

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCo

L# 1850



20190328-00033485-0 1/22

Ventura County Clerk and Recorder

MARK A. LUNN

03/28/2019 03:25:00 PM

1447367 \$.00 ES

VENTURA LOCAL AGENCY FORMATION COMMISSION

800 South Victoria Ave., L #1850

Ventura, CA 93009

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 18-03 City of Camarillo Reorganization – North Pleasant Valley Groundwater Treatment Facility

2. The specific changes of organization involved in this reorganization are as follows:

City of Camarillo – Annexation

Camarillo Sanitary District – Annexation

Pleasant Valley Recreation and Park District – Annexation

Gold Coast Transit District – Detachment

Ventura County Resource Conservation District – Detachment

Ventura County Service Area No. 32 – Detachment


Ventura County Service Area No. 33 – Detachment

Ventura County Waterworks District No. 19 – Detachment

3. Assessor's Parcel Numbers: 156-0-180-28 (portion), 156-0-180-39, and 156-0-180-42, 163-0-010-84 (portion), 167-0-250-46, 167-0-250-47, 167-0-250-48 (portion), and 167-0-250-49).
4. The city and districts listed above are located in Ventura County.
5. The Local Agency Formation Commission's resolution of approval, LAFCo 18-03, which was adopted on April 18, 2018, 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: 3-27-19


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 18-03

RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE CITY OF CAMARILLO REORGANIZATION – NORTH PLEASANT VALLEY GROUNDWATER TREATMENT FACILITY; ANNEXATION TO THE CITY OF CAMARILLO, CAMARILLO SANITARY DISTRICT, AND PLEASANT VALLEY RECREATION AND PARK DISTRICT, AND DETACHMENT FROM THE GOLD COAST TRANSIT DISTRICT, VENTURA COUNTY RESOURCE CONSERVATION DISTRICT, VENTURA COUNTY SERVICE AREA NOS. 32 AND 33, AND VENTURA COUNTY WATERWORKS DISTRICT NO. 19

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 April 18, 2018; 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 recommendations and a discussion of applicable spheres of influence and local plans and policies); and

WHEREAS, all landowners within the affected territory have not consented to the proposal; and

WHEREAS, the affected territory has fewer than twelve registered voters and is considered uninhabited; and

WHEREAS, no written opposition to the proposal has been submitted;

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 April 18, 2018, and recommendation for approval of the proposal are adopted.
- (2) 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, B, C, and D.
- (4) The boundaries of the proposal are found to be definite and certain as approved.
- (5) The subject proposal is assigned the following distinctive short form designation: **LAFCO 18-03 CITY OF CAMARILLO REORGANIZATION – NORTH PLEASANT VALLEY GROUNDWATER TREATMENT FACILITY.**
- (6) The Commission certifies that it has reviewed and considered the information contained in the environmental impact report (EIR) entitled “Final Environmental Impact Report Environmental Assessment for the North Pleasant Valley Groundwater Treatment Facility” (May 2015), the Supplemental EIR titled “Final Supplemental Environmental Impact Report Environmental Assessment for the North Pleasant Valley Groundwater Treatment Facility” (June 2016), and the Second Supplemental EIR titled “Final Second Supplemental Environmental Impact Report Environmental Assessment for the North Pleasant Valley Groundwater Treatment Facility” (December 2017) prepared for the City as the lead agency, and the Addendum to the EIR prepared by LAFCo staff; and
- (7) The Commission hereby approves the Addendum to the EIR and adopts the lead agency’s findings and Mitigation Monitoring and Reporting Program (Attachments 9, 10, and 11 of the Staff Report) and the findings included in the Addendum to the EIR (Attachment 12 of the Staff Report); and
- (8) The Commission directs staff to File a Notice of Determination in accordance with § 15094 and § 15096(i) of the CEQA Guidelines.
- (9) 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.

- (10) Notice has been provided to landowners and registered voters within the affected territory, the noticed disclosed that unless written opposition to the proposal is received before the conclusion of Commission proceedings, the Commission intends to waive protest proceedings, and written opposition from landowners and registered voters within the affected territory was not received before the conclusion of Commission proceedings.
- (11) The Commission waives conducting authority proceedings pursuant to Government Code § 56663.
- (12) The affected territory is uninhabited as defined by Government Code § 56046.
- (13) The property owner of the affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.
- (14) **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.**
- (15) **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 April 18, 2018.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Freeman	<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 Ramirez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Rooney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ross	<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 checked="" type="checkbox"/>
Alt. Commissioner Bill-de la Peña	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Richards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Waters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4-18-18

Date

Linda Parks

Linda Parks, Chair, Ventura Local Agency Formation Commission

Attachments:

Exhibit A (Parcel A: City, Gold Coast Transit District, Ventura County Resource Conservation District, and Ventura County Service Area No. 33)

Exhibit B (Parcel B: Camarillo Sanitary District and Ventura County Service Area No. 32)

Exhibit C (Parcel C: Pleasant Valley Recreation and Park District)

Exhibit D (Parcel D: Ventura County Waterworks District No. 19)

- c: City of Camarillo
- Camarillo Sanitary District
- Gold Coast Transit District
- Pleasant Valley Recreation and Park District
- Ventura County Fire Protection District
- Ventura County Resource Conservation District
- Ventura County Service Area No. 32
- Ventura County Service Area No. 33
- Ventura County Watershed Protection District
- Ventura County Waterworks District No. 19
- Oxnard Union High School District
- Somis Elementary School District
- Southern California Edison
- Sempra Energy/Gas Company

LAFCo 18-03 City of Camarillo Reorganization – North Pleasant Valley Groundwater Treatment Facility
Resolution of Approval

April 18, 2018

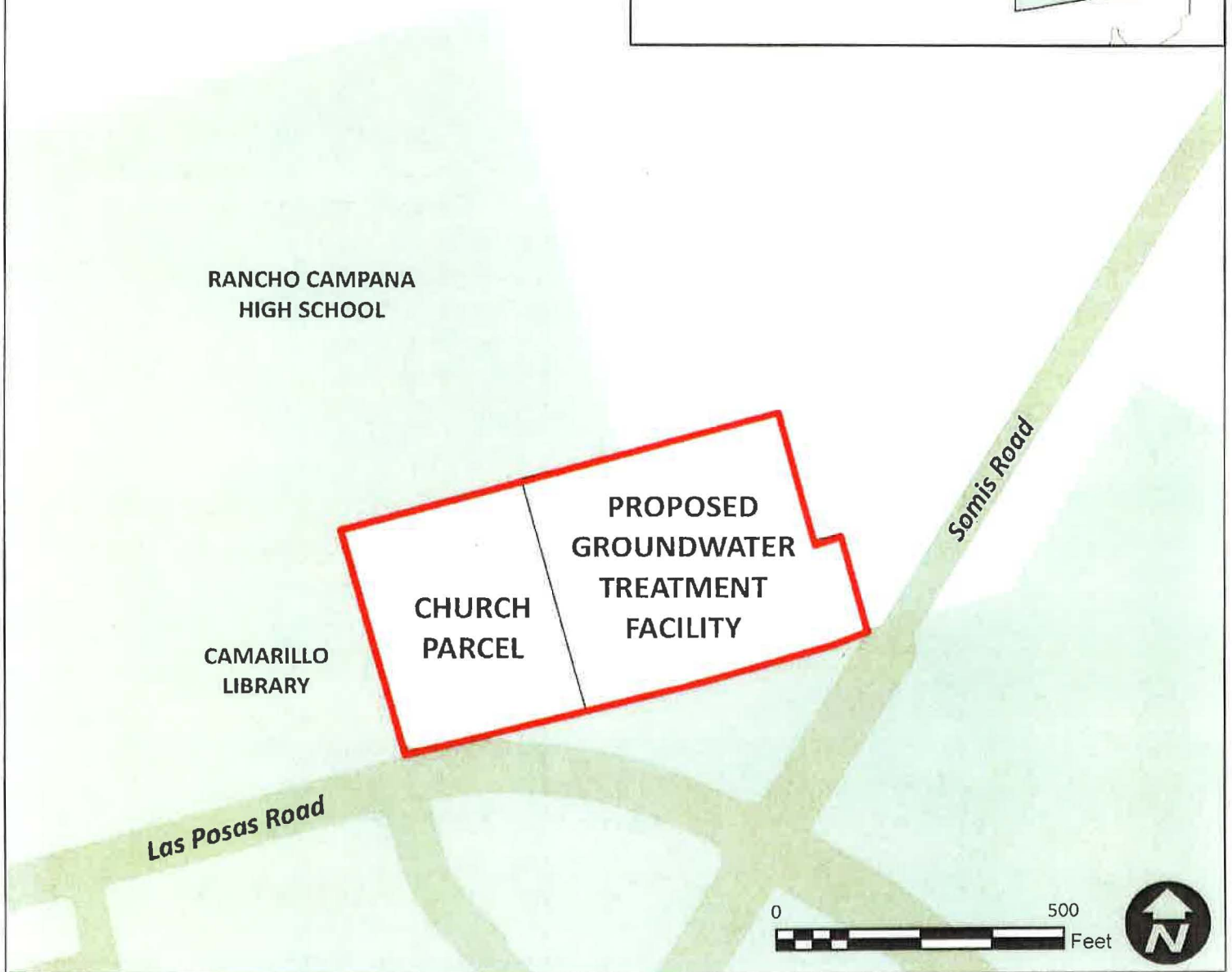
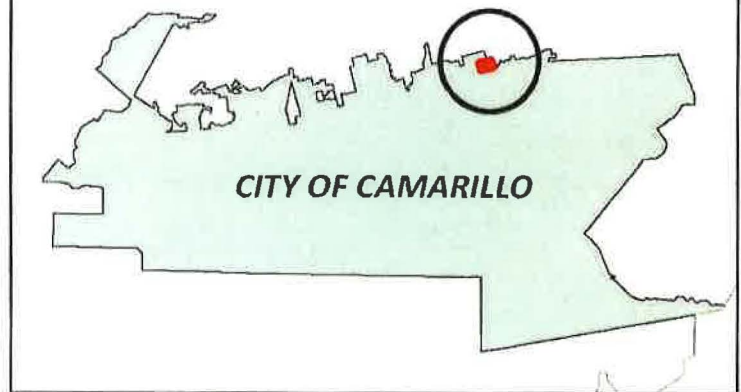
Page 4 of 5

Ventura County Assessor's Office
Ventura County Auditor/Controller
Ventura County Elections Office – Registrar of Voters
Ventura County Information Technology Services – GIS Officer
Ventura County Planning Division
Ventura County Sheriff's Department – EOC
Ventura County Surveyor's Office

**ANNEXATION TO:
CITY OF CAMARILLO**


**DETACHMENT FROM:
GOLD COAST TRANSIT DISTRICT
VENTURA COUNTY RESOURCE
CONSERVATION DISTRICT
VENTURA COUNTY SERVICE AREA NO. 33**

Exhibit A



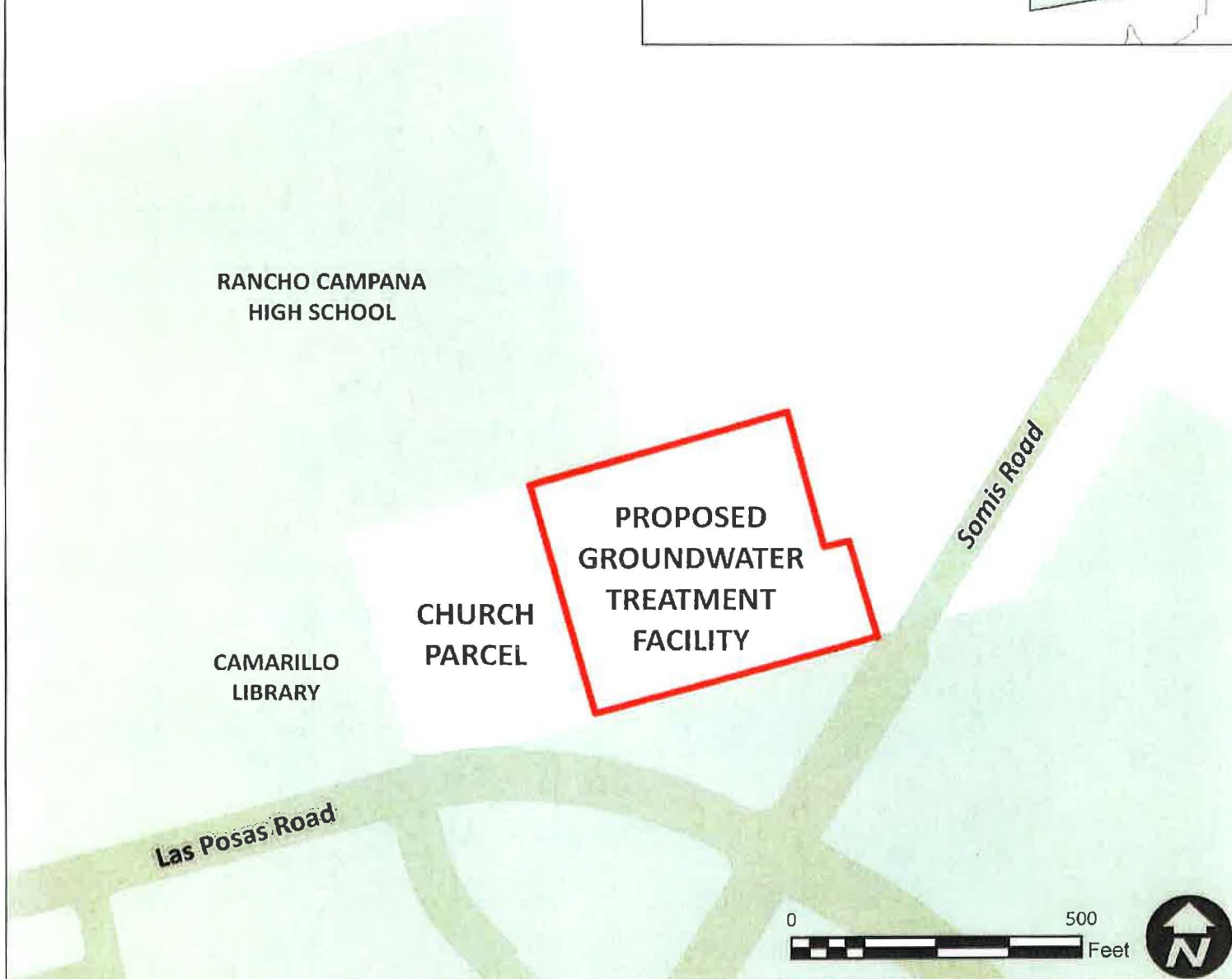
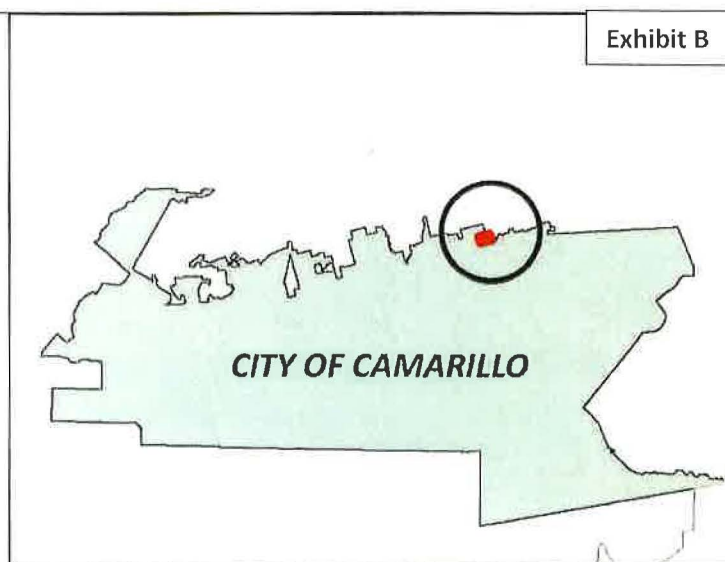
LAFCo 18-03 and 18-03S
City of Camarillo Reorganization
and Sphere of Influence Amendments
North Pleasant Valley
Groundwater Treatment Facility
April 18, 2018

PARCEL A

-  Proposal Area
-  City of Camarillo Boundary



**ANNEXATION TO:
CAMARILLO SANITARY DISTRICT**

**DETACHMENT FROM:
VENTURA COUNTY SERVICE AREA NO. 32**



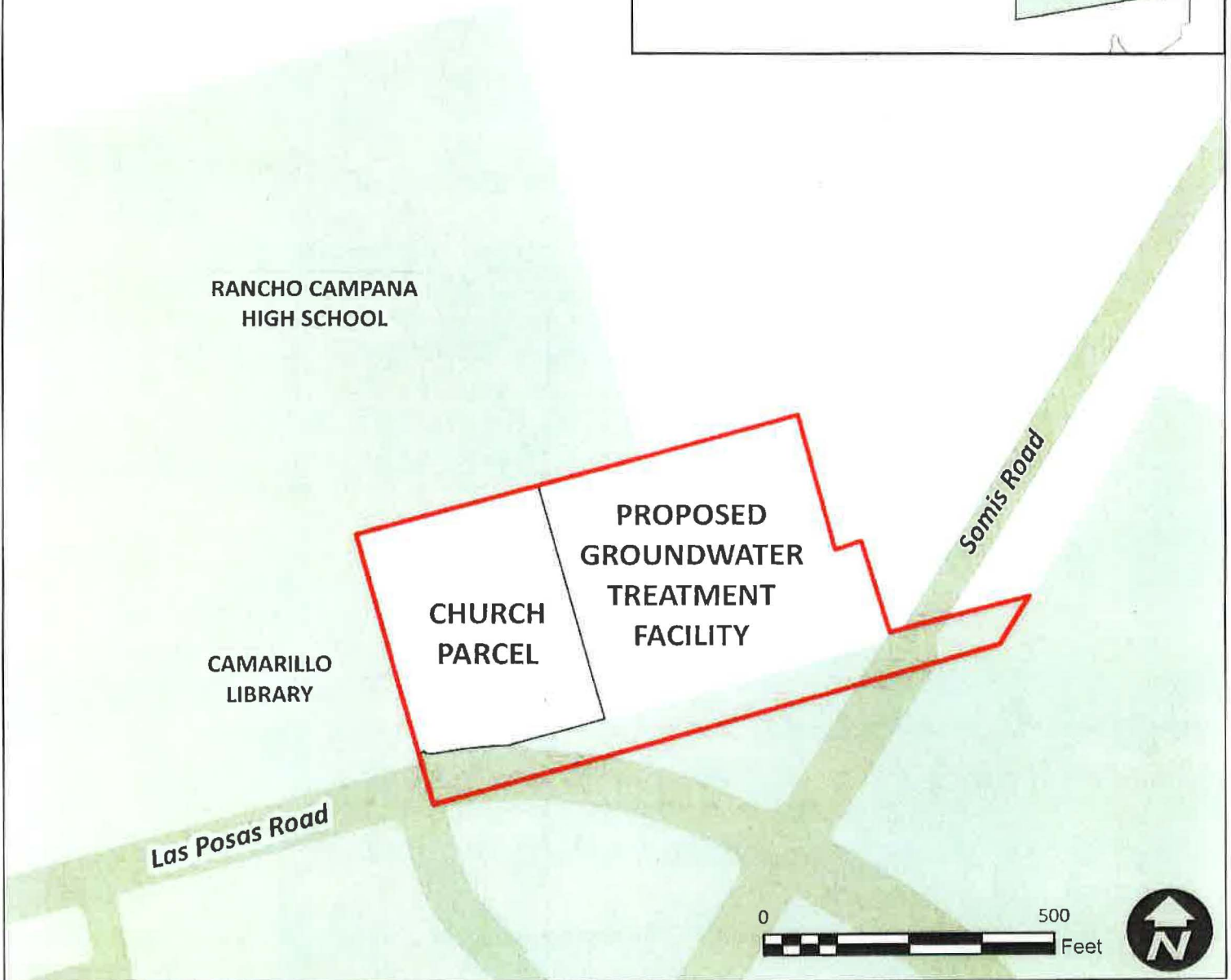
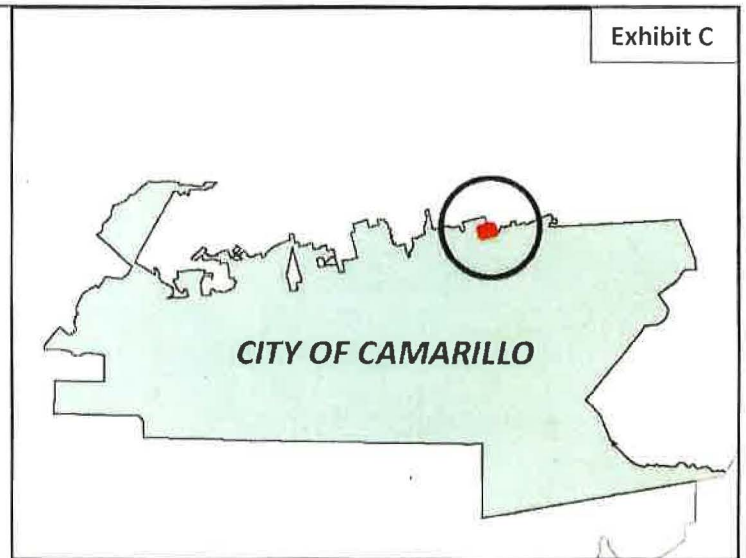
LAFCo 18-03 and 18-03S
City of Camarillo Reorganization
and Sphere of Influence Amendments
North Pleasant Valley
Groundwater Treatment Facility
April 18, 2018

PARCEL B

 Proposal Area
 City of Camarillo

**ANNEXATION TO:
PLEASANT VALLEY RECREATION
AND PARK DISTRICT**

Exhibit C



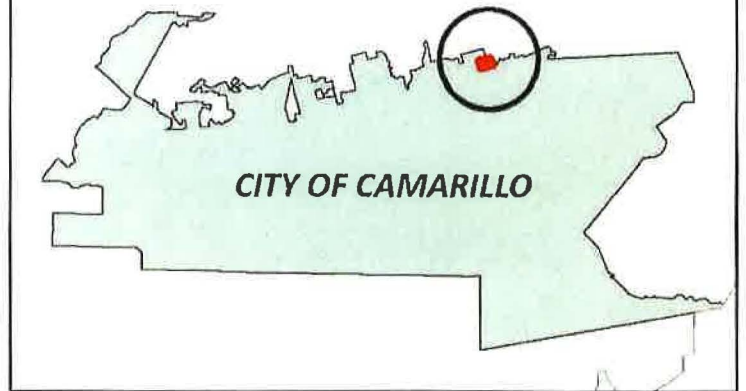
LAFCo 18-03 and 18-03S
City of Camarillo Reorganization
and Sphere of Influence Amendments
North Pleasant Valley
Groundwater Treatment Facility
April 18, 2018

PARCEL C

-  Proposal Area
-  City of Camarillo Boundary

**DETACHMENT FROM:
VENTURA COUNTY WATERWORKS
DISTRICT NO. 19**

Exhibit D



**RANCHO CAMPANA
HIGH SCHOOL**

**CAMARILLO
LIBRARY**

**CHURCH
PARCEL**

**PROPOSED
GROUNDWATER
TREATMENT
FACILITY**

Las Posas Road



Somis Road

0 500 Feet



LAFCo 18-03 and 18-03S
City of Camarillo Reorganization
and Sphere of Influence Amendments
North Pleasant Valley
Groundwater Treatment Facility
April 18, 2018

PARCEL D

 Proposal Area
 City of Camarillo Boundary

**CITY OF CAMARILLO REORGANIZATION
NORTH PLEASANT VALLEY GROUNDWATER
TREATMENT FACILITY**

PARCEL A

**ANNEXATION TO THE CITY OF CAMARILLO AND
DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION
DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY SERVICE AREA
NO. 33 AND DETACHMENT FROM THE GOLD COAST TRANSIT DISTRICT**

That portion of the Peter Rice Tract of Rancho Las Posas, in the County of Ventura, State of California, as 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 most easterly corner of Parcel 1, as shown on Parcel Map No. LD-529 filed in the Office of said County Recorder, in Book 70, Page 25 of Parcel Maps, said corner being the Northeasterly terminus of the 7th course of Parcel A, of the City of Camarillo Reorganization/Camarillo Academy High School, Annexation No. A-110 to the City of Camarillo and Camarillo Sanitary District as shown and described in the Certificate of Completion recorded February 18, 2014 as Document No. 20140218-00018327-0 of Official Records, in said County Recorder's Office, said most easterly corner also being in the northwesterly line of the Parcel described in Correction Grant Deed recorded on December 17, 2018 as Document No. 20181217-00140825-0 of Official Records, in said County Recorder's Office; thence, leaving the boundary of said City of Camarillo and said Camarillo Sanitary District along the boundary of said Correction Grant Deed Parcel by the following five courses:

1st - North 74°26'21" East 276.20 feet; thence,

2nd - South 15°33'39" East 256.30 feet; thence,

3rd - North 74°26'21" East 40.00 feet; thence,

4th - South 15°33'39" East 168.70 feet to the existing boundary of said City of Camarillo; thence, along said existing City boundary by the following three courses:

5th - South 74°26'21" West 825.00 feet, at 500.00 feet leaving said Correction Grant Deed Parcel; thence,

6th - North 15°33'39" West 425.00 feet; thence,

7th - North 74°26'21" East 508.80 feet to the point of beginning and containing 7.81 acres.



William L. Meagher LS 5948

3/20/2019
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: 3/27/2019

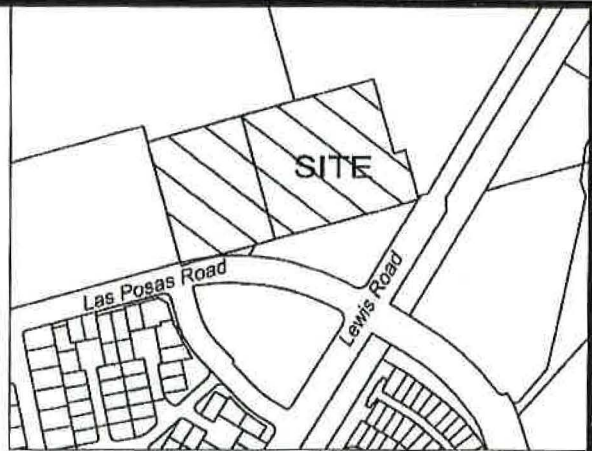
NOTE: For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used for an offer for sale of the land described herein.

DISCLAIMER:

For assessment purposes only. This map is not a map as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land shown.

*P.O.B.

Northeasterly terminus of the 7th course of Parcel A, of the City of Camarillo Reorganization/Camarillo Academy High School
Annexation No. A-110 to the City of Camarillo and Camarillo Sanitary District
per Certificate of Completion, 2/18/2014
Document No. 20140218-00018327-0 OR



Location Map
Not to Scale

Portion of Peter Rice Tract- Rancho Las Posas- 3 MR 22

COURSES

L1: N74°26'21"E 276.20' L5: S74°26'21"W 825.00'
L2: S15°33'39"E 256.30' L6: N15°33'39"W 425.00'
L3: N74°26'21"E 40.00' L7: N74°26'21"E 508.80'
L4: S15°33'39"E 168.70'

County of Ventura
City of Camarillo

Parcel A
City of Camarillo Reorganization, Camarillo Academy High, School Annexation No. A-110, City of Camarillo/Camarillo Sanitary District
Certificate of Completion- 2/18/2014
Doc. No. 20140218-00018327-0 OR

PARCEL 1
LD-529
70 PM 25

* Point of Beginning

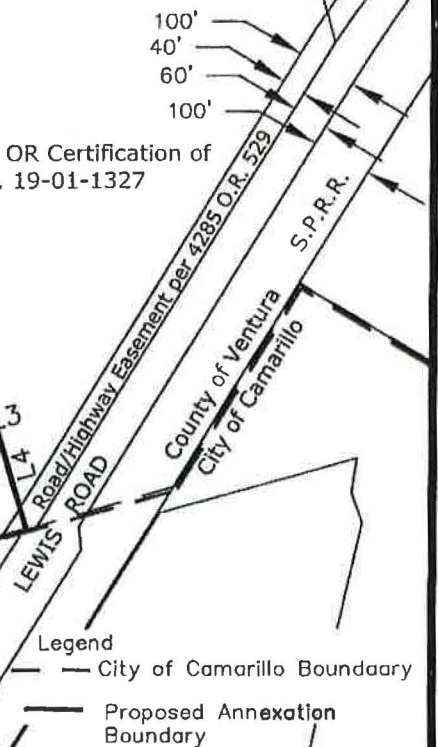
20190228-00022261 OR Certification of Compliance No. 19-01-1327

Parcel A
7.81 Acres

20190228-00022260 OR
Certification of Compliance
No. 19-01-1326



LAS POSAS ROAD



WM SURVEYS INC.
W.L. Meagher
2747 Sherwin Ave. #12
Ventura, Ca. 93003
(805) 677-4850

City of Camarillo Reorganization
North Pleasant Valley Groundwater Treatment Facility
PARCEL A
Annexation to the City of Camarillo and
Detachment from the Ventura County Resource Conservation
District and Detachment from the Ventura County Service Area
No. 33 and Detachment from the Gold Coast Transit District
County of Ventura
State of California

NORTH
SCALE 1" = 300'
02/04/2018
SHEET: 1 OF 1

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: 2/27/19

**CITY OF CAMARILLO REORGANIZATION
NORTH PLEASANT VALLEY GROUNDWATER
TREATMENT FACILITY**

PARCEL B

**ANNEXATION TO THE CAMARILLO SANITARY DISTRICT AND
DETACHMENT FROM THE VENTURA COUNTY SERVICE AREA NO. 32**

That portion of the Peter Rice Tract of Rancho Las Posas, in the County of Ventura, State of California, as 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 most north easterly corner of Parcel 1, as shown on Parcel Map No. LD-529 filed in the Office of the said County Recorder, in Book 70, Page 25 of Parcel Maps, said corner being the northeasterly terminus of the 7th course of Parcel A, of the City of Camarillo Reorganization/Camarillo Academy High School, Annexation No. A- 110 to the City of Camarillo and the Camarillo Sanitary District as shown and described in the Certificate of Completion recorded February 18, 2014 as Document No. 20140218-00018327-0 of Official Records, in said County Recorder's Office, said most easterly corner also being in the northwesterly line of the Parcel described in Correction Grant Deed recorded on December 17, 2018 as Document No. 20181217-00140825-0 of Official Records, in said County Recorder's Office; thence, leaving the boundary of said Camarillo Sanitary District along the boundary of said Correction Grant Deed Parcel by the following four courses:

1st - North 74°26'21" East 276.20 feet; thence,

2nd - South 15°33'39" East 256.30 feet; thence,

3rd - North 74°26'21" East 40.00 feet; thence,

4th - South 15°33'39" East 156.70 feet to the existing boundary of said Camarillo Sanitary District; thence, along said existing boundary of said Camarillo District by the following three courses:

5th - South 74°26'21" West 500.00 feet; thence,

6th - North 15°33'39" West 413.00 feet; thence,

7th - North 74°26'21" East 183.80 feet to the point of beginning and containing 4.50 acres.


William L. Meagher LS 5948

3/20/2019
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: 3/27/2019

NOTE: 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 for an offer for sale of the land described herein.

C:/2018/18-02-B LEG 10/8/2018 2:19 PM

DISCLAIMER:

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***P.O.B.**

Northeasterly terminus of the 7th course of Parcel A, of the City of Camarillo Reorganization/Camarillo Academy High School Annexation No. A-110 to the City of Camarillo and Camarillo Sanitary District per Certificate of Completion, 2/18/2014 Doc. No. 20140218-00018327-0 OR



SCALE: 1" = 300'

Portion of Peter Rice Tract- Rancho Las Posas- 3 MR 22



Location Map
Not to Scale

COURSES

L1: N74°26'21"E 276.20' L5: S74°26'21"W 500.00'
L2: S15°33'39"E 256.30' L6: N15°33'39"W 413.00'
L3: N74°26'21"E 40.00' L7: N74°26'21"E 183.80'
L4: S15°33'39"E 156.70'

Parcel A
City of Camarillo Reorganization, Camarillo Academy High, School Annexation No.A-110, City of Camarillo/Camarillo Sanitary District Certificate of Completion- 2/18/2014 Doc. No. 20140218-00018327-0 OR

PARCEL 1
LD-529
70 PM 25

*** Point of Beginning**

20190228-00022261 OR
Certification of Compliance
No. 19-01-1327

Parcel B
4.50 Acres

20190228-00022260 OR
Certification of Compliance
No. 19-01-1326



LAS POSAS ROAD

Camarillo Sanitary District Boundary

Camarillo Sanitary District Boundary

LEWIS ROAD

Legend

- Camarillo Sanitary District Boundary
- Proposed Annexation Boundary

WM SURVEYS INC.
W.L. Meagher
2747 Sherwin Ave. #12
Ventura, Ca. 93003
(805) 677-4850

City of Camarillo Reorganization
North Pleasant Valley Groundwater Treatment Facility
PARCEL B
Annexation to the Camarillo Sanitary District and Detachment from the Ventura County Service Area No. 32

County of Ventura

State of California

NORTH
SCALE 1" = 300'
02/04/2018
SHEET: 1 OF 1

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: 3/27/19

**CITY OF CAMARILLO REORGANIZATION
NORTH PLEASANT VALLEY GROUNDWATER
TREATMENT FACILITY**

PARCEL C

ANNEXATION TO THE PLEASANT VALLEY RECREATION AND PARK DISTRICT

That portion of the Peter Rice Tract of Rancho Las Posas, in the County of Ventura, State of California, as 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 most easterly corner of Parcel 1, as shown on Parcel Map No. LD-529 filed in the Office of the said County Recorder, in Book 70, Page 25 of Parcel Maps, said corner being the northeasterly terminus of the 6th course of Parcel B, of the City of Camarillo Reorganization/Camarillo Academy High School, Annexation to the Pleasant Valley Recreation and Park District as shown and described in the Certificate of Completion recorded February 18, 2014 as Document No. 20140218-00018327-0 of Official Records, in said County Recorder's Office, said most easterly corner also being in the northwesterly line of the Parcel described in Correction Grant Deed recorded on December 17, 2018 as Document No. 20181217-00140825-0 of Official Records, in said County Recorder's Office; thence, leaving the boundary of said Pleasant Valley Recreation and Park District along the boundary of said Correction Grant Deed Parcel by the following four courses:

- 1st - North 74°26'21" East 276.20 feet; thence,
- 2nd - South 15°33'39" East 256.30 feet; thence,
- 3rd - North 74°26'21" East 40.00 feet; thence,
- 4th - South 15°33'39" East 168.70 feet to a line that is parallel with and distant 60.00 feet northerly from the south line of said Las Posas Rancho; thence, along said parallel line,
- 5th - North 74°26'21" East 254.42 feet to the existing boundary of said Pleasant Valley Recreation and Park District; thence, along said existing boundary by the following four courses:
- 6th - South 31°14'14" West 87.65 feet; thence,

7th - South 74°26'21" West 1015.53 feet; thence,

8th - North 15°33'39" West 485.00 feet; thence,

9th - North 74°26'21" East 508.80 feet to the point of beginning and containing 9.26 acres.


William L. Meagher LS 5948


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: 3/27/2019

NOTE: 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 for an offer for sale of the land described herein.

C:/2018/18-02-C LEG 10/8/2018 2:21 PM

DISCLAIMER:

For assessment purposes only. This map is not a map as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land shown.

*P.O.B.

Northeasterly terminus of the 6th course of Parcel B, of the City of Camarillo Reorganization/Camarillo Academy High School, Annexation No. A-110 Annexation to Pleasant Valley Recreation and Park District per Certificate of Completion, 2/18/2014 Document No. 20140218-00018327-0 OR



Location Map
Not to Scale

Portion of Peter Rice Tract- Rancho Las Posas- 3 MR 22

COURSES

L1: N74°26'21"E 276.20' L6: S31°14'14"W 87.65'
L2: S15°33'39"E 256.30' L7: S74°26'21"W 1015.53'
L3: N74°26'21"E 40.00' L8: N15°33'39"W 485.00'
L4: S15°33'39"E 168.70' L9: N74°26'21"E 508.08'
L5: S74°26'21"W 254.42'

Pleasant Valley Recreation
and Park District Boundary

Parcel B
City of Camarillo Reorganization, Camarillo Academy High, School Annexation No. A-110, Annexation to Pleasant Valley Recreation and Park District
Certificate of Completion- 2/18/2014
Doc. No. 20140218-00018327-0 OR

PARCEL 1
LD-529
70 PM 25

* Point of Beginning

20190228-00022261 OR
Certification of Compliance
No. 19-01-1327

Parcel C
9.26 Acres

20190228-00022260 OR
Certification of Compliance
No. 19-01-1326



LAS POSAS ROAD

Legend

- - - Pleasant Valley Recreation and Park District Boundary
- Proposed Annexation Boundary

WM SURVEYS INC.
W.L. Meagher
2747 Sherwin Ave. #12
Ventura, Ca. 93003
(805) 677-4850

City of Camarillo Reorganization
North Pleasant Valley Groundwater Treatment Facility
PARCEL C
Annexation to the Pleasant Valley Recreation and Park District
County of Ventura State of California



SCALE 1" = 300'
02/04/2018

SHEET: 1 OF 1

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

Certified by: *Wm Meagher*

Date: 3/27/19

**CITY OF CAMARILLO REORGANIZATION
NORTH PLEASANT VALLEY GROUNDWATER
TREATMENT FACILITY**

PARCEL D

**DETACHEMENT FROM THE VENTURA COUNTY WATERWORKS
DISTRICT NO. 19**

That portion of the Peter Rice Tract of Rancho Las Posas, in the County of Ventura, State of California, as 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 most easterly corner of Parcel 1, as shown on Parcel Map No. LD-529 filed in the Office of said County Recorder, in Book 70, Page 25 of Parcel Maps, said corner being the northeasterly terminus of the 8th course of Parcel C, of the City of Camarillo Reorganization/Camarillo Academy High School, Detachment from the Ventura County Waterworks District No. 19 as shown and described in the Certificate of Completion recorded February 18, 2014 as Document No. 20140218-00018327-0 of Official Records, in said County Recorder's Office, said most easterly corner also being in the northwesterly line of the Parcel described in Correction Grant Deed recorded on December 17, 2018 as Document No. 20181217-00140825-0 of Official Records, in said County Recorder's Office; thence, leaving the boundary of said Ventura County Waterworks District No. 19 along the boundary of said Correction Grant Deed Parcel by the following four courses:

- 1st - North 74°26'21" East 276.20 feet; thence,
- 2nd - South 15°33'39" East 256.30 feet; thence,
- 3rd - North 74°26'21" East 40.00 feet; thence,
- 4th - South 15°33'39" East 168.70 feet to a line that is parallel with and distant 60.00 feet northerly from the south line of said Las Posas Rancho; thence, along said parallel line,
- 5th - North 74°26'21" East 254.42 feet to the existing boundary of said Ventura County Waterworks District No. 19; thence, along said existing boundary by the following four courses:
- 6th - South 31°14'14" West 87.65 feet; thence,

7th - South 74°26'21" West 690.53 feet; thence,

8th - North 15°33'39" West 485.00 feet; thence,

9th - North 74°26'21" East 183.80 feet to the point of beginning and containing 5.64 acres.


William L. Meagher LS 5948

3/20/2019
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: 3/27/2019

NOTE: 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 for an offer for sale of the land described herein.

DISCLAIMER:

For assessment purposes only. This map is not a map as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land shown.

*P.O.B.

Northeasterly terminus of the 8th course of Parcel C, of the City of Camarillo Reorganization/Camarillo Academy High School
Annexation No. A-110 Detachment from Ventura County Waterworks District No. 19 per Certificate of Completion, 2/18/2014
Document No. 20140218-00018327-0 OR



Location Map
Not to Scale

Portion of Peter Rice Tract- Rancho Las Posas- 3 MR 22

COURSES

- | | |
|-------------------------|-------------------------|
| L1: N74°26'21"E 276.20' | L6: S31°14'14"W 87.65' |
| L2: S15°33'39"E 256.30' | L7: S74°26'21"W 690.53' |
| L3: N74°26'21"E 40.00' | L8: N15°33'39"E 485.00' |
| L4: S15°33'39"E 168.70' | L9: N74°26'21"E 183.80' |
| L5: N74°26'21"E 254.42' | |

Parcel C
City of Camarillo Reorganization, Camarillo Academy High, Detachment from Ventura County Waterworks District 19
Certificate of Completion- 2/18/2014
Doc. No. 20140218-00018327-0 OR

PARCEL 1
LD-529
70 PM 25

* Point of Beginning

20190228-00022261 OR
Certification of Compliance
No. 19-01-1327



2039
O.R.
481

Parcel D
5.64 Acres

20190228-00022260 OR
Certification of Compliance
No. 19-01-1326

Legend

- Ventura County Waterworks District No. 19 Boundary
- Proposed Detachment Boundary

WM SURVEYS INC.
W.L. Meagher
2747 Sherwin Ave. #12
Ventura, Ca. 93003
(805) 677-4850

City of Camarillo Reorganization North Pleasant Valley
Groundwater Treatment Facility
PARCEL D
Detachment from Ventura County Waterworks District
No. 19
County of Ventura State of California



SCALE 1" = 300'

02/04/2018

SHEET: 1 OF 1

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

Certified by: *W.L. Meagher*

Date: 3/27/19