No Fees per Government Code 27383

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

20141204-00152893-0 1/13
Ventura County Clerk and Recorder
MARK A. LUNN
12/04/2014 02:23:22 PM
884759 $ 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 14-13 City of Camarillo Reorganization – Crestview Ranch

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
   Camarillo Sanitary District - Annexation
   Ventura County Resource Conservation District – Detachment
   Ventura County Service Area No. 32 – Detachment

3. APN Number: 152-0-190-275

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 14-13, which was adopted on September 17, 2014, 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 this Certificate of Completion includes any terms and conditions in the resolution, and the certified map(s) and legal description(s). I declare under penalty of perjury that the foregoing is true and correct.

Dated: 12-4-14

Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 14-13

RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE CITY OF CAMARILLO REORGANIZATION – CRESTVIEW RANCH; ANNEXATION TO THE CITY OF CAMARILLO AND CAMARILLO SANITARY DISTRICT, AND DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT AND COUNTY SERVICE AREA NO. 32

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 17, 2014; 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, 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 City of Camarillo (City) and within the affected territory, and the organization of local governmental agencies within Ventura County; and

WHEREAS, the Commission certifies that it has reviewed and considered the Mitigated Negative Declaration (MND) prepared by the lead agency, including the Mitigation Monitoring and Reporting Program; and

WHEREAS, the Commission determines that an Addendum to the MND (Attachment 6 to the Staff Report) is required to address a minor technical change to the MND; and

WHEREAS, the Commission has found that the MND discloses impacts that are not significant or are mitigated to a level of insignificance;

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

(1) The LAFCo Staff Report dated September 17, 2014 and recommendation for approval of the proposal are adopted.

(2) The reorganization 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 14-13 CITY OF CAMARILLO REORGANIZATION – CRESTVIEW RANCH**.

(5) The Commission has reviewed and considered the information contained in the MND for the Crestview Ranch project prepared for the City as lead agency as well as all comments received, and the Addendum to the MND prepared by LAFCo staff, and determines that adopted mitigation measures will substantially lessen or avoid any significant effect on the environment.

(6) The Commission hereby adopts the lead agency's Findings (Attachment 5 to the Staff Report), Mitigation Measures and Mitigation Monitoring Program (provided under separate cover), and the Addendum to the MND (Attachment 6 to the Staff Report).

(7) 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).

(8) The Commission determines that the project is in compliance with Government Code § 56741 as the territory to be annexed to the City is located within one county and is contiguous with the boundaries of the City.

(9) The affected territory is uninhabited as defined by Government Code § 56046.

(10) 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.

(11) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.

(12) **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.**

(13) **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.**

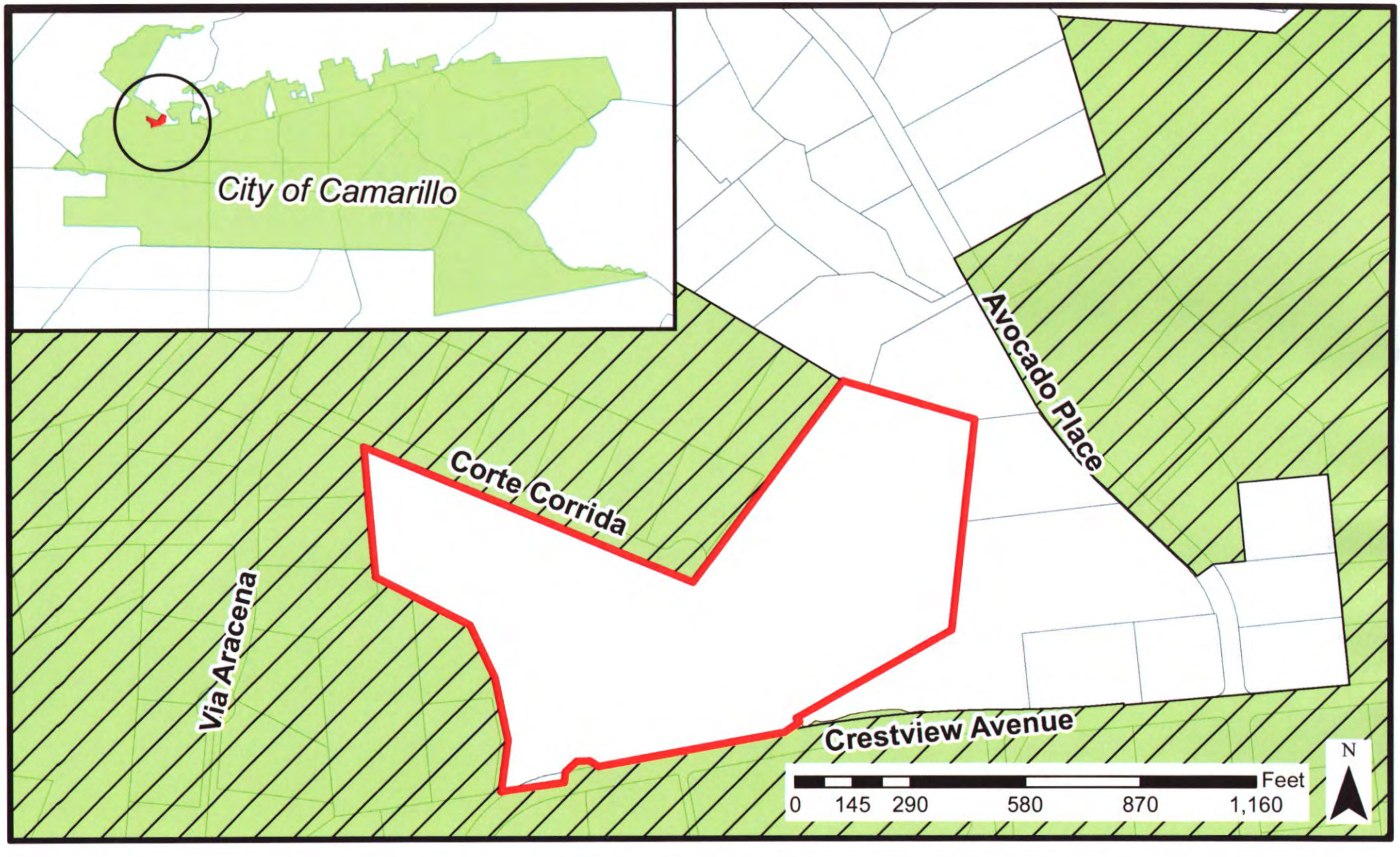
This resolution was adopted on September 17, 2014.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Dandy	☑	☐	☐	☐
Commissioner Ford-McCaffrey	☑	☐	☐	☐
Commissioner Morehouse	☑	☐	☐	☐
Commissioner Parks	☑	☐	☐	☐
Commissioner Parvin	☑	☐	☐	☐
Commissioner Zaragoza	☑	☐	☐	☐
Alt. Commissioner Bennett	☐	☐	☐	☑
Alt. Commissioner Cunningham	☐	☐	☐	☐
Alt. Commissioner Freeman	☑	☐	☐	☐
Alt. Commissioner Smith	☐	☐	☐	☑

Dated: 9-17-14 Linda Parks
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: City of Camarillo
Camarillo Sanitary District
Calleguas Municipal Water District
Crestview Mutual Water Company
Southern California Edison
Sempra Energy/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
Ventura County GIS Officer



Proposal Area

City of Camarillo - Existing Boundary

Camarillo Sanitary District - Existing Boundary

LAFCo 14-13
City of Camarillo Reorganization
Crestview Ranch
September 17, 2014
Exhibit A

EXHIBIT A

14-13

CITY OF CAMARILLO REORGANIZATION
CRESTVIEW RANCH

ANNEXATION NO. _____ TO CITY OF CAMARILLO, AND
ANNEXATION TO CAMARILLO SANITARY DISTRICT, AND
DETACHMENT FROM VENTURA COUNTY RESOURCE CONSERVATION DISTRICT, AND DETACHMENT FROM COUNTY SERVICE AREA NO. 32.

THAT PORTION OF TRACT 50 OF RANCHO LAS POSAS, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 22, OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY TERMINUS OF THE 19th COURSE OF THE ANNEXATION NO. 1 TO THE CITY OF CAMARILLO, DESCRIBED IN THE ORDINANCE NO. 74, FILED IN THE OFFICE OF THE SECRETARY OF THE STATE OF CALIFORNIA ON SEPTEMBER 29, 1966, SAID NORTHEASTERLY TERMINUS ALSO BEING THE NORTHEASTERLY TERMINUS OF THE 8th COURSE OF THE SPANISH HILLS ANNEXATION TO THE CAMARILLO SANITARY DISTRICT, DESCRIBED IN THE CERTIFICATE OF COMPLETION RECORDED ON MAY 23, 1991, IN THE OFFICE OF SAID COUNTY RECORDER AS DOCUMENT NO. 91-070925 OF OFFICIAL RECORDS OF SAID COUNTY, AND ALSO BEING ON THE SOUTHWESTERLY BOUNDARY OF RANCHO LAS POSAS ESTATES UNIT NO. 4, AS SHOWN ON SHEET NO. 2 OF 3 OF THE MAP RECORDED IN BOOK 19, PAGES 73 THROUGH 75 INCLUSIVE, OF SAID MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF SAID COUNTY RECORDER; THENCE LEAVING THE BOUNDARY OF SAID CITY AND THE BOUNDARY OF SAID DISTRICT AND CONTINUING ALONG SAID SOUTHWESTERLY BOUNDARY OF SAID RANCHO LAS POSAS ESTATES UNIT NO. 4,

1st - SOUTH 74°05'18" EAST 349.25 FEET TO THE WESTERLY LINE OF LOT 11 OF RANCHO LAS POSAS ESTATES NO. 1, AS SHOWN ON THE MAP RECORDED IN BOOK 17, PAGES 83 THROUGH 85 INCLUSIVE, OF SAID MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID WESTERLY LINE TO AND ALONG THE NORTHWESTERLY AND WESTERLY LINES OF LOT 12 OF SAID RANCHO LAS POSAS ESTATES NO. 1 THE FOLLOWING THREE COURSES AND DISTANCES:

2nd - SOUTH 05°30'10" WEST 537.20 FEET; THENCE,
3rd - SOUTH 59°41'40" WEST 452.05 FEET; THENCE,
4th - SOUTH 41°43'50" EAST 29.67 FEET TO A POINT ON THAT CERTAIN CURVE IN THE NORTHERLY LINE OF PARCEL A OF THE CRESTVIEW/AVOCADO REORGANIZATION ANNEXATION No. 85 TO THE CITY OF CAMARILLO AND ANNEXATION TO THE CAMARILLO SANITARY DISTRICT, DESCRIBED IN THE CERTIFICATE OF COMPLETION, RECORDED ON NOVEMBER 2, 1999 AS DOCUMENT NO. 1999-0200559-00 OF SAID OFFICIAL RECORDS; SAID CERTAIN CURVE CONCAVE TO THE SOUTHEAST DESCRIBED IN SAID DOCUMENT AS HAVING A RADIUS OF 3030.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 10°36'59"

WEST; THENCE ALONG SAID CITY BOUNDARY AND ALONG SAID DISTRICT BOUNDARY THE FOLLOWING THIRTEEN COURSES AND DISTANCES:

5th - SOUTHWESTERLY ALONG SAID CERTAIN CURVE THROUGH A CENTRAL ANGLE OF 00°35'02" AN ARC LENGTH OF 30.88 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY LINE THE FOLLOWING TWO COURSES AND DISTANCES:

6th - SOUTH 11°12'01" EAST 5.00 FEET; THENCE,
7th - SOUTH 78°47'59" WEST 309.59 FEET TO THE MOST NORTHEASTERLY CORNER OF THE SABOL/HILADO REORGANIZATION, ANNEXATION TO THE CITY OF CAMARILLO, AND ANNEXATION TO THE CAMARILLO SANITARY DISTRICT, DESCRIBED IN THE CERTIFICATE OF COMPLETION RECORDED OCTOBER 30, 1980 IN BOOK 5763, PAGE 729 OF SAID OFFICIAL RECORDS; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID CERTIFICATE OF COMPLETION THE FOLLOWING TWO COURSES AND DISTANCES:

8th - SOUTH 78°47'59" WEST 187.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID NON-TANGENT CURVE BEARS NORTH 48°47'59" EAST; THENCE,

9th - NORTHWESTERLY AND SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 147°45'30" AN ARC LENGTH OF 128.94 FEET TO A POINT ON THE NORTHERLY LINE OF THE ROSS/FINEFROCK ANNEXATION No. 41/42 TO THE CITY OF CAMARILLO, DESCRIBED IN THE CERTIFICATE OF COMPLETION RECORDED ON APRIL 9, 1979 IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 5363, PAGE 820 OF SAID OFFICIAL RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF THE ROSS/FINEFROCK PORTION OF SABOL/HILADO ANNEXATION TO THE CAMARILLO SANITARY DISTRICT, DESCRIBED IN THE CERTIFICATE OF COMPLETION, RECORDED OCTOBER 30, 1980 IN BOOK 5763, PAGE 729 OF SAID OFFICIAL RECORDS; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINES:

10th - SOUTH 81°02'29" WEST 163.08 FEET THE SOUTHEASTERLY CORNER OF THE OBERMAN ANNEXATION TO THE CAMARILLO SANITARY DISTRICT, DESCRIBED IN THE CERTIFICATE OF COMPLETION, RECORDED NOVEMBER 21, 1980 IN BOOK 5781, PAGE 460 OF SAID OFFICIAL RECORDS; THENCE GENERALLY NORTHERLY ALONG THE EASTERLY LINE OF SAID OBERMAN ANNEXATION THE FOLLOWING FOUR COURSES AND DISTANCES:

11th - NORTH 07°52'09" EAST 135.76 FEET; THENCE,
12th - NORTH 12°11'22" WEST 161.08 FEET; THENCE,
13th - NORTH 25°36'32" WEST 147.02 FEET; THENCE,
14th – NORTH 63°34'22" WEST 273.80 FEET TO THE EASTERLY LINE OF SAID SPANISH HILLS ANNEXATION TO THE CAMARILLO SANITARY DISTRICT; THENCE ALONG SAID EASTERLY LINE AND ALONG THE SOUTHWESTERLY AND

14-13

SOUTHEASTERLY LINES OF SAID SPANISH HILLS ANNEXATION THE FOLLOWING THREE COURSES AND DISTANCES:

15th - NORTH 05°44'32" WEST 332.58 FEET; THENCE,
16th - SOUTH 67°52'26" EAST 899.43 FEET; THENCE,
17th - NORTH 36°03'05" EAST 637.73 FEET TO THE **POINT OF BEGINNING.**

AREA: 19.12 ACRES, MORE OR LESS.

THIS LEGAL 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 HEREIN.

PREPARED UNDER THE DIRECTION OF:

11/10/14

KAREN KORGANYAN PLS 8510 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: 11/24/2014

14-13

CITY OF CAMARILLO REORGANIZATION
CRESTVIEW RANCH

CITY OF CAMARILLO ANNEXATION No. _____,
AND CAMARILLO SANITARY DISTRICT ANNEXATION,
AND DETACHMENT FROM THE VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT, AND
DETACHMENT FROM COUNTY SERVICE AREA NO. 32.

THAT PORTION OF TRACT 50 OF RANCHO LAS POSAS,
IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA,
PER 3 MR, PAGE 22.

EXHIBIT A

P.O.B. THE NORTHEASTERLY TERMINUS OF 19TH COURSE OF ANNEXATION NO. 1 TO THE CITY OF CAMARILLO AND THE NORTHEASTERLY TERMINUS OF THE 8TH COURSE OF THE SPANISH HILLS ANNEXATION TO THE CAMARILLO SANITARY DISTRICT.

COURSES:

1. S74°05'18"E 349.25'
2. S05°30'10"W 537.20'
3. S59°41'40"W 452.05'
4. S41°43'50"E 29.67'
5. Δ=00°35'02" R=3030.00' L=30.88' N10°36'59"W (RAD.)
6. S11°12'01"E 5.00'
7. S78°47'59"W 309.59'
8. S78°47'59"W 187.33'
9. Δ=147°45'30" R=50.00' L=128.94' N48°47'59"E (RAD.)
10. S81°02'29"W 163.08'
11. N07°52'09"E 135.76'
12. N12°11'22"W 161.08'
13. N25°36'32"W 147.02'
14. N63°34'22"W 273.80'
15. N05°44'32"W 332.58'
16. S67°52'26"E 899.43'
17. N36°03'05"E 637.73'

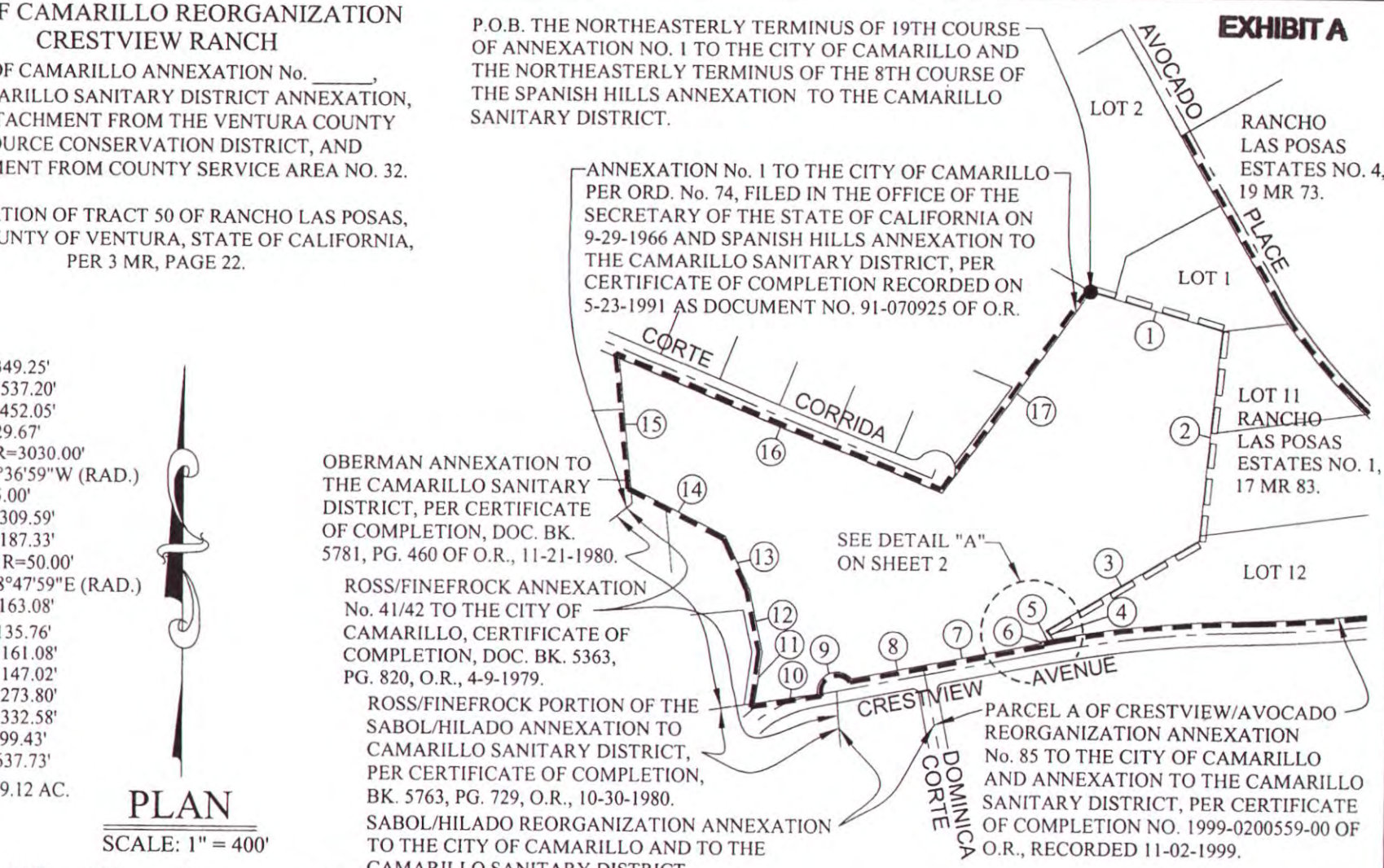
TOTAL AREA: 19.12 AC.

PLAN

SCALE: 1" = 400'

400' 200' 0' 400'

GRAPHIC SCALE



PROFESSIONAL LAND SURVEYOR
KAREN KORGANYAN No. 8510
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

11/10/14

KAREN KORGANYAN PLS 8510
KKL LAND SURVEYING

DISCLAIMER:

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.

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CRESTVIEW RANCH

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AND CAMARILLO SANITARY DISTRICT ANNEXATION,
AND DETACHMENT FROM THE VENTURA COUNTY
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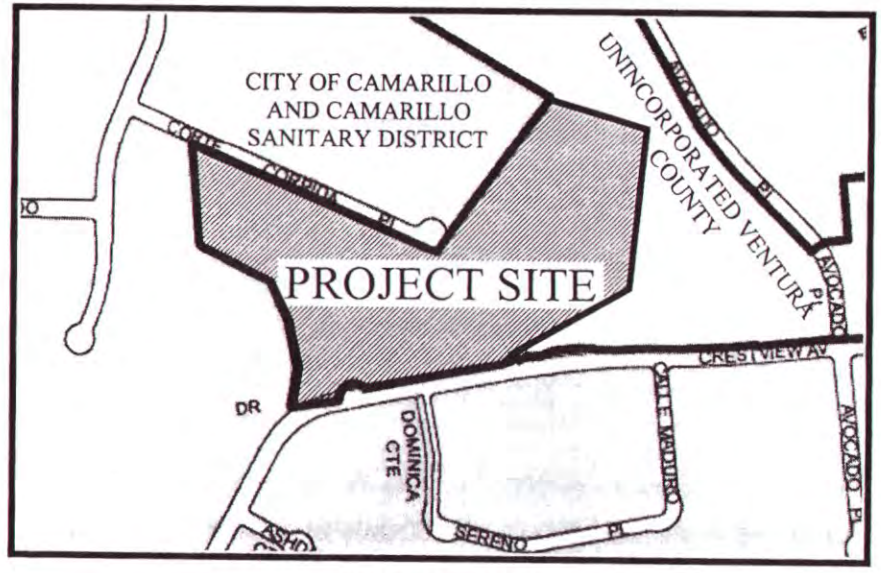
THAT PORTION OF TRACT 50 OF RANCHO LAS POSAS,
IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA,
PER 3 MR, PAGE 22.

LEGEND:

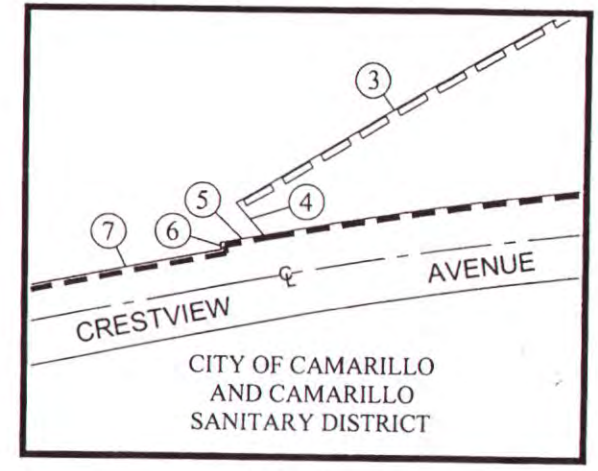
EXISTING BOUNDARY OF THE CITY OF CAMARILLO AND CAMARILLO SANITARY DISTRICT.

PROPOSED ANNEXATION BOUNDARY

14-13



VICINITY MAP
N.T.S.



DETAIL "A"
N.T.S.

PREPARED BY:
KKL LAND SURVEYING
5642 ETIWANDA AVENUE,
UNIT NO. 9
TARZANA, CA 91356.
PHONE: (818) 482-6532

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KAREN KORGANYAN No. 8510
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

11/10/14

KAREN KORGANYAN PLS 8510
KKL LAND SURVEYING

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: 11/24/2014