

No Fees per Government Code 27383

2022000019162

Recorded in Official Records
Ventura County Clerk-Recorder
Mark A. Lunn

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

02/14/2022
01:21 PM
VEN
CERVANTD

Titles: 1 Pages: 9
Fees: \$0.00



VENTURA LOCAL AGENCY FORMATION COMMISSION
801 South Victoria Ave., Suite 301
Ventura, CA 93003


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 21-11 - Pleasant Valley Recreation and Park District Annexation - Somis Ranch
2. The specific change of organization is as follows:
Pleasant Valley Recreation and Park District – Annexation
3. Assessor's Parcel Number: 156-0-180-48 (portion)
4. The district listed above is located in Ventura County.
5. The Local Agency Formation Commission's resolution of approval, LAFCo 21-11, which was adopted on December 15, 2021, 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: 2-8-22


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 21-11

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE
PLEASANT VALLEY RECREATION AND PARK DISTRICT
ANNEXATION – SOMIS RANCH**

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 December 15, 2021; 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 12 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 Pleasant Valley Recreation and Park District (PVRPD or District) 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 December 15, 2021, and recommendation for approval of the proposal are adopted.
- (2) The proposal will lead to planned, orderly, and efficient development.

- (3) The annexation is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (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 21-11 PLEASANT VALLEY RECREATION AND PARK DISTRICT ANNEXATION – SOMIS RANCH.**
- (6) In accordance with staff's recommendation that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to § 15061(b)(3) of the CEQA Guidelines, the Commission hereby finds the annexation to be exempt.
- (7) The Commission directs staff to file a Notice of Exemption under § 15062 of the CEQA Guidelines.
- (8) The affected territory is uninhabited as defined by Government Code § 56046.
- (9) 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.
- (10) The owner of the affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.
- (11) **A Certificate of Completion for this annexation 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.**
- (12) **A Certificate of Completion for this annexation shall not be recorded until a map and legal description consistent with this approval and suitable for filing with the State Board of Equalization, as determined by the County Surveyor, have been submitted to the LAFCo Executive Officer.**
- (13) **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).

- (14) This annexation shall not become effective until such time as a map has been recorded to perfect the approved subdivision associated with the development project.**

This resolution was adopted on December 15, 2021.

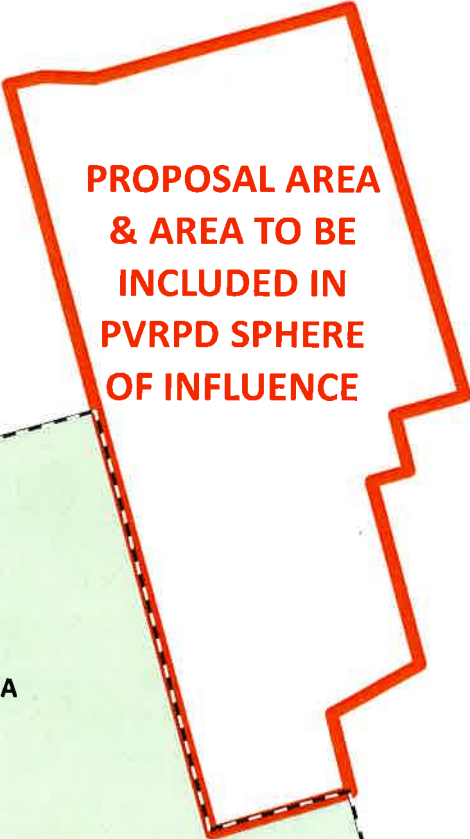
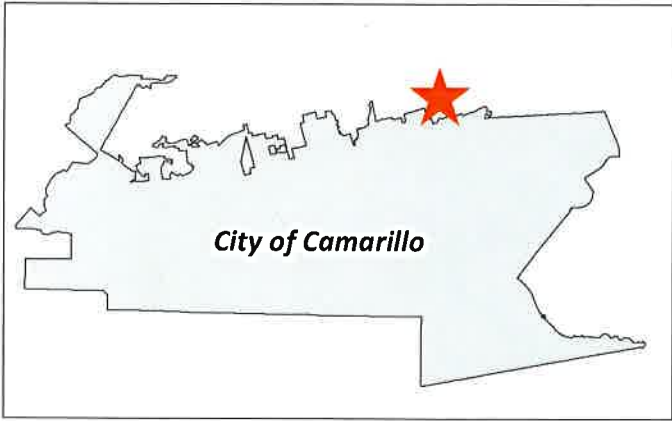
| | AYE | NO | ABSTAIN | ABSENT |
|------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Commissioner Bill-de la Peña | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Commissioner Freeman | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Commissioner 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 Richards | <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"/> |
| Alt. Commissioner Curtis | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Alt. Commissioner LaVere | <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"/> |
| Alt. Commissioner Zaragoza | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |


December 15, 2021
Date


Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

- c: City of Camarillo
Pleasant Valley Recreation and Park District
Ventura County Planning Division
Ventura County Parks Department
Southern California Edison
Sempra Energy/Gas Company
Ventura County Assessor's Office
Ventura County Auditor-Controller
Ventura County Elections-Registrar of Voters
Ventura County Sheriff – EOC
Ventura County Surveyor
Ventura County GIS Officer



 **RANCHO CAMPANA
HIGH SCHOOL**

 **CAMARILLO
PUBLIC LIBRARY**

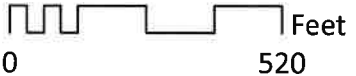
SOMIS RD




LAS POSAS RD

UPLAND RD



LAFCo 21-11 & LAFCo 21-11S
 Pleasant Valley Recreation and Park District (PVRPD)
 PVRPD Annexation and Sphere of Influence Amendment
 Somis Ranch
 December 15, 2021



-  LAFCo 21-11 & LAFCo 21-11S
-  PVRPD - Sphere of Influence
-  PVRPD - District Boundary

**PLEASANT VALLEY RECREATION AND PARK
DISTRICT ANNEXATION
· SOMIS RANCH ·**

PARCEL A

**ANNEXATION TO 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 the map recorded in Book 3, Page 22 of Miscellaneous Records (Maps) in the Office of the Ventura County Recorder, being all of Parcels 1, 2 and 3 of Parcel Map No. 6020, filed in Book 73, Page 27 of Parcel Maps, in the Office of said County Recorder, more particularly described as follows:

Beginning at the northwesterly terminus of the 7th course of Parcel B of the Camarillo Academy High School Reorganization, Annexation to Pleasant Valley Recreation and Park District, as described and shown in the Certificate of Completion recorded February 18, 2014 as Document No. 20140218-00018327 of Official Records, in the Office of said County Recorder, said northwesterly terminus being a point on the southwesterly line of said Parcel 1; thence, along the boundary of said district the following two (2) courses, and along the boundary of said Parcel 1 the following five (5) courses:

- 1st: South 15°34'18" East 830.08 feet; thence,
- 2nd: North 74°26'26" East 276.43 feet; thence, leaving said district boundary,
- 3rd: North 15°33'34" West 157.00 feet; thence,
- 4th: North 60°57'35" East 199.01 feet; thence,
- 5th: North 15°34'18" West 330.45 feet to the southeasterly line of said Parcel 2; thence, along the boundary of said Parcel 2 the following four (4) courses:
- 6th: North 74°25'42" East 60.00 feet; thence,
- 7th: North 15°34'18" West 164.57 feet; thence,
- 8th: North 74°25'42" East 137.00 feet; thence,
- 9th: North 15°34'18" West 745.11 feet to and along the boundary of said Parcel 3; thence, continuing along the boundary of said Parcel 3,

10th: South 74°17'45" West 500.48 feet to and along the boundary of said Parcel 1; thence, continuing along the boundary of said Parcel 1 the following three (3) courses:


11th: North 88°54'23" West 105.04 feet; thence,

12th: South 74°18'50" West 65.90 feet; thence,

13th: South 15°34'18" East 642.18 feet to the **Point of Beginning**.

Containing 18.44 acres, more or less.

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.


Daniel J. Walsh, PLS 7540 2-2-2022
County Surveyor Date
Ventura County

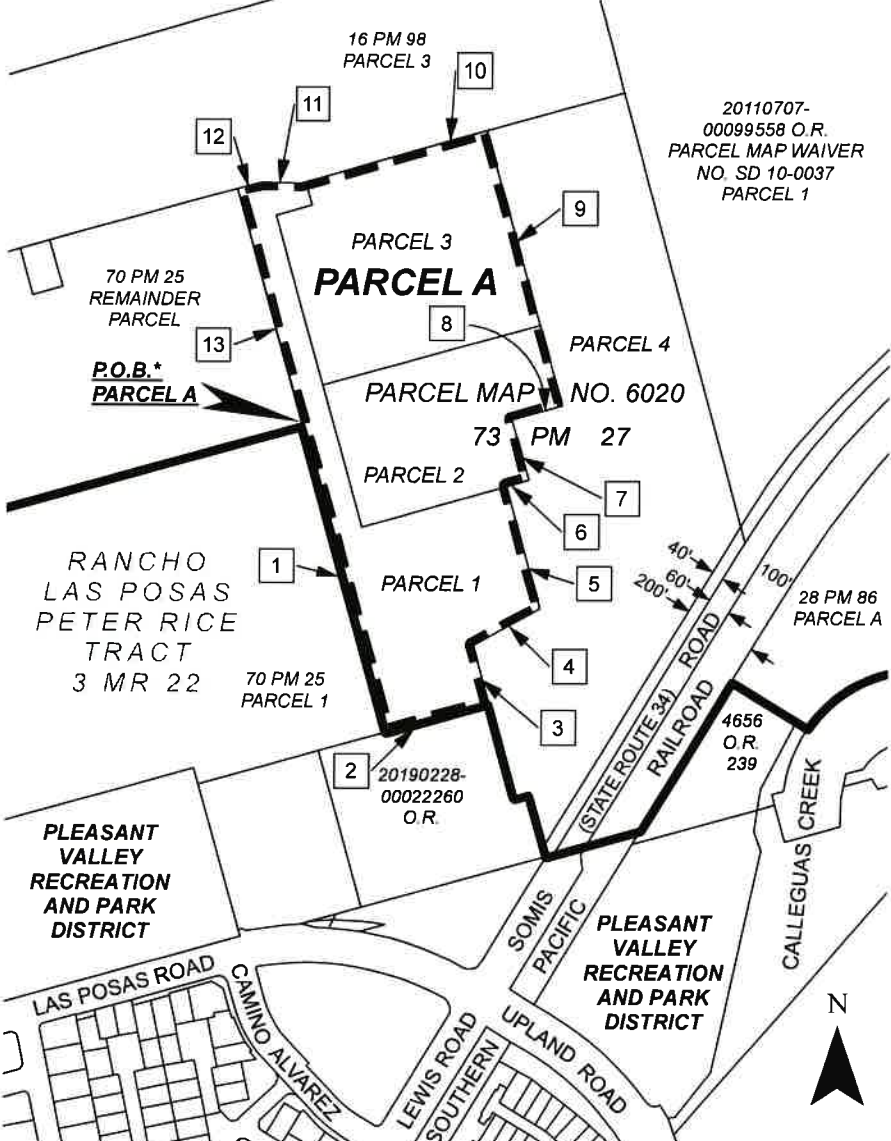
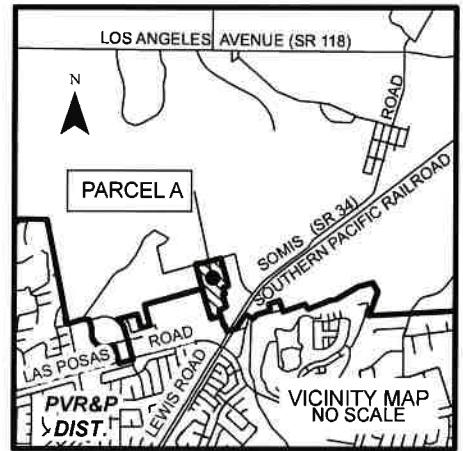


The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:  Date: 2-2-2022

*** P.O.B. - PARCEL A:**

NORTHWESTERLY TERMINUS OF THE 7TH COURSE OF PARCEL B, CAMARILLO ACADEMY HIGH SCHOOL REORGANIZATION, ANNEXATION TO PLEASANT VALLEY RECREATION AND PARK DISTRICT PER CERTIFICATE OF COMPLETION RECORDED 2/18/2014, 20140218-00018327 O.R.



20110707-00099558 O.R.
PARCEL MAP WAIVER
NO. SD 10-0037
PARCEL 1

LEGEND

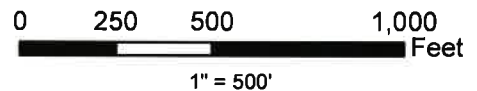
- = EXISTING PLEASANT VALLEY RECREATION AND PARK DISTRICT BOUNDARY
- = PROPOSED ANNEXATION TO PLEASANT VALLEY RECREATION AND PARK DISTRICT

- P.O.B.** = POINT OF BEGINNING
- O.R.** = OFFICIAL RECORDS
- MR** = MISCELLANEOUS RECORDS
- PM** = PARCEL MAPS

COURSE DATA

| | | |
|-----|-------------|---------|
| 1. | S15°34'18"E | 830.08' |
| 2. | N74°26'26"E | 276.43' |
| 3. | N15°33'34"W | 157.00' |
| 4. | N60°57'35"E | 199.01' |
| 5. | N15°34'18"W | 330.45' |
| 6. | N74°25'42"E | 60.00' |
| 7. | N15°34'18"W | 164.57' |
| 8. | N74°25'42"E | 137.00' |
| 9. | N15°34'18"W | 745.11' |
| 10. | S74°17'45"W | 500.48' |
| 11. | N88°54'23"W | 105.04' |
| 12. | S74°18'50"W | 65.90' |
| 13. | S15°34'18"E | 642.18' |

18.44 ACRES



Disclaimer: For assessment purposes only. This map 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.

Daniel J. Walsh
DANIEL J. WALSH, PLS 7540
COUNTY SURVEYOR
VENTURA COUNTY



2-2-2022
DATE

PLEASANT VALLEY RECREATION AND PARK DISTRICT ANNEXATION • SOMIS RANCH • PARCEL A

ANNEXATION TO PLEASANT VALLEY RECREATION AND PARK DISTRICT

A PORTION OF RANCHO LAS POSAS,
COUNTY OF VENTURA, STATE OF CALIFORNIA
PER 3 MR 22

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

Certified by: *Amey N. Williams* Date: 2-2-2022