

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCo

L# 1850



20151109-00165235-0 1/9

Ventura County Clerk and Recorder

MARK A. LUNN

11/09/2015 04:04:32 PM

1002291 \$.00 VA

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 15-11 City of Ventura Reorganization – Olivas Park Drive Extension

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 San Buenaventura – Annexation
Ventura Port District - Annexation
Ventura County Resource Conservation District – Detachment
Ventura County Fire Protection District – Detachment
Ventura County Service Area No. 32 – Detachment
Ventura County Service Area No. 33 – Detachment

3. Assessor's Parcel Number: 179-0-050-030
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 15-11, which was adopted on November 5, 2015, 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: 11-9-15


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 15-11

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE
CITY OF SAN BUENAVENTURA REORGANIZATION – OLIVAS PARK
DRIVE EXTENSION; ANNEXATION TO THE CITY OF SAN
BUENAVENTURA AND VENTURA PORT DISTRICT, AND
DETACHMENT FROM THE VENTURA COUNTY RESOURCE
CONSERVATION DISTRICT, VENTURA COUNTY FIRE PROTECTION
DISTRICT, AND VENTURA COUNTY SERVICE AREA NOS. 32 AND
33**

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 16, 2015; 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 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 San Buenaventura (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 September 16, 2015 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 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 15-11 CITY OF SAN BUENAVENTURA REORGANIZATION – OLIVAS PARK DRIVE EXTENSION.**
- (6) The Commission certifies that it has reviewed and considered the information contained in the environmental impact report entitled “Olivas Park Drive Extension Project” prepared for the City as lead agency, as well as all comments received, and determines that there are not any feasible mitigation measures or feasible alternatives, within the power and authority of LAFCo, which would substantially lessen or avoid any significant effect on the environment [CEQA Guidelines § 15096(g)].
- (7) The Commission hereby adopts the lead agency’s findings (Attachment 4 of the Staff Report), Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program.
- (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) The affected territory is uninhabited as defined by Government Code § 56046, 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. Therefore, pursuant to Government Code § 56662(a), the Commission hereby makes determinations upon the proposal without notice and hearing, and waives conducting authority proceedings entirely.

- (11) 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.
- (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 16, 2015.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Cunningham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Dandy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Freeman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Morehouse	<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 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 type="checkbox"/>
Alt. Commissioner Ramirez	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Rooney	<input checked="" 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"/>

9-16-15

Date


Lou Cunningham, Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

- c: City of San Buenaventura
Montalvo Community Services District
Oxnard Union High School District
Oxnard Elementary School District
Southern California Edison
Semptra Energy/Gas Company
Ventura County Assessor's Office
Ventura County Auditor/Controller
Ventura County Elections Office – Registrar of Voters
Ventura County Fire Protection District
Ventura County IT Services – GIS Officer
Ventura County Planning Division
Ventura County Resource Conservation District
Ventura County Service Area No. 32
Ventura County Service Area No. 33
Ventura County Sheriff's Department – EOC
Ventura County Surveyor's Office
Ventura County Watershed Protection District



0

0.4

Miles

City of San Buenaventura

Victoria Ave

Hwy 101




Johnson Dr

Olivas Park Dr

Perkin Ave

Santa Clara River

City of Oxnard

-  LAFCo 15-11 - Proposal Area
-  City of San Buenaventura - City Boundary
-  City of Oxnard - City Boundary



LAFCo 15-11
City of San Buenaventura
Reorganization
Olivas Park Drive Extension
September 16, 2015

Exhibit A

**CITY OF SAN BUENAVENTURA REORGANIZATION
OLIVAS PARK DRIVE EXTENSION**

Case No. ANNEX-3-13-15083

**ANNEXATION TO THE CITY OF SAN BUENAVENTURA
AND ANNEXATION TO THE VENTURA PORT DISTRICT
AND DETACHMENT FROM THE VENTURA COUNTY RESOURCE
CONSERVATION DISTRICT AND DETACHMENT FROM THE VENTURA
COUNTY FIRE PROTECTION DISTRICT AND DETACHMENT
FROM COUNTY SERVICE AREAS 32 & 33**

That portion of Subdivision No. 7 of Rancho El Rio De Santa Clara O'La Colonial, in the County of Ventura, State of California, described in that certain action entitled "Thomas A. Scott, *et al.*, Plaintiffs, vs. Rafeal Gonzales, *et al.*, Defendants, recorded in Book 6, Page 161 of Deeds, in the Office of the County Recorder of said County, described as follows:

Beginning at the most northerly corner of the parcel of land described in the Grant Deed recorded on February 27, 1956, as Document No. 8470, in Book 1381, Page 237 of Official Records, in said Office of said County Recorder, said northerly corner also being the northerly terminus of the 15th course of the Swift Addition No. 1, Annexation No. 115 to the City of San Buenaventura, as filed with the Secretary of State on October 9, 1970; thence, along the existing City of San Buenaventura boundary along said 15th course and along the boundary of said parcel of land described in said Grant Deed by the following four (4) courses:

- 1st - South 00°02'00" East 765.73 feet; thence, leaving said City of San Buenaventura boundary,
- 2nd - South 89°58'00" West 467.04 feet; thence,
- 3rd - North 41°56'00" West 258.04 feet to said existing City of San Buenaventura boundary; thence, along said City boundary,
- 4th - North 48°04'00" East 859.00 feet to the point of beginning and containing 6.65 Acres.

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.


Alan Azell Rawlins

5/3/15
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:



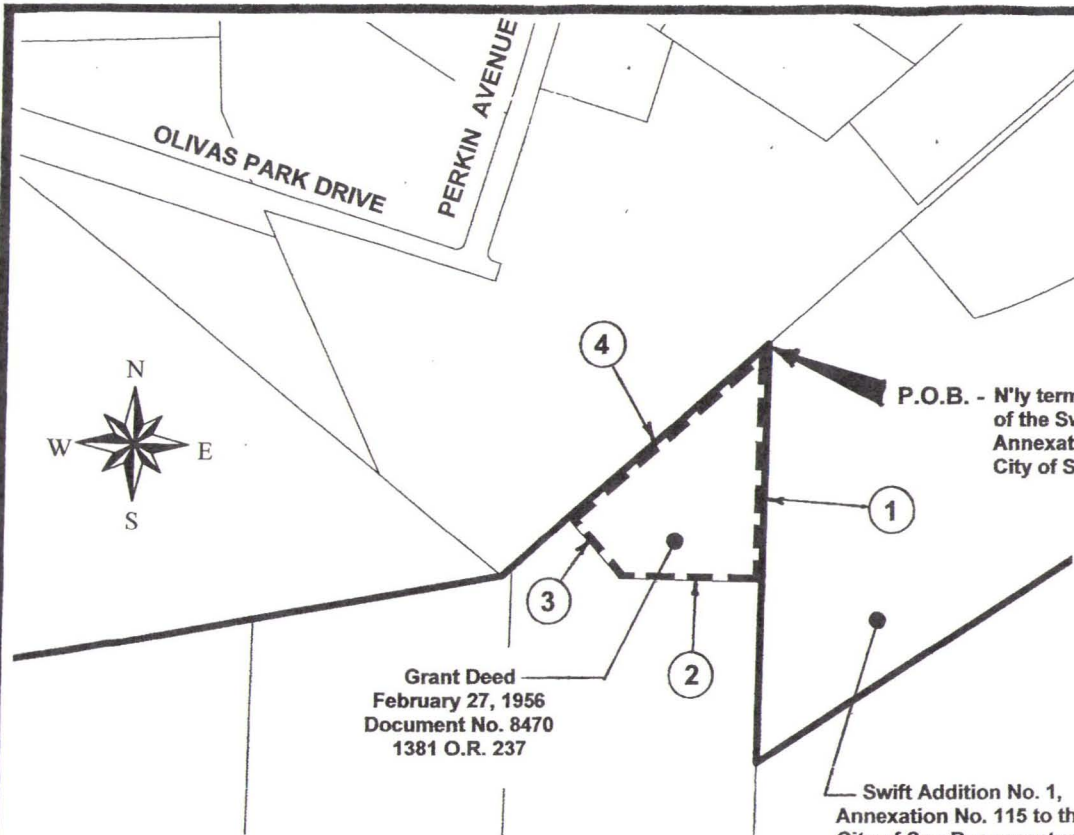
Date:

7/16/2015

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

Certified by: *Alan Azell Rawlins*

Date: 7/16/2015



Grant Deed
February 27, 1956
Document No. 8470
1381 O.R. 237

Swift Addition No. 1,
Annexation No. 115 to the
City of San Buenaventura
Filed with Secretary of State,
State of California
10/09/1970

400 0 400 800 Feet



EXISTING CITY OF SAN BUENAVENTURA BOUNDARY

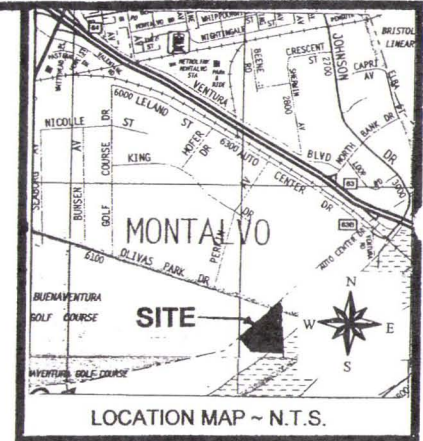
PROPOSED CITY OF SAN BUENAVENTURA ANNEXATION

COURSES

1st - S 00°02'00" E 765.73'
2nd - S 89°58'00" W 467.04'
3rd - N 41°56'00" W 258.04'
4th - N 48°04'00" E 859.00'

6.65 ACRES

P.O.B. - N'y terminus of the 15th course
of the Swift Addition No. 1,
Annexation No. 115 to the
City of San Buenaventura



Alan Azell Rawlins 6/28/15
Alan Azell Rawlins Date

CITY OF SAN BUENAVENTURA REORGANIZATION OLIVAS PARK DRIVE EXTENSION Case No. Annex-3-13-15083

ANNEXATION TO THE CITY OF SAN BUENAVENTURA
AND ANNEXATION TO THE VENTURA PORT DISTRICT
AND DETACHMENT FROM THE VENTURA COUNTY RESOURCE
CONSERVATION DISTRICT AND DETACHMENT FROM THE VENTURA
COUNTY FIRE PROTECTION DISTRICT AND DETACHMENT
FROM COUNTY SERVICE AREAS 32 & 33

That portion of Subdivision No. 7 of Rancho El Rio De Santa Clara
O'La Colonial, as described in that certain action entitled "Thomas A.
Scott, et al., Plaintiffs, vs. Rafeal Gonzales, et al., defendants, per 6 Deeds
161, in the County of Ventura, State of California

December 11, 2014, Revised 02/23/2015, Revised 6/28/15

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