

No Fees per Government Code 27383
RECORDING REQUESTED BY:
Ventura Local Agency
Formation Commission

WHEN RECORDED MAIL TO:
Ventura LAFCO
L# 1850


20070719-00143257-0 1/8
Ventura County Clerk and Recorder
Philip J. Schmitt
07/19/2007 03:47:10 PM
108909 \$.00 AR

**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 Ventura Local Agency Formation Commission of Ventura County, California.

1. The short-term designation, as determined by LAFCO, is:
LAFCO 07-03 City of San Buenaventura Reorganization – Island Coast
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 County Resource Conservation District – Detachment
Ventura County Fire Protection District - Detachment
3. APN: 090-0-022-125 and 090-0-250-275
4. The above listed city and district are located within the following county: Ventura
5. A description of the boundaries of the above cited reorganization is shown on the attached legal description and map, marked Exhibit "A", and by this reference incorporated herein.
6. The territory is uninhabited.
7. This reorganization has been approved subject to the following terms and conditions, if any:
None.
8. Resolution LAFCO 07-03 ordering this reorganization was adopted on June 13, 2007 by the Ventura Local Agency Formation Commission.

I hereby certify that the resolution cited above includes any terms and conditions, and the map and legal description. I declare under penalty of perjury that the foregoing is true and correct.

Dated: 7.19.2007


Everett Millais, Executive Officer
Ventura LAFCO

LAFCO 07-03

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF SAN BUENAVENTURA
REORGANIZATION – ISLAND COAST; ANNEXATION TO
THE CITY OF SAN BUENAVENTURA AND THE
VENTURA PORT DISTRICT; DETACHMENT FROM THE
VENTURA COUNTY RESOURCE CONSERVATION
DISTRICT AND THE VENTURA COUNTY FIRE
PROTECTION DISTRICT**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the proposal as required by law; and

WHEREAS, the proposal was duly considered on May 16, 2007; 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 and recommendation, the environmental document and determination, Sphere of Influence and applicable local plans and policies; and

WHEREAS, all landowners within the affected territory have consented to the proposal; and

WHEREAS, proof has been given to the Commission that the affected territory has less than 12 registered voters and is considered uninhabited; and

WHEREAS, information satisfactory to the Commission has been presented that no subject agency has submitted written opposition to the proposal; and

WHEREAS, the Commission finds that the territory involved is contiguous to lands developed with an urban use, the territory is likely to be developed within 5 years and has been pre-zoned for non-agricultural uses, insufficient non-prime agricultural or vacant land exists within the existing boundaries of the City that is planned and developable for the same general type of use, the territory involved is not subject to voter approval for the extension of services or for changing general plan land use

designations, and the proposal will have no significant adverse effects on the physical and economic integrity of other prime agricultural or open space lands; and

WHEREAS, the Commission finds that the proposal will contribute toward the dire need for affordable housing in Ventura County; and

WHEREAS, the Commission certifies that it has reviewed and considered the Mitigated Negative Declaration prepared by the Lead Agency; and

WHEREAS the Commission has found that the Mitigated Negative Declaration discloses impacts that are mitigated to a level of insignificance;. and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The LAFCO Staff Report dated May 16, 2007, is adopted except where inconsistent with the findings and determinations set forth in this Resolution.
- (2) The Commission finds that the proposal will lead to planned, orderly, and efficient development.
- (3) The reorganization is hereby approved, and the boundaries are established as set forth in the attached Exhibit A.
- (4) The affected territory is uninhabited as defined by Government Code §56046.
- (5) The subject proposal is assigned the following distinctive short form designation: **LAFCO 07-03 CITY OF SAN BUENAVENTURA REORGANIZATION– ISLAND COAST.**
- (6) The Commission, as a responsible agency, has reviewed and considered the information contained in the Mitigated Negative Declaration entitled “EIR-2451; Draft Mitigated Negative Declaration for the Hertel-Cabrillo residential subdivision” prepared by the City of Ventura as lead agency as well as all comments received.

- (7) The Commission finds that, on the basis of the whole record before it, that there is no substantial evidence that the project will have a significant effect on the environment and the Mitigated Negative Declaration reflects the Commission's independent judgment and analysis.
- (8) The Commission hereby adopts the lead agency's Findings, Mitigation Measures and Mitigation Monitoring and Reporting Program.
- (9) The Commission directs staff to file a Notice of Determination in the same manner as the lead agency under CEQA Guidelines §15094 and §15096(i).
- (10) The Commission waives conducting authority proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have not submitted written opposition to the waiver of conducting authority proceedings [Government Code §56663].
- (11) This change of 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 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.**

This reorganization was approved on May 16, 2007 by the vote shown below:

AYES: Commissioners Grandsen, Hess, Long, Waunch and Alternate
Commissioner Parvin

NOES: Commissioners Lange and Parks

ABSTAINS: None

This resolution was adopted on June 13, 2007.

Dated: June 13, 2007



Chair, Ventura Local Agency Formation Commission

Copies: City of San Buenaventura
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning
Ventura County Elections-Registrar of Voters
Southern California Gas Co.
Southern California Edison Co.
Ventura County Sheriff – EOC
Ventura County Fire Protection District
Ventura County Resource Conservation District
Ventura Port District

**ISLAND COAST REORGANIZATION,
ANNEXATION TO THE CITY OF SAN BUENAVENTURA
AND ANNEXATION TO THE VENTURA PORT DISTRICT
DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT AND THE
VENTURA COUNTY RESOURCE CONSERVATION DISTRICT**

That portion of Lot 42, Rancho Santa Paula Y Saticoy, in the County of Ventura, State of California, as per the map recorded in Book "A", Page 290 of Miscellaneous Records (Transcribed Records from Santa Barbara County) in the Office of the County Recorder of said Ventura County, described as follows:

Beginning at the southeasterly corner of Tract No. 4544-2, in the City of San Buenaventura, County of Ventura, State of California, as shown on the map recorded in Book 126, at Page 99 of Miscellaneous Records (Maps) in the Office of the County Recorder of said county, said southeast corner also being the easterly terminus of the 3rd course of the "KNM REORGANIZATION, ANNEXATION NUMBER 292", to the City of San Buenaventura as described in Document Number 1992-051844 of Official Records of said county; thence along said 3rd course and along the boundary of said City of San Buenaventura the following six (6) courses,

- 1st South 54°22'20" West, a distance of 1256.45 feet to the northeast corner of Parcel "A" of the Parcel Map in the City of San Buenaventura, County of Ventura, State of California recorded in Book 16 at Page 26 of Parcel Maps in the Office of the County Recorder of said county; thence along the easterly line of said Parcel Map,
- 2nd South 35°38'40" East, a distance of 775.55 feet to the northwesterly line of the "Santa Paula Freeway" (State Highway 126) as described in the deed to the State of California in Book 2208 at Page 348 of Official Records of said county; thence along said northwesterly line of said Deed the following four (4) courses,
- 3rd North 58°09'56" East, a distance of 461.08 feet; thence,
- 4th North 54°21'05" East, a distance of 500.00 feet; thence,
- 5th North 35°38'55" West, a distance of 12.00 feet; thence,
- 6th North 54°21'05" East, a distance of 317.47 feet to the northeast line of said Lot 42, Rancho Santa Paula Y Saticoy; thence along said northeast line,
- 7th North 35°43'22" West, a distance of 793.76 feet to the easterly prolongation of the south line of said Tract No. 4544-2; thence along said prolongation of said south line,
- 8th South 54°22'20" West, a distance of 20.00 feet to the Point of Beginning.

Contains: 23.38 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.

The above described parcel of land is delineated on the attached Plat to Accompany Legal Description "ISLAND COAST REORGANIZATION, ANNEXATION TO THE CITY OF SAN BUENAVENTURA AND ANNEXATION TO THE VENTURA PORT DISTRICT"

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: 5/31/07

May 16, 2007

K:\HER13611\Survey\exhibits\3611 ANNEXATION TO CITY SAN BUENAVENTURA.doc

07-03

KNM REORGANIZATION
ANNEXATION NO 292 PER
INST NO. 92-051844 OR
CINNAMON
OAK AVE

56'

PLUM STREET

56'

PEACH AVENUE

56'

PORTION OF LOT 42
RANCHO SANTA PAULA Y SATICOY

56'

60'

CITRUS DRIVE

60'

PAJARO AVENUE

60'

56'

56'

56'

56'

56'

56'

56'

56'

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56'

56'

56'

POINT OF BEGINNING EASTERLY
TERMINUS OF THE 3RD COURSE
OF THE "KNM REORGANIZATION,
ANNEXATION NO. 292"



LOCATION MAP
NOT TO SCALE

LEGEND

- PROPOSED CITY BOUNDARY
- PROPOSED ANNEXATION
- EXISTING CITY BOUNDARY

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 SALE OF THE LAND DESCRIBED.

- DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT
- DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT

CITY OF SAN BUENAVENTURA

COMMUNITY SERVICES DEPARTMENT
ENGINEERING DIVISION

PLAT TO ACCOMPANY LEGAL DESCRIPTION
ISLAND COAST REORGANIZATION
ANNEXATION TO THE CITY OF SAN BUENAVENTURA AND
ANNEXATION TO THE VENTURA PORT DISTRICT

DOCUMENT NO. O.R.

RECORDING DATE:

CLERK'S FILE NO.

APPROVED BY:

DRN BY: AET

DATE: APRIL 5, 2007

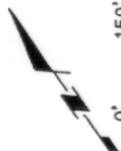
THAT PORTION OF LOT 42, RANCHO SANTA PAULA Y SATICOY, IN THE COUNTY OF VENTURA,
STATE OF CALIFORNIA AS SHOWN IN BOOK "A", PAGE 290 OF MISCELLANEOUS RECORDS
(TRANSCRIBED RECORDS FROM SANTA BARBARA COUNTY) OF SAID VENTURA COUNTY.

LINE DATA

NO	BEARING	DISTANCE
L1	S54°22'20"W	1256.45'
L2	S35°38'40"E	775.55'
L3	N58°09'56"E	461.08'
L4	N54°21'05"E	500.00'
L5	N35°38'55"W	12.00'
L6	N54°21'05"E	317.47'
L7	N35°43'22"W	793.76'
L8	N54°22'20"E	20.00'

AREA

23.38 ACRES



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: 5/31/07

4-03