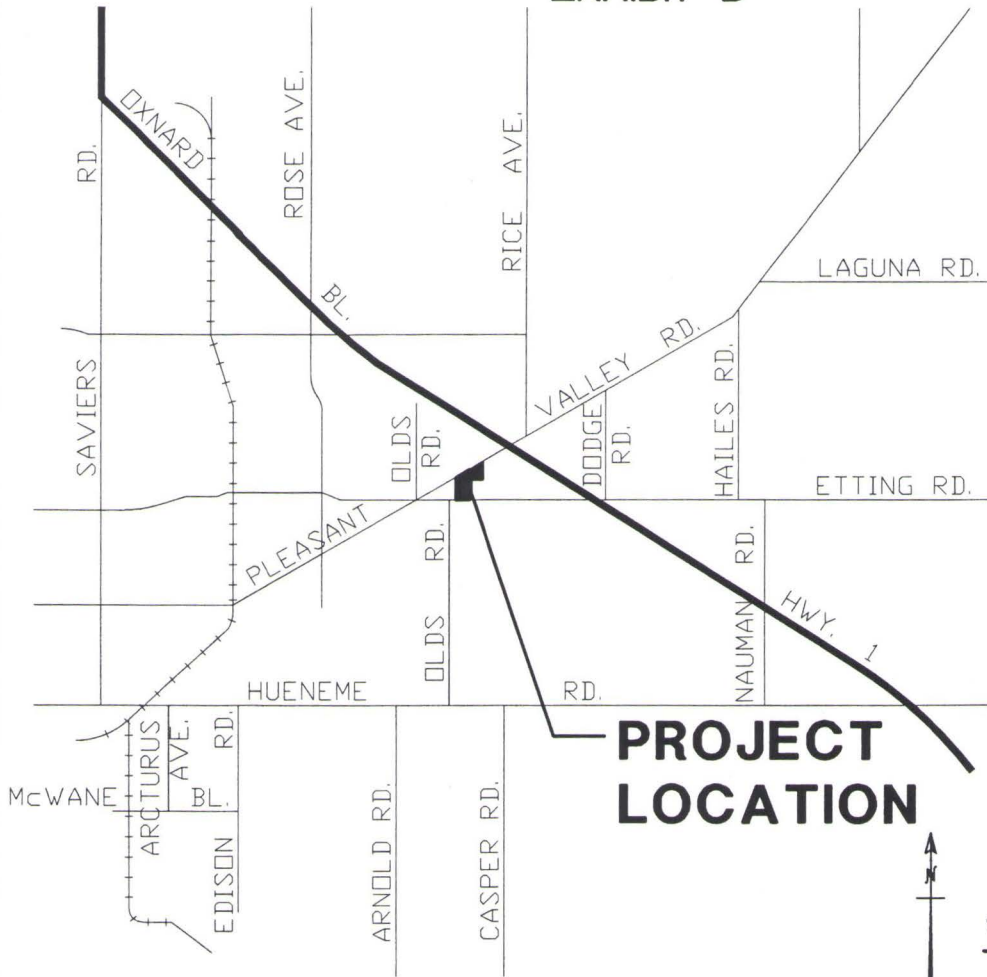
ALL OF PARCEL 1 AND A PORTION OF PARCEL  
2 OF LOT LINE ADJUSTMENT NO. 14-310-05  
TOGETHER WITH PORTIONS OF PLEASANT  
VALLEY ROAD AND ETTING ROAD PER  
20150625-0009451 O.R., BEING A PART OF  
RANCHO EL RIO DE SANTA CLARA O'LA  
COLONIA PER 3 MR 14, CITY OF OXNARD,  
COUNTY OF VENTURA, STATE OF CALIFORNIA.

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: 1/13/2017

# EXHIBIT "B"



○ LINE TABLE:

1	S59°13'30"W	237.86'
2	N30°46'30"W	76.00'
3	S59°13'30"W	496.24'
4	S30°46'30"E	60.00'
5	S00°01'18"E	212.50'
6	N89°58'42"E	0.24'
7	S00°01'18"E	20.00'
8	S89°58'42"W	0.24'
9	S00°01'18"E	289.80'
10	S00°01'18"E	50.00'
11	N89°58'42"E	363.06'
12	N00°01'18"W	544.60'
13	N89°58'42"E	275.98'
14	N00°01'18"W	389.32'

**PROJECT LOCATION**



**VICINITY MAP**  
NTS

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.

## CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION

8.329 AC. GROSS AREA  
-1.173 AC. ROAD AREA  

---

7.156 AC. NET AREA

PLEASANT VALLEY VENTURE, LLC  
(ANNEXATION NO. 100)  
ALL OF PARCEL 1 AND A PORTION OF  
PARCEL 2 OF LOT LINE ADJUSTMENT  
NO.14-310-05 TOGETHER WITH  
PORTIONS OF PLEASANT VALLEY ROAD AND  
ETTING ROAD PER 20150625-0009451  
O.R., BEING A PART OF RANCHO EL RIO  
DE SANTA CLARA O'LA COLONIA PER  
3 MR 14, CITY OF OXNARD, COUNTY OF VENTURA,  
STATE OF CALIFORNIA.

**LC ENGINEERING GROUP, INC.**  
CONSULTING ENGINEERS  
889 Pierce Court, Suite 101, Thousand Oaks, California 91360  
(805)497-1244 (818)991-7148 FAX:(818)991-5942 Email: workfiles@lcegroupinc.com

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