

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency
Formation Commission



20070118-00011991-0 1/8

Ventura County Clerk and Recorder
Philip J. Schmit
01/18/2007 10:07:26 AM
44522 \$.00 VI

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 06-16 Ventura County Waterworks District No. 19 Annexation – Sunshine
2. The name of each district or city involved in this change of organization and the kind or type of change of organization ordered for each city or district is as follows:

Ventura County Waterworks District No. 19
3. APN's: 110-0-050-010
4. The above listed district is located within the following county: Ventura
5. A description of the boundaries of the above cited change of organization is shown on the attached legal descriptions and maps, marked Exhibit "A", and by this reference incorporated herein.
6. The territory is uninhabited.
7. This change of organization has been approved subject to the following terms and conditions, if any: None.
8. Resolution LAFCO 06-16, ordering this change of organization, was adopted on December 6, 2006 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: 1-18-07


Everett Millais, Executive Officer
Ventura LAFCO

LAFCO 06-16

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE VENTURA COUNTY
WATERWORKS DISTRICT NO. 19 ANNEXATION –
SUNSHINE AGRICULTURE**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission 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 proposal as required by law; and

WHEREAS, the proposal was duly considered on December 6, 2006; 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, Sphere of Influence and applicable General and Specific Plans; and

WHEREAS, all landowners within the affected territory have consented to the proposal; and

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

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within Waterworks District No. 19 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 and Recommendation for approval of the proposal dated December 6, 2006, is adopted.

- (2) The annexation to the Ventura County Waterworks District No. 19 is hereby approved, and the boundaries are established as set forth in the attached Exhibit A.
- (3) The affected territory is uninhabited as defined by Government Code §56046.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 06-16 VENTURA COUNTY WATERWORKS DISTRICT NO. 19 ANNEXATION – SUNSHINE AGRICULTURE.**
- (5) In accordance with the Executive Officer's determination that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15319(a) of the CEQA Guidelines, the Commission hereby finds the change of organization to be categorically exempt under Section 15319(a).
- (6) The Commission directs staff to file a Notice of Exemption under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) The Commission, consistent with California Government Code Section 56663(c), hereby waives protest proceedings entirely.
- (8) **This annexation shall not be recorded 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.**
- (9) **This change of 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 Executive Officer.**

This resolution was adopted on December 6, 2006.

AYES: Commissioners Hess, Long, Parks, Waunch, Zaragoza, and Alternate
Commissioner Lange

NOES: None

ABSTAINS: None

Dated: 12-6-06



Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: Ventura County Waterworks District No. 19
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning
Ventura County Elections-Registrar of Voters

LAFCO 06-16 Waterworks District No. 19 Annexation – Sunshine
Resolution of Approval
December 6, 2006
Page 3 of 3

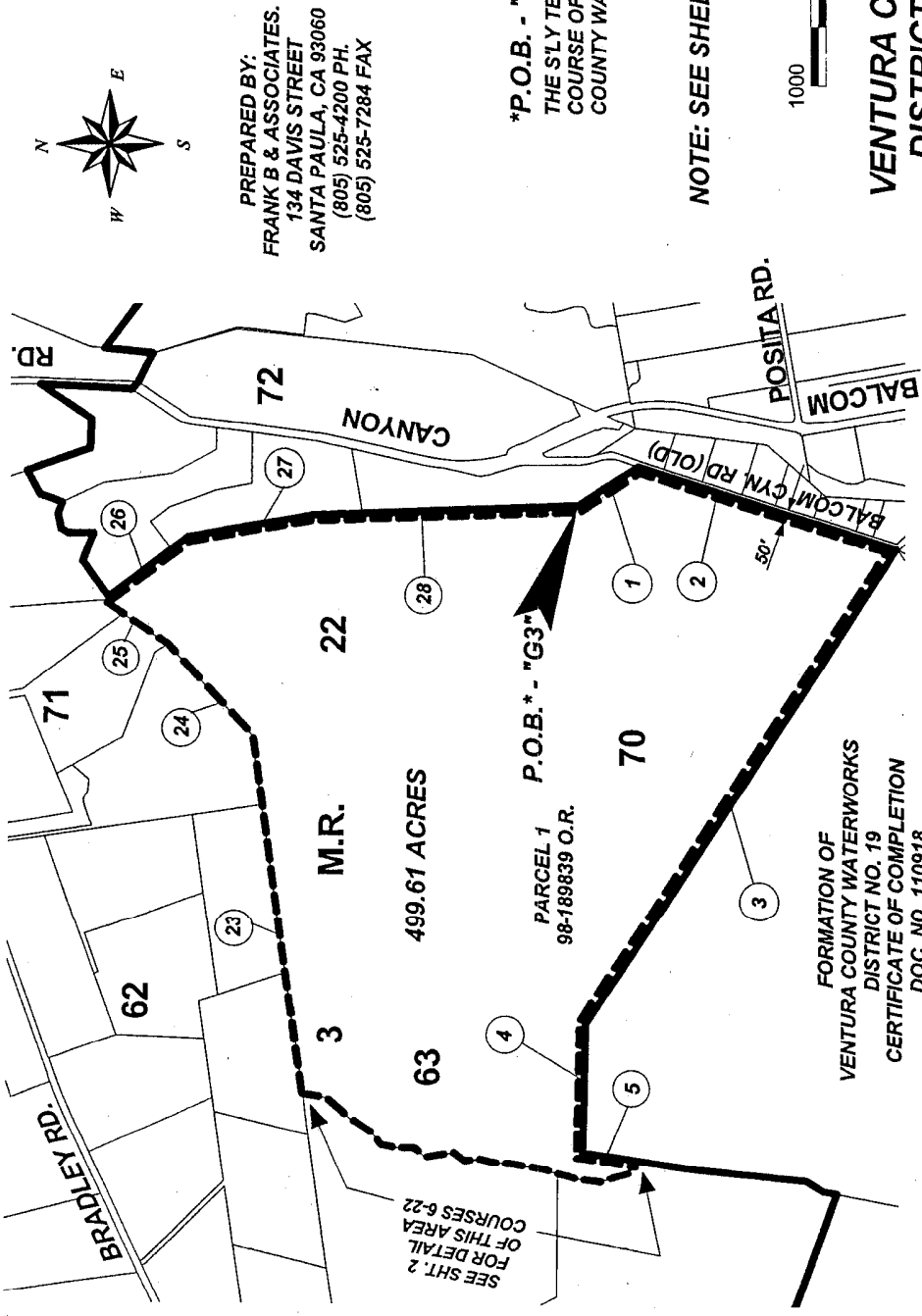
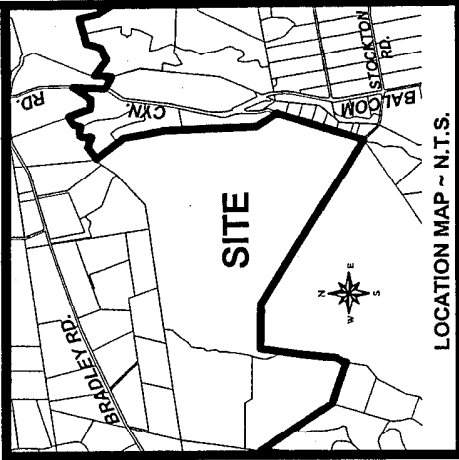
06-16

EXHIBIT A

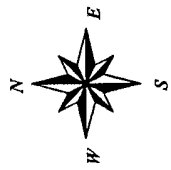
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Clay M. ...*

Date: 1/12/07



PREPARED BY:
FRANK B & ASSOCIATES,
134 DAVIS STREET
SANTA PAULA, CA 93060
(805) 525-4200 PH.
(805) 525-7284 FAX



*P.O.B. - "G3"
THE S'LY TERMINUS OF THE 48th
COURSE OF THE FORMATION OF VENTURA
COUNTY WATERWORKS DISTRICT NO. 19

NOTE: SEE SHEET 2 FOR COURSE DESCRIPTIONS



**VENTURA COUNTY WATERWORKS
DISTRICT NO. 19 ANNEXATION
SUNSHINE**

BEING A PORTION OF TRACTS 63 AND 70 OF THE RANCHO LAS POSAS,
IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 3 M.R. 22

SEPTEMBER 26, 2006 -- Revised 01/08/07

SHEET 1 OF 2

EXISTING VENTURA COUNTY WATERWORKS DISTRICT NO. 19 BOUNDARY

PROPOSED ANNEXATION BOUNDARY

FORMATION OF
VENTURA COUNTY WATERWORKS
DISTRICT NO. 19
CERTIFICATE OF COMPLETION
DOC. NO. 110918
5775 O.R. 119 ~ 11/13/80

SEE SHT. 2
FOR DETAIL
OF THIS AREA
COURSES 6-22

WORK ORDER 2006-12 - SUNSHINE AGRICULTURE, INC.

FOR ASSESSMENT PURPOSES ONLY. THIS MAP IS NOT A MAP AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS BASIS FOR AN OFFER FOR SALE OF THE LAND SHOWN

06-16

LOT 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:

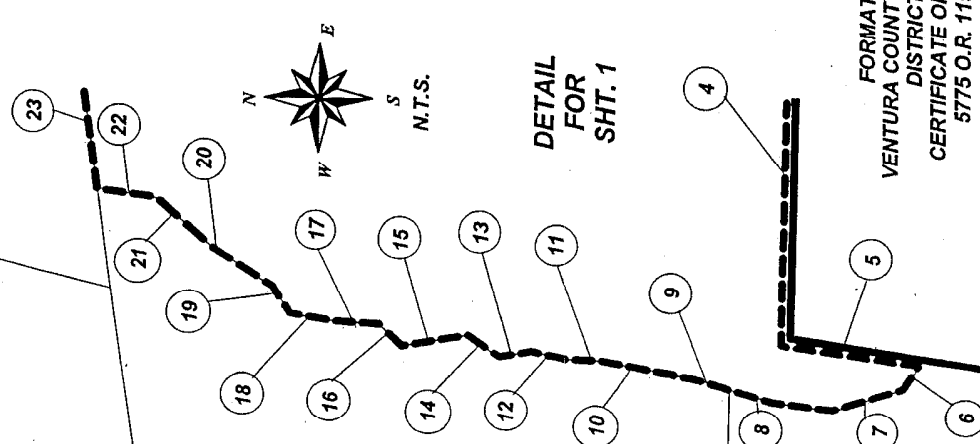
[Signature]

Date: 1/12/07

COURSES

- 1st - S 33°33'35" E 588.48' 11th - N 02°02'00" E 106.99' 21st - N 40°54'00" E 261.82'
- 2nd - S 19°07'02" W 2277.00' 12th - N 11°27'00" E 142.29' 22nd - N 07°36'00" E 188.30'
- 3rd - N 57°59'06" W 4712.84' 13th - N 09°47'00" W 114.31' 23rd - N 80°53'00" E 3039.76'
- 4th - S 89°44'30" W 1092.50' 14th - N 34°35'00" E 124.01' 24th - N 47°30'00" E 1056.00'
- 5th - S 07°35'00" W 463.54' 15th - N 09°38'00" W 231.99' 25th - N 34°00'00" E 660.00'
- 6th - N 56°21'00" W 125.73' 16th - N 42°46'00" E 109.03' 26th - S 37°48'18" E 891.00'
- 7th - N 19°10'00" W 251.72' 17th - N 03°54'00" E 173.98' 27th - S 10°46'54" E 1054.74'
- 8th - N 06°54'00" E 207.77' 18th - N 10°03'00" E 133.65' 28th - S 02°31'19" E 2241.49'
- 9th - N 17°12'00" E 272.71' 19th - N 59°06'00" E 129.43'
- 10th - N 10°29'00" E 348.88' 20th - N 34°06'00" E 243.47'

499.61 ACRES



FORMATION OF
VENTURA COUNTY WATERWORKS
DISTRICT NO. 19
CERTIFICATE OF COMPLETION
5775 O.R. 119 - 11/13/80

EXISTING VENTURA COUNTY WATERWORKS
DISTRICT NO. 19 BOUNDARY
PROPOSED ANNEXATION BOUNDARY

**VENTURA COUNTY WATERWORKS
DISTRICT NO. 19 ANNEXATION
SUNSHINE**

PREPARED BY:
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BEING A PORTION OF TRACTS 63 AND 70 OF THE RANCHO LAS POSAS,
IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 3 M.R. 22

SEPTEMBER 26, 2006 ~ Revised 01/05/07

SHEET 2 OF 2

VENTURA COUNTY WATERWORKS
DISTRICT NO. 19 ANNEXATION
SUNSHINE

06-16

Being a portion of Tracts 63 and 70, Rancho Las Posas, in the County of Ventura, State of California, as said Tracts are shown on the map recorded in the Office of the County Recorder of said County in Book 3, Page 22 of Miscellaneous Records (Maps), described as follows:

Beginning at the corner entitled "G3" in the easterly boundary of said Tract 70, said corner also being the southerly terminus of the 48th course of the FORMATION of the Ventura County Waterworks District No. 19, described and shown in the Certificate of Completion recorded on November 13, 1980, in the Office of said County Recorder, as Doc. 110918, in Book 5775, Page 119 of Official Records; thence, along said easterly boundary of said Tract 70 and along the existing Ventura County Waterworks District No. 19 boundary by the following five courses:

1st - South 33°33'35" East 588.48 feet to the westerly line of Old Balcom Canyon Road, 50.00 feet wide; thence, leaving said easterly boundary of said Tract 70 along said westerly line of said Old Balcom Canyon Road,

2nd - South 19°07'02" West 2277.00 feet; thence,

3rd - North 57°59'06" West 4712.84 feet; thence,

4th - South 89°44'30" West 1092.50 feet; thence,

5th - South 07°35'00" West 463.54 feet to the easterly terminus of the 28th course of Parcel 1 described in the Grant Deed recorded on November 3, 1998, in the Office of said County Recorder, as Doc. 98-189839 of Official Records; thence, along the boundary of said Parcel 1 by the following 23 courses:

6th - North 56°21'00" West 125.73 feet; thence,

7th - North 19°10'00" West 251.72 feet; thence,

8th - North 06°54'00" East 207.77 feet; thence,

9th - North 17°12'00" East 272.71 feet; thence,

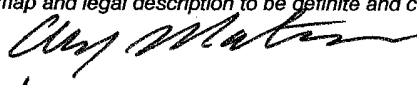
10th - North 10°29'00" East 348.88 feet; thence,

11th - North 02°02'00" East 106.99 feet; thence,

12th - North 11°27'00" East 142.29 feet; thence,

- 13th - North 09°47'00" West 114.31 feet; thence,
 14th - North 34°35'00" East 124.01 feet; thence,
 15th - North 09°38'00" West 231.99 feet; thence,
 16th - North 42°46'00" East 109.03 feet; thence,
 17th - North 03°54'00" East 173.98 feet; thence,
 18th - North 10°03'00" East 133.65 feet; thence,
 19th - North 59°06'00" East 129.43 feet; thence,
 20th - North 34°06'00" East 243.47 feet; thence,
 21st - North 40°54'00" East 261.82 feet; thence,
 22nd - North 07°36'00" East 188.30 feet to the northerly boundary of said Tract 63; thence,
 along said northerly boundary to and along the boundary of said Tract 70 by the
 following six courses:
 23rd - North 80°53'00" East 3039.76 feet; thence,
 24th - North 47°30'00" East 1056.00 feet; thence,
 25th - North 34°00'00" East 660.00 feet; thence,
 26th - South 37°48'18" East 891.00 feet, at 51.85 feet begins said existing Ventura
 County Waterworks District No. 19 boundary; thence, continuing along said existing
 district boundary by the following two courses:
 27th - South 10°46'54" East 1054.74 feet; thence,
 28th - South 02°31'19" East 2241.49 feet to the point of beginning and containing 499.61
 acres.

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.

<p>The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.</p> <p>Certified by: </p> <p>Date: 1/12/07</p>
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2006-12 Sunshine annexation to VCWW Dist No 19 ~ September 25, 2006 ~ Revised January 5, 2007