

No Fees per Government Code 27383

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

**2022000110289**

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

11/17/2022  
11:31 AM  
VEN  
ONTIVD

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 22-20 Camarillo Sanitary District Annexation – 1659 Ramona Drive**
2. The specific change of organization is as follows:  
**Camarillo Sanitary District – Annexation**
3. Assessor's Parcel Number: 109-0-221-045
4. The district listed above is located in Ventura County.
5. The Local Agency Formation Commission's resolution of approval, LAFCo 22-20, which was adopted on July 20, 2022, 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: 11-16-22

  
\_\_\_\_\_  
Kai Luoma, Executive Officer  
Ventura LAFCo

**LAFCO 22-20**

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING  
LAFCo 22-20 CAMARILLO SANITARY DISTRICT ANNEXATION –  
1659 RAMONA DRIVE**

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 July 20, 2022; and

WHEREAS, the Commission heard 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, no written opposition against the proposal has been submitted; 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 Camarillo Sanitary District (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 July 20, 2022, 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 22-20 CAMARILLO SANITARY DISTRICT ANNEXATION – 1659 RAMONA DRIVE.**
- (6) In accordance with staff's recommendation that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to §§ 15303 and 15319 of the CEQA Guidelines, the Commission hereby finds the annexation to be categorically 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 affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the District.
- (11) **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) **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 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).**

This resolution was adopted on July 20, 2022.

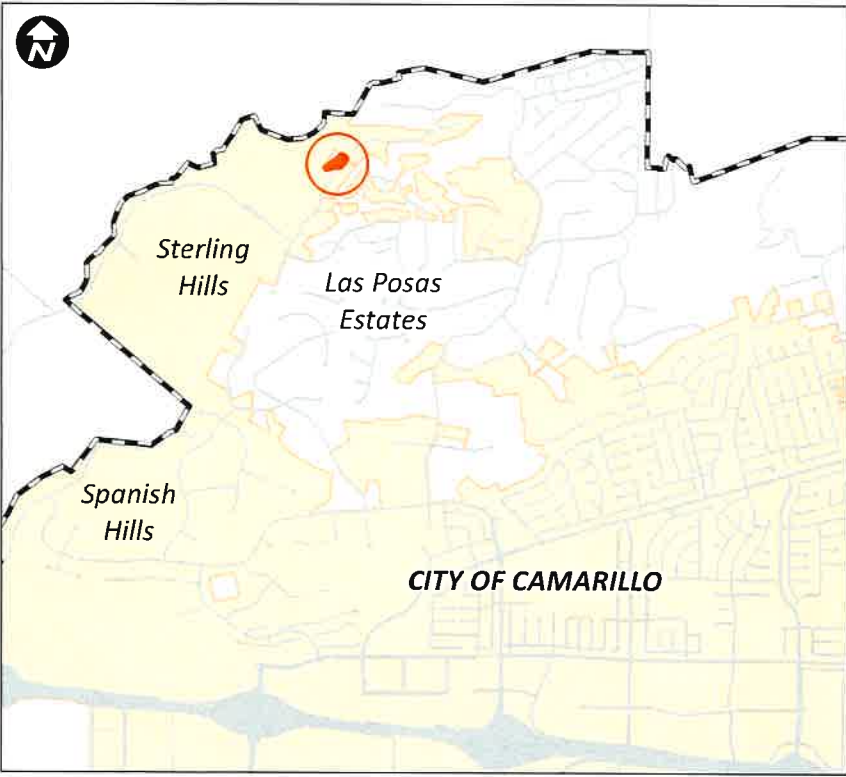
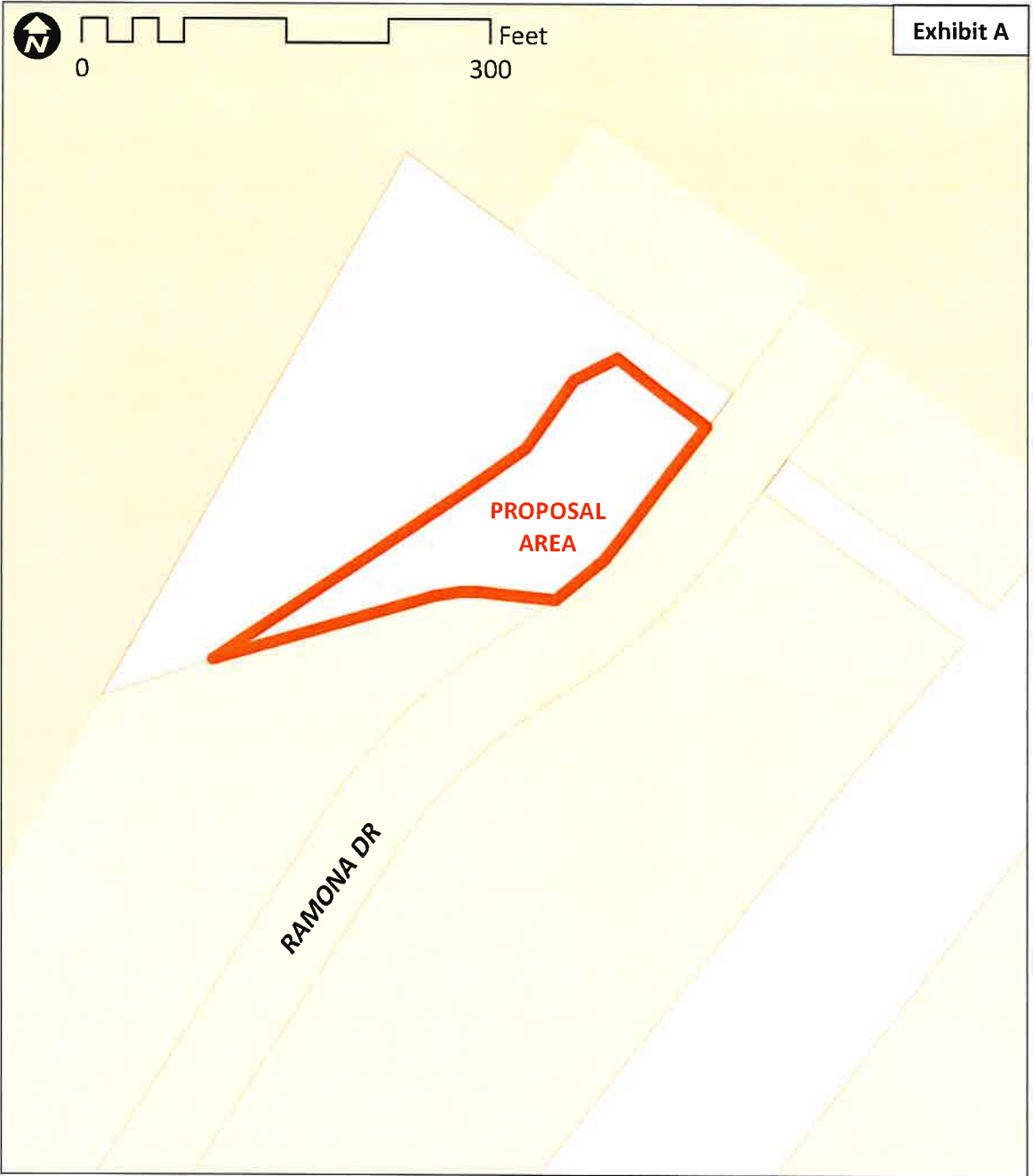
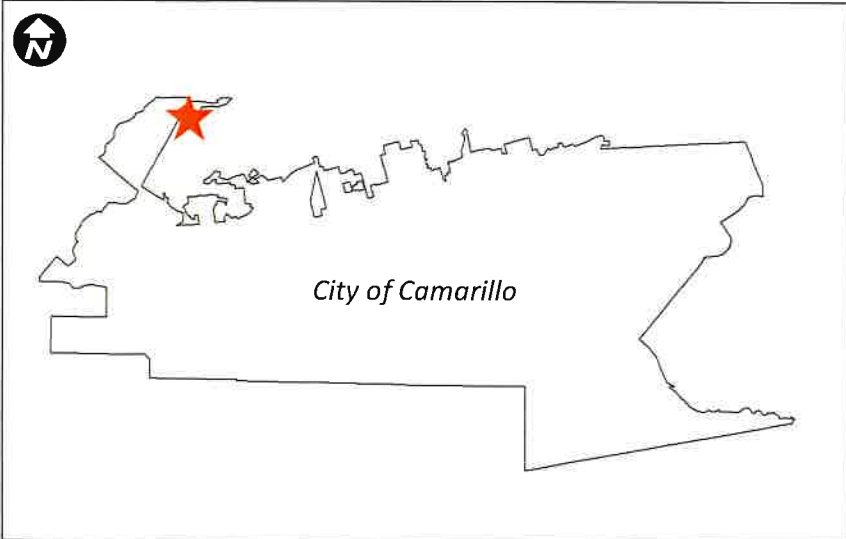
	AYE	NO	ABSTAIN	ABSENT
Commissioner Bill-de la Peña	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Freeman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner 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"/>

July 20, 2022  
Date




Carmen Ramirez  
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies: Camarillo Sanitary District  
City of Camarillo  
Southern California Edison  
Southern California Gas Company  
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 Division  
Ventura County Resource Conservation District  
Ventura County Sheriff – EOC  
Ventura County Surveyor  
Ventura County GIS Officer



LAFCo 22-20  
Camarillo Sanitary District Annexation  
1659 Ramona Drive  
July 20, 2022

-  Proposal Area (LAFCo 22-20)
-  Camarillo Sanitary District - Sphere of Influence
-  Camarillo Sanitary District - District Boundary

**CAMARILLO SANITARY DISTRICT ANNEXATION  
1659 RAMONA DRIVE**

Parcel A:

That portion of Tract 50, 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 1st course of "Ramona Parcel A" of the Mass Annexation to the Camarillo Sanitary District, described in the Certificate of Completion recorded February 15, 2013, as Document No. 2013025-00028878 of Official Records, shown as "North 71°20'00" East 81.37 feet" ; thence along the boundary of said annexation the following five courses:

- 1<sup>st</sup>- North 72°00'00" East 140.00 feet; thence,
- 2<sup>nd</sup>- North 80°00'00" East 80.00 feet; thence,
- 3<sup>rd</sup>- South 80°32'14" East 46.58 feet to the northwesterly line of Ramona Drive, 60 feet wide, and the beginning of a non-tangent curve concave northwesterly and having a radius of 370.00 feet and a radial bearing of North 38°27'19" West; thence along said northwesterly line the following two courses:
  - 4<sup>th</sup>- Northeasterly 101.46 feet, through a central angle of 15°42'41"; thence,
  - 5<sup>th</sup>- North 35°50'00" East 65.00 feet to a point being the easterly terminus of that certain course shown as "L90 S53°38'37"E 85.00" on sheet 2 of 2 of Exhibit "B" for Parcel A of Parcel Map Waiver No. 1083, Voluntary Merger, recorded as Document No. 2001-0149334 of Official Records in the Office of said County Recorder; thence along the boundary of said Parcel A the following five courses:
    - 6<sup>th</sup>- North 54°10'00" West 85.00 feet; thence,
    - 7<sup>th</sup>- South 61°40'00" West 33.00 feet; thence,
    - 8<sup>th</sup>- South 36°00'00" West 61.00 feet; thence,
    - 9<sup>th</sup>- South 51°50'00" West 59.00 feet; thence,
    - 10<sup>th</sup>- South 56°20'00" West 223.00 feet to the point of beginning.

Containing 0.55 Acres

 7/4/22  
Larry J. Frager P.L.S. 7998 Date



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

*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: 7/14/2022

\*P.O.B. THE NORTHEASTERLY TERMINUS OF THE FIRST COURSE OF  
 "RAMONA PARCEL 'A'" - MASS ANNEXATION TO THE  
 CAMARILLO SANITARY DISTRICT, CERTIFICATE OF  
 COMPLETION RECORDED FEBRUARY 15, 2013 AS  
 DOC. No. 20130215-00028878 OF OFFICIAL RECORDS

CAMARILLO  
 SANITARY  
 DISTRICT

99 M.R. 4  
 LOT 35

99 M.R. 4  
 LOT 36

25 M.R. 17  
 LOT 64

35 M.R. 59  
 LOT 1

35 M.R. 59  
 LOT 2

CAMARILLO  
 SANITARY  
 DISTRICT

Portion of  
 Parcel A  
 PMW-1083  
 (VOLUNTARY MERGER)  
 2001-0149334 O.R.

Parcel 2  
 20101020-00162109, O.R.

PARCEL A

99 M.R. 4  
 LOT 34

99 M.R. 4  
 LOT 33

\*P.O.B.  
 "RAMONA PARCEL 'A'" - MASS ANNEXATION  
 CAMARILLO SANITARY DISTRICT  
 CERTIFICATE OF COMPLETION 2/15/13  
 DOC. NO. 20130215-00028878 O.R.

35 M.R. 59  
 LOT 49

CAMARILLO  
 SANITARY  
 DISTRICT

CAMARILLO  
 SANITARY  
 DISTRICT

RAMONA DRIVE

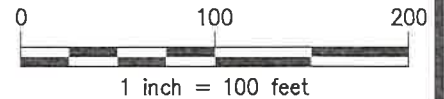
LOCATION MAP

NOT TO SCALE

○ ANNEXATION COURSES:

1. N 72°00'00" E 140.00'
2. N 80°00'00" E 80.00'
3. S 80°32'14" E 46.58'
4. Δ=15°42'41" R=370.00'  
 N 38°27'19" W (RAD)  
 L=101.46'
5. N 35°50'00" E 65.00'
6. N 54°10'00" W 85.00'
7. S 61°40'00" W 33.00'
8. S 36°00'00" W 61.00'
9. S 51°50'00" W 59.00'
10. S 56°20'00" W 223.00'

AREA 0.55 ACRES



- PROPOSED ANNEXATION AREA
- EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY
- P.O.B. POINT OF BEGINNING



*Larry Frager* 7/11/22  
 LARRY J. FRAGER, PLS 7998 DATE

CAMARILLO SANITARY DISTRICT ANNEXATION  
 1659 RAMONA DRIVE

BEING A PORTION OF TRACT 50, RANCHO LAS POSAS, IN THE  
 COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 3 MR 22

JUNE 8, 2022

SHEET 1 OF 1

**BENNER and CARPENTER, INC.**  
 CIVIL ENGINEERS LAND SURVEYORS  
 506 E. Main Street Santa Paula, CA 93060  
 (805) 525-3396 FAX: (805) 656-1989

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 AS THE  
 BASIS OF AN OFFER FOR SALE OF THE LAND DESCRIBED.



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: 7/14/2022