

No Fees per Government Code 27383

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



20140218-00018327-0 1/17

Ventura County Clerk and Recorder
MARK A. LUNN
02/18/2014 08:00:00 AM
793839 \$.00 VA

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 13-07 City of Camarillo Reorganization – Camarillo Academy High School (Parcels A-C)
2. The name of each district or city involved in this reorganization and the kind or type of change of organization ordered for each city or district is as follows:

City of Camarillo – Annexation (Parcel A)
Camarillo Sanitary District – Annexation (Parcel A)
Pleasant Valley Recreation and Park District – Annexation (Parcel B)
Ventura County Resource Conservation District – Detachment (Parcel A)
Ventura County Service Area No. 32 – Detachment (Parcel A)
Ventura County Service Area No. 33 – Detachment (Parcel A)
Ventura County Waterworks District No. 19 – Detachment (Parcel C)
3. APN Numbers: 156-0-180-345, 156-0-180-335
4. The above listed city and districts are located within the following county: Ventura
5. The Local Agency Formation Commission's resolution of approval, LAFCo 13-07, which was adopted on October 16, 2013 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 inhabited.

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: 2-18-14


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 13-07

RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE CITY OF CAMARILLO REORGANIZATION – CAMARILLO ACADEMY HIGH SCHOOL (PARCELS A-C); ANNEXATION TO THE CITY OF CAMARILLO, THE CAMARILLO SANITARY DISTRICT, AND THE PLEASANT VALLEY RECREATION AND PARK DISTRICT AND DETACHMENT FROM VENTURA COUNTY WATERWORKS DISTRICT NO. 19, VENTURA COUNTY RESOURCE CONSERVATION DISTRICT, AND COUNTY SERVICE AREA NOS. 32 AND 33 (PARCELS A-C)

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 (Section 56000 et seq. of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the hearing as required by law; and

WHEREAS, the proposal was duly considered on October 16, 2013; 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 document, sphere 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 no 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 Camarillo (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 October 16, 2013 and recommendation for approval of the proposal are adopted.

- (2) The Commission finds that the proposal will lead to planned, orderly, and efficient development.
- (3) The reorganization is hereby approved, and the boundaries are established as generally set forth in the attached Exhibits A-C.
- (4) The affected territory is uninhabited as defined by Government Code §56046.
- (5) The subject proposal is assigned the following distinctive short form designation: **LAFCO 13-07 CITY OF CAMARILLO REORGANIZATION – CAMARILLO ACADEMY HIGH SCHOOL (PARCELS A-C).**
- (6) The Commission certifies that it has reviewed and considered the information contained in the environmental impact report entitled “Camarillo Academy High School + Performing Arts Center” prepared for the Oxnard Union High School District as lead agency as well as all comments received and determines that there are not any feasible mitigation measures or feasible alternatives, within the power and authority of LAFCo, which would substantially lessen or avoid any significant effect on the environment [CEQA Guidelines §15096(g)].
- (7) The Commission hereby adopts the lead agency’s findings (Attachment 8 of the Staff Report), Statement of Overriding Considerations (Attachment 9 of the Staff Report), and Mitigation Monitoring and Reporting Program.
- (8) The Commission directs staff to file a Notice of Determination in accordance with CEQA Guidelines § 15094 and § 15096(i).
- (9) The Commission determines that the project is in compliance with Government Code § 56741 as the affected territory is located within one county and is contiguous with the boundaries of the City.
- (10) The Commission waives conducting authority proceedings since 1) the territory is uninhabited, 2) all landowners within the proposal area have given written consent to the proposal, and 3) no subject agency has submitted written opposition to the waiver of conducting authority proceedings [Government Code §56662].
- (11) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.
- (12) **The final map creating the 28-acre school parcel shall be recorded simultaneously with the recordation of this reorganization.**

- (13) 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.
- (14) 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.

This resolution was adopted on October 16, 2013.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Dandy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Long	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ford-McCaffrey	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Pringle	<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 checked="" type="checkbox"/>
Alt. Commissioner Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Freeman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alt. Commissioner Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Dated: 10/16/2013 Gail Pringle
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

- Copies:
- City of Camarillo
 - Southern California Edison
 - Southern California Gas Company
 - Ventura County Watershed Protection District
 - 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
 - Ventura County Resource Conservation District
 - Ventura County Sheriff – EOC
 - Ventura County Surveyor

CITY OF CAMARILLO REORGANIZATION
 CAMARILLO ACADEMY HIGH SCHOOL
 PARCEL A

13-07

ANNEXATION NO. A-110 TO THE CITY OF CAMARILLO
 AND ANNEXATION TO THE CAMARILLO SANITARY DISTRICT AND DETACHMENT FROM THE
 VENTURA COUNTY RESOURCE CONSERVATION DISTRICT AND DETACHMENT FROM COUNTY
 SERVICE AREAS 32 & 33

All of Parcel 1 in the County of Ventura, State of California as shown on Parcel Map No. LD-529 recorded in the office of the Ventura County Recorder in Book 70, Page 2529 of Parcel Maps; said Parcel 1 being a portion of the Peter Rice Tract of the Rancho Las Posas as shown on the map recorded in the office of said County Recorder in Book 3, Page 22 of Miscellaneous Records (Maps), and more particularly described as follows:

Beginning at the northeasterly terminus of the 2nd course of Parcel A of the Camarillo Library Annexation to the City of Camarillo as described in the Certificate of Completion recorded December 5, 2002 in the office of said County Recorder in Document No. 2002-0308407 of Official Records; said northeasterly terminus of said 2nd course of said Parcel A also being the northeasterly terminus of the 2nd course of Parcel B of the Camarillo Library Annexation to Camarillo Sanitary District as described in said Document No. 2002-0308407 of Official Records; said northeasterly terminus of said 2nd course of said Parcel A also being a point on the southerly boundary of said Parcel 1; thence, along the boundary of said Parcel 1 the following eight (8) courses and along the existing boundary of said City of Camarillo and the existing boundary of said Camarillo Sanitary District the following three (3) courses:

- 1st – South 74°26'21" West 895.00 feet; thence,
- 2nd – North 15°33'39" West 218.00 feet; thence,
- 3rd – South 74°26'40" West 160.50 feet; thence, leaving said City boundary and said District boundary,
- 4th – North 15°33'20" West 570.00 feet; thence,
- 5th – North 74°26'21" East 1563.87 feet; thence,
- 6th – South 15°34'12" East 830.00 feet; thence,
- 7th – South 74°26'40" West 508.56 feet to and along said District boundary and to said City boundary; thence, continuing along said District boundary and along said City boundary,



8th – North 15°33'20" West 41.93 feet to the point of beginning.

Containing 27.98 acres, more or less.

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY OR DIVISION OF REAL PROPERTY AS DEFINED BY THE SUBDIVISION MAP ACT, AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DEPICTED HEREON.



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

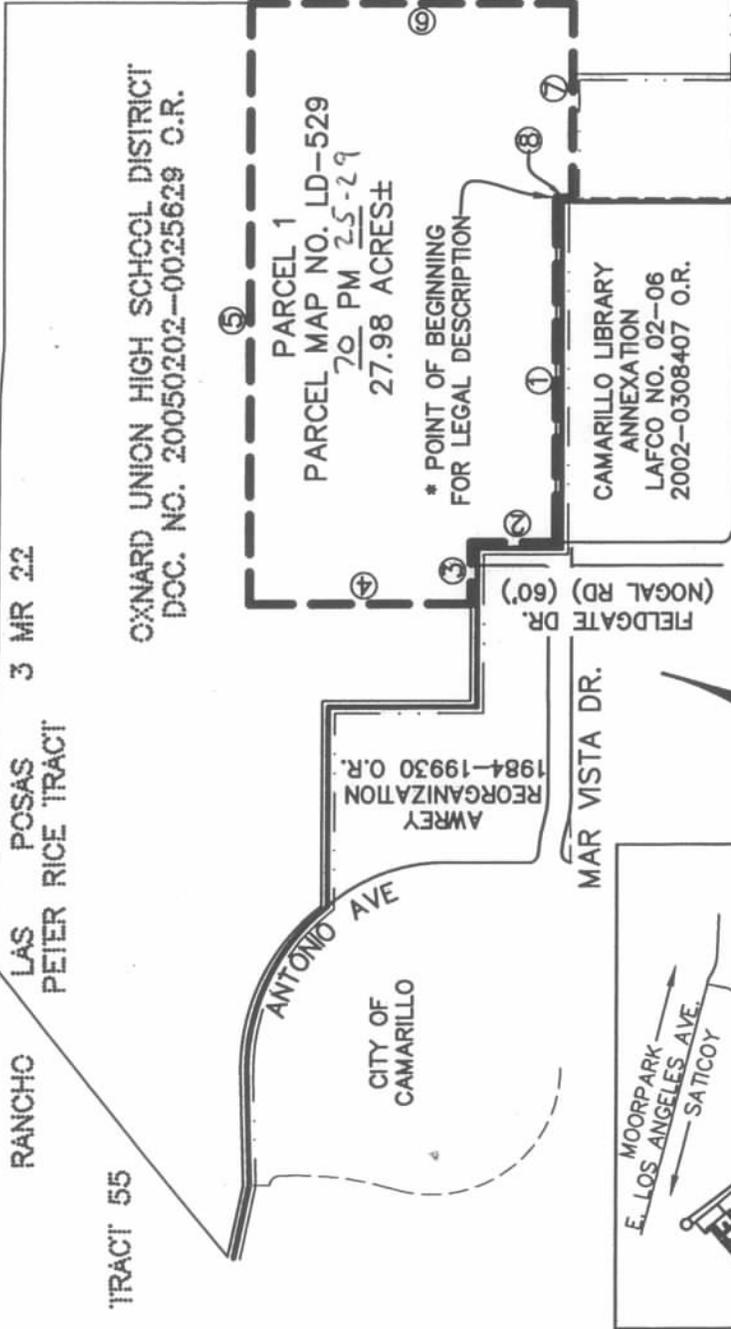
Certified by: 

Date: 2/11/2014



EXHIBIT A

13-07



LINE TABLE		
COURSE	DIRECTION	LENGTH
1	S 74°26'21" W	895.00'
2	N 15°33'39" W	218.00'
3	S 74°26'40" W	160.50'
4	N 15°33'20" W	570.00'
5	N 74°26'21" E	1563.87'
6	S 15°34'12" E	830.00'
7	S 74°26'40" W	508.56'
8	N 15°33'20" W	41.93'

EXISTING CAMARILLO CITY LIMITS
 EXISTING CAMARILLO SANITATION DISTRICT
 PROPOSED ANNEXATION

**CITY OF CAMARILLO REORGANIZATION
 CAMARILLO ACADEMY HIGH SCHOOL
 PARCEL A**

ANNEXATION NO. A-110 TO THE CITY OF CAMARILLO AND ANNEXATION TO THE CAMARILLO SANITARY DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT AND DETACHMENT FROM COUNTY SERVICE AREAS 32 & 33

PARCEL 1 OF PM LD-529 PER 70 PM 25-29 BEING A PORTION OF THE PETER RICE TRACT OF THE RANCHO LAS POSAS PER 3 MR 22. COUNTY OF VENTURA, STATE OF CALIFORNIA.



THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION.
 SCALE: 1"=500'



* POB: NORTHEASTERLY TERMINUS OF THE 2ND COURSES OF PARCELS A & B OF CAMARILLO LIBRARY ANNEXATION TO CITY OF CAMARILLO, DOC. NO. 2002-0308407 O.R. REC. 12/5/2002.

Penfield & Smith
 Engineering · Surveying · Planning
 · Construction Management ·

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W.O. 20245.01 20245ex1-LAFCO.dwg

FOR ASSESSMENT PURPOSES ONLY. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY OR DIVISION OF REAL PROPERTY AS DEFINED BY THE SUBDIVISION MAP ACT, AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DEPICTED HEREON.

70-21

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: 2/11/2014

APR 11 2014

CITY OF CAMARILLO REORGANIZATION
CAMARILLO ACADEMY HIGH SCHOOL

EXHIBIT A
13-07

PARCEL B

ANNEXATION TO THE PLEASANT VALLEY RECREATION AND PARK DISTRICT

That portion of the Peter Rice Tract of the Rancho Las Posas, in the County of Ventura, State of California, as shown on the map filed in Book 3, Page 22, of Miscellaneous Records (Maps), in the office of the County Recorder of said County, more particularly described as follows:

Beginning at the northeasterly terminus of the 6th course of the Awrey Annexation to the Pleasant Valley Recreation & Park District as described in the Certificate of Completion recorded February 23, 1984 in the office of said County Recorder in Instrument No. 19930; thence, along the existing boundary of said District the following four (4) courses:

- 1st - South 15° 33' 39" East, 648.00 feet to the beginning of a curve, concave northeasterly and having a radius of 25.00 feet; thence, along said curve,
- 2nd - Southerly and southeasterly through a central angle of 89° 59' 41", an arc length of 39.27 feet; thence,
- 3rd - South 15° 33' 39" East, 71.89 feet to the southerly line of said Rancho Las Posas; thence, along said southerly line of said Rancho Las Posas,
- 4th - North 74° 26' 40" East, 869.95 feet to the southeasterly prolongation of a line in the southerly boundary of Parcel 1 shown as having a bearing and distance of "South 15° 33' 20" East 41.93'", as said Parcel 1 is shown on Parcel Map No. LD-529 recorded in the office of said County Recorder in Book 70, Page 25-29 of Parcels Maps, thence, along said southeasterly prolongation,
- 5th - North 15° 33' 20" West, 485.04 feet to said southerly boundary of said Parcel 1; thence, along the boundary of said Parcel 1 the following five (5) courses:
 - 6th - North 74° 26' 40" East, 508.56 feet; thence,
 - 7th - North 15° 34' 12" West, 830.00 feet; thence,
 - 8th - South 74° 26' 21" West, 1563.87 feet; thence,
 - 9th - South 15° 33' 20" East, 570.00 feet to said District boundary; thence, along said District boundary,



10th - North 74° 26' 40" East, 160.50 feet to the Point of Beginning.

Containing an area of 38.76 acres, more or less.

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY OR DIVISION OF REAL PROPERTY AS DEFINED BY THE SUBDIVISION MAP ACT, AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DEPICTED HEREON.



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

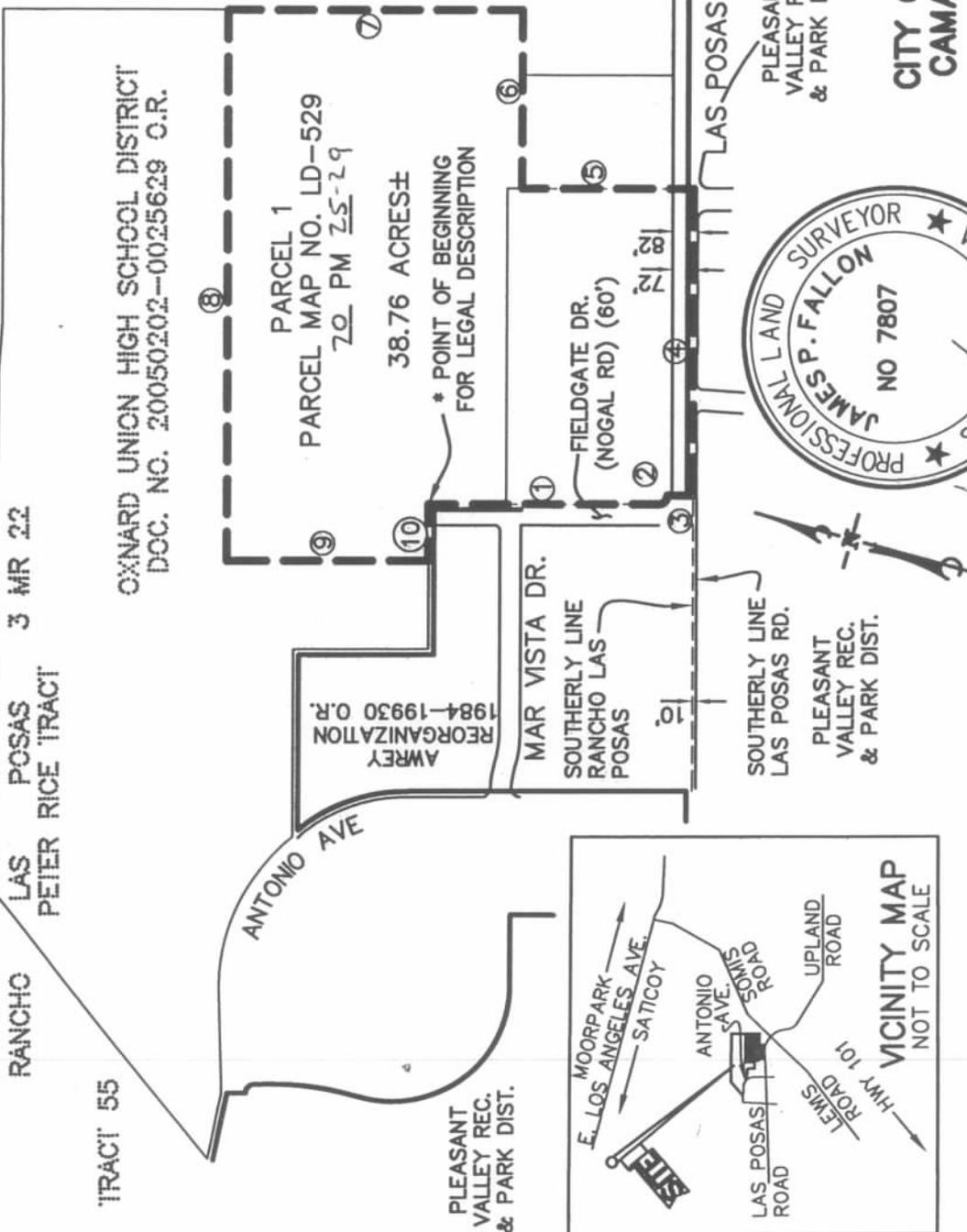
Certified by: *[Signature]*

Date: *2/11/2014*



13-07

EXHIBIT A



OXNARD UNION HIGH SCHOOL DISTRICT
DOC. NO. 20050202-0025629 C.R.

PARCEL 1
PARCEL MAP NO. LD-529
70 PM 25-29
38.76 ACRES ±
* POINT OF BEGINNING
FOR LEGAL DESCRIPTION

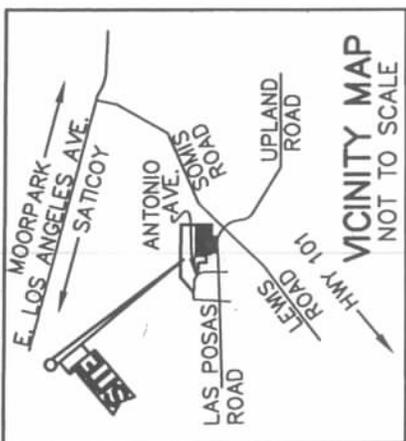
AMREY REORGANIZATION
1984 19930 O.R.

MAR VISTA DR.
SOUTHERLY LINE
RANCHO LAS POSAS

SOUTHERLY LINE
LAS POSAS RD.
PLEASANT VALLEY REC. & PARK DIST.



THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION.
SCALE: 1"=500'



* POB: NORTHEASTERLY TERMINUS OF 6TH COURSE OF THE AMREY ANNEXATION TO THE PLEASANT VALLEY RECREATION & PARK DISTRICT, PER INST. NO. 19930 O.R., REC. 2/23/1984.

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W.O. 20245.01 20245ex3-LAFCO.dwg

LINE TABLE		
COURSE	DIRECTION	LENGTH
1	S 15°33'39" E	648.00'
3	S 15°33'39" E	71.89'
4	N 74°26'40" E	869.95'
5	N 15°33'20" W	485.04'
6	N 74°26'40" E	508.56'
7	N 15°34'12" W	830.00'
8	S 74°26'21" W	1563.87'
9	S 15°33'20" E	570.00'
10	N 74°26'40" E	160.50'

CURVE TABLE			
COURSE	DELTA	RADIUS	LENGTH
2	89°59'41"	25.00'	39.27'

EXISTING PLEASANT VALLEY REC. AND PARK DISTRICT
PROPOSED ANNEXATION

**CITY OF CAMARILLO REORGANIZATION
CAMARILLO ACADEMY HIGH SCHOOL
PARCEL B**

ANNEXATION TO THE PLEASANT VALLEY RECREATION & PARK DISTRICT

A PORTION OF THE PETER RICE TRACT OF THE RANCHO LAS POSAS PER 3 MR 22. COUNTY OF VENTURA, STATE OF CALIFORNIA

50-51

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: 2/11/2014

CITY OF CAMARILLO REORGANIZATION
CAMARILLO ACADEMY HIGH SCHOOL
PARCEL C

EXHIBIT A

13-07

DETACHMENT FROM VENTURA COUNTY WATERWORKS DISTRICT NO. 19

That portion of the Peter Rice Tract of the Rancho Las Posas in the County of Ventura, State of California, as shown on the map recorded in the office of the Ventura County Recorder in Book 3, Page 22 of Miscellaneous Records (Maps), described as follows:

Beginning at the northwesterly terminus of the 123rd course of the formation of the Ventura County Waterworks District No. 19 as described in the Certificate of Completion recorded November 13, 1980 in the office of said County Recorder in Book 5775, Page 19 of Official Records; thence along the existing boundary of said Ventura County Water Works District No. 19 the following three (3) courses:

1st – South 15°33'20" East 485.04 feet to the southerly line of said Rancho Las Posas; thence, along said southerly line of said Rancho Las Posas,

2nd – South 74°26'40" West 954.95 feet to the southeasterly prolongation of the southwesterly line of Fieldgate Drive (Nogal road), 60.00 feet wide as shown on the map of Tract No. 4859 recorded in the office of said County Recorder in Book 128, Page 43 of Miscellaneous Records (Maps); thence, along said southeasterly prolongation and southwesterly line of Fieldgate Drive, and continuing along said District boundary and the northwesterly prolongation thereof,

3rd – North 15°33'39" West 744.89 feet to the southerly boundary of Parcel 1 as shown on Parcel map No. LD-529 recorded in the office of said County Recorder in Book 70, Page 25-26 of Parcel Maps; thence, along said boundary of said Parcel 1 the following five (5) courses:

4th – South 74°26'40" West 100.50 feet; thence,

5th - North 15°33'20" West 570.00 feet; thence,

6th – North 74°26'21" East 1563.87 feet; thence,

7th – South 15°34'12" East 830.00 feet to the northeasterly prolongation of the 124th course of said formation of Ventura County waterworks District No. 19; thence, along said northeasterly prolongation and along said District boundary,

8th – South 74°26'40" West 508.56 feet to the point of beginning.



Containing 39.83 acres, more or less.

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY OR DIVISION OF REAL PROPERTY AS DEFINED BY THE SUBDIVISION MAP ACT, AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DEPICTED HEREON.



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

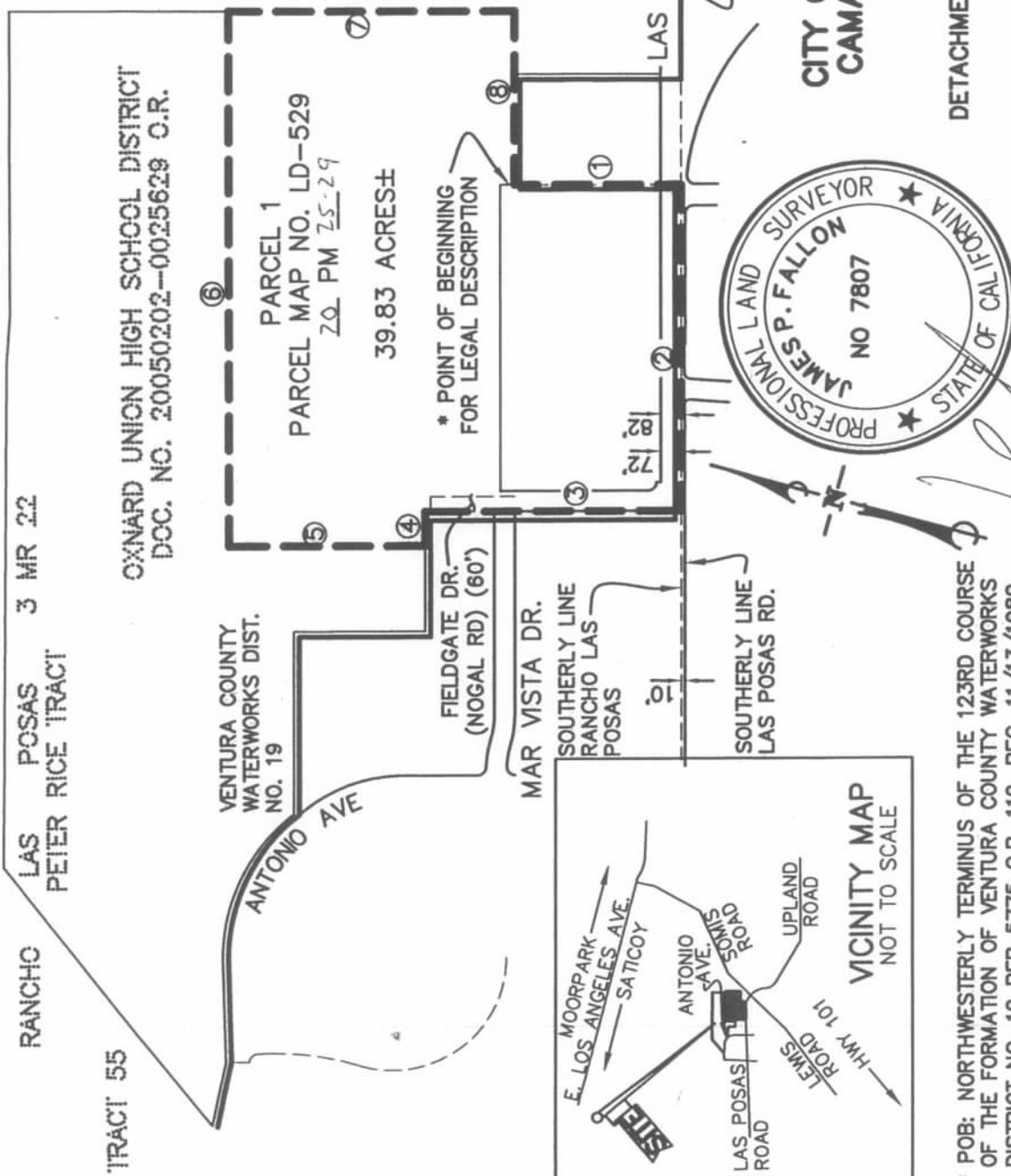
Certified by: 

Date: 2/11/2014



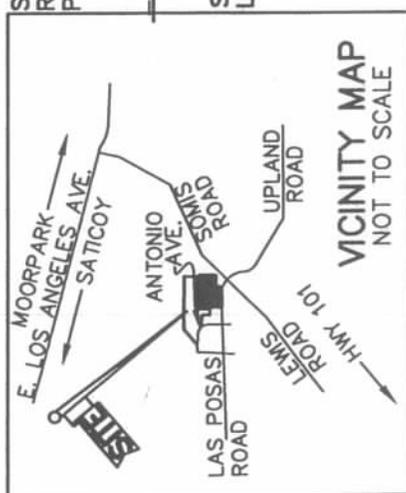
EXHIBIT A

13-07



TRACT 55
 LAS POSAS 3 MR 22
 PETER RICE TRACT
 OXNARD UNION HIGH SCHOOL DISTRICT
 DCC. NO. 20050202-0025629 O.R.

VENTURA COUNTY
 WATERWORKS DIST.
 NO. 19
 ANTONIO AVE
 PARCEL 1
 PARCEL MAP NO. LD-529
 20 PM 25-29
 39.83 ACRES±
 * POINT OF BEGINNING
 FOR LEGAL DESCRIPTION



* POB: NORTHWESTERLY TERMINUS OF THE 123RD COURSE
 OF THE FORMATION OF VENTURA COUNTY WATERWORKS
 DISTRICT NO. 19 PER 5775 O.R. 119, REC. 11/13/1980.

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W.O. 20245.01 20245ex2-LAFCO.dwg
 JAN. 20, 2014

LINE TABLE			
COURSE	DIRECTION	LENGTH	
1	S 15°33'20" E	485.04'	
2	S 74°26'40" W	954.95'	
3	N 15°33'39" W	744.89'	
4	S 74°26'40" W	100.50'	
5	N 15°33'20" W	570.00'	
6	N 74°26'21" E	1563.87'	
7	S 15°34'12" E	830.00'	
8	S 74°26'40" W	508.56'	

EXISTING WATERWORKS DIST. NO. 19
 PROPOSED DETACHMENT

**CITY OF CAMARILLO REORGANIZATION
 CAMARILLO ACADEMY HIGH SCHOOL
 PARCEL C**

DETACHMENT FROM VENTURA COUNTY WATERWORKS
 DISTRICT NO. 19

A PORTION OF THE PETER RICE TRACT OF
 THE RANCHO LAS POSAS PER 3 MR 22.
 COUNTY OF VENTURA, STATE OF
 CALIFORNIA

THIS MAP HAS BEEN PREPARED BY
 ME OR UNDER MY SUPERVISION.
 SCALE: 1"=500'



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 PROPERTY AS DEFINED BY THE SUBDIVISION MAP ACT, AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE
 OF THE LAND DEPICTED HEREON.

70-21

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: 2/11/2014