

ORDINANCE NO. 1148

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO PREZONING CERTAIN REAL PROPERTY TO THE RURAL EXCLUSIVE (RE) ZONE FOR 7.76 ACRES LOCATED NORTHWEST OF THE INTERSECTION OF LAS POSAS AND LEWIS ROADS, FURTHER DESCRIBED AS CZ-325 (CITY-INITIATED)

The City Council of the City of Camarillo ordains as follows:

SECTION 1: General Findings. The City of Camarillo City Council finds and declares as follows:

A. The property to which this Ordinance relates is located in the County of Ventura, State of California, as set forth and more particularly described on Exhibit A (Legal Description), and as depicted in Exhibit B (Map of the Affected Area), which is attached to this Ordinance and incorporated by reference ("Property").

B. The Property proposed for prezoning consists of 7.76 acres. The City has also initiated applications for a General Plan Amendment (GPA 2017-4) to amend the land use designation from Agriculture to Quasi-Public and Annexation (A-113) of the subject Property.

C. Ventura Local Agency Formation Commission (LAFCO) policies prohibit an annexation that would result in creating an unincorporated County island, and therefore a 3.06-acre parcel that is currently owned by the Church of Jesus Christ of Latter Day Saints and developed with church and parking facilities and located to the west of the project site ("Church Property") is included in the annexation and this prezoning.

D. The Planning Commission conducted a duly-noticed public hearing on November 28, 2017, on this matter and recommended approval to the City Council of the prezoning of the subject 7.76-acre site to the RE Zone.

E. The City Council conducted a duly-noticed public hearing on December 13, 2017, on the application, and each member of the City Council being familiar with the Property and based upon testimony and evidence presented at the hearing and the Planning Commission's records and files, the City Council determined that the public's interest, convenience, and necessity require that the Property be reclassified as described.

SECTION 2. Environmental Review. The City Council exercises its independent judgement and finds that the project impacts have been adequately addressed in the Second Supplemental Environmental Impact Report (SCH # 2013091065), after incorporating the mitigation measures in accordance with the adopted mitigation monitoring and reporting program.

SECTION 3. Prezoning Findings. The City Council has reviewed CZ-325, has received evidence and testimony at a duly-noticed public hearing on December 13, 2017, and finds that the prezoning may be approved based on the following:

A. The reorganization is in keeping with the Guidelines for Orderly Development, as adopted by the City of Camarillo, County of Ventura and the Ventura Local Agency Formation Commission (LAFCO).

B. Rezoning to the Rural Exclusive (RE) Zone will be consistent with the proposed General Plan Amendment for Quasi-Public uses.

C. Adequate public facilities are available to service the annexation area or would be extended at the time of development.

D. The annexation will establish more uniform city limits, which will help to reduce confusion as to which agencies are responsible for providing necessary services to these areas.

E. The Property is adjacent to the city limits and will be within the amended Sphere of Interest boundary line.

F. The annexation and rezoning are not expected to create any significant environmental impacts, which cannot be adequately mitigated as detailed in the Second Supplemental EIR.

G. The proposed reorganization is being proposed to facilitate the development of a desalter facility. Alternate sites were considered; however, the subject site resulted as being the preferred location.

H. The project is exempt from the procedural requirements of the Camarillo Urban Restriction Boundary (CURB) ordinance because the development of the desalter facility is necessary for the delivery of essential public services, as it will produce a new source of drinking water by allowing the City to pump from a part of the local groundwater basin that is currently unusable without blending with imported water. The development of the desalter facility will reduce reliance on purchased imported water. The annexation of the Church Property is also exempt from CURB because it is an existing urbanized use that already receives City sewer services.

SECTION 4. Adoption of CZ-325. The City Council adopts this Ordinance and approves the rezoning of the subject 7.76 acre Property to the City's Rural Exclusive (RE) Zone.

SECTION 5. Amendment of Zoning Map. The Director of Community Development is directed to amend the official zoning map of the City, as adopted by Section 19.06.040 of the Camarillo Municipal Code, to reflect this change of zone upon approval of the annexation by LAFCO.

SECTION 6. Certification and Publication. The City Clerk is directed to certify the adoption of this Ordinance and cause the same to be published in a manner prescribed by law.

PASSED, APPROVED, AND ADOPTED January 10, 2018.

Charlton Craven
Mayor

Attested to on 1/10/18
Jeffrie Madland
City Clerk

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Ordinance No. 1148 was introduced by the City Council at a meeting held December 13, 2017, and subsequently passed and adopted by the City Council at a regular meeting held January 10, 2018, by the following vote:

AYES: Councilmembers: Kildee, McDonald, Morgan, Trembley, Mayor Craven
NOES: Councilmembers: None
ABSENT: Councilmembers: None

Jeffrie Madland
City Clerk

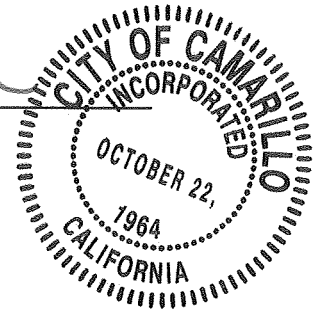


EXHIBIT A

(Legal Description)

That portion of Parcel 1 in the City of Camarillo, County of Ventura, State of California as shown and designated on that certain Parcel Map Waiver No. 970, recorded April 12, 2000 as Document No. 2000-61602 of Official Records, in the Office of the County Recorder of said County, described as follows:

Beginning at the southerly terminus of the 7th course of said Parcel 1 of said Parcel Map Waiver described as "South 15°33'39" East 1472.22 feet"; also being an angle point in the boundary of the City of Camarillo as shown on the map filed in Book 70, Page 25 of Parcel Maps, thence along the 8th course of said Parcel 1 described as "South 74°26'21" West" in said document,

- 1st: South 74°26'21" West 183.80 feet; thence leaving said 8th course,
- 2nd: South 15°33'39" East 425.00 feet; thence,
- 3rd: North 74°26'21" East 500.00 feet; thence,
- 4th: North 15°33'39" West 168.70 feet; thence,
- 5th: South 74°26'21" West 40.00 feet; thence,
- 6th: North 15°33'39" West 256.30 feet; thence,
- 7th: South 74°26'21" West 276.20 feet to the point of beginning.

TOGETHER WITH:

The land described in the document recorded in Book 2039, Page 481 of Official Records, in the Office of the County Recorder of said County.

Contains 7.81 acres.

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

Prepared on December 1, 2017 by:

William L. Meagher

EXHIBIT B

(Map of the Affected Area)

