

—No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency
Formation Commission



20071130-00218997-0 1/8

Ventura County Clerk and Recorder

Philip J. Schmit

11/30/2007 10:23:37 AM

151375 \$.00 co

WHEN RECORDED MAIL TO:

Ventura LAFCO
L# 1850

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 07-06 City of San Buenaventura Reorganization - Willett

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 Fire Protection District – Detachment
Ventura County Resource Conservation District - Detachment

3. APN No: 069-0-020-050

4. The above listed city and districts are located within the following county: Ventura

5. A description of the boundaries of the above cited change of organization is shown on the attached legal descriptions and maps, marked Exhibit "A", and by this reference incorporated herein.

6. The territory is uninhabited.

7. This change of organization has been approved subject to the following terms and conditions, if any: None.

8. Resolution LAFCO 07-06, ordering this reorganization, was adopted on October 17, 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: 11-30-07

Kim Uhlich, Executive Officer
Ventura LAFCO

LAFCO 07-06

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF SAN BUENAVENTURA
REORGANIZATION – WILLETT; ANNEXATION TO THE
CITY OF SAN BUENAVENTURA, 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 October 17, 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 all agencies having land detached within the affected territory have not 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 and within the affected territory, and the organization of local governmental agencies within 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.

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

- (1) The LAFCO Staff Report and Recommendation for approval of the proposal dated October 17, 2007, is adopted.
- (2) The Reorganization, consisting of an annexation to the City of San Buenaventura and a detachment from the Ventura County Resource Conservation District and Ventura County Fire Protection District, is hereby approved and the boundaries are established generally as set forth in the attached Exhibit A.
- (3) The affected territory is uninhabited as defined by Government Code §56046.
- (4) The subject proposal is assigned the following distinctive short form designation:
LAFCO 07-06 CITY OF SAN BUENAVENTURA REORGANIZATION – WILLETT.
- (5) The Commission, as a responsible agency, has reviewed and considered the information contained in the Mitigated Negative Declaration entitled "EIR-2428": Mitigated Negative Declaration for the Centex residential subdivision prepared by the City of San Buenaventura as lead agency as well as comments received.
- (6) 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.
- (7) The Commission hereby adopts the lead agency's Findings, Mitigation Measures and Mitigation Monitoring and Reporting Program.
- (8) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under CEQA Guidelines §15094 and §15096(i).

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Resolution of Approval

October 17, 2007

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- (9) The Commission determines that the project is in compliance with Government Code § 56741 as the territory to be annexed is located within one county and is contiguous with the boundaries of the City of San Buenaventura.
- (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 no affected agency that will gain or lose territory as a result of the proposal has submitted written opposition to the waiver of conducting authority proceedings [Government Code §56663].
- (11) **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 Executive Officer.**

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This resolution was adopted on October 17, 2007.

AYES: Commissioners Hess, Lange, Long, Waunch, Zaragoza and Alternate Commissioner Lotts

NOES: None

ABSTAINS: None

Dated: 10/17/2007 
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

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

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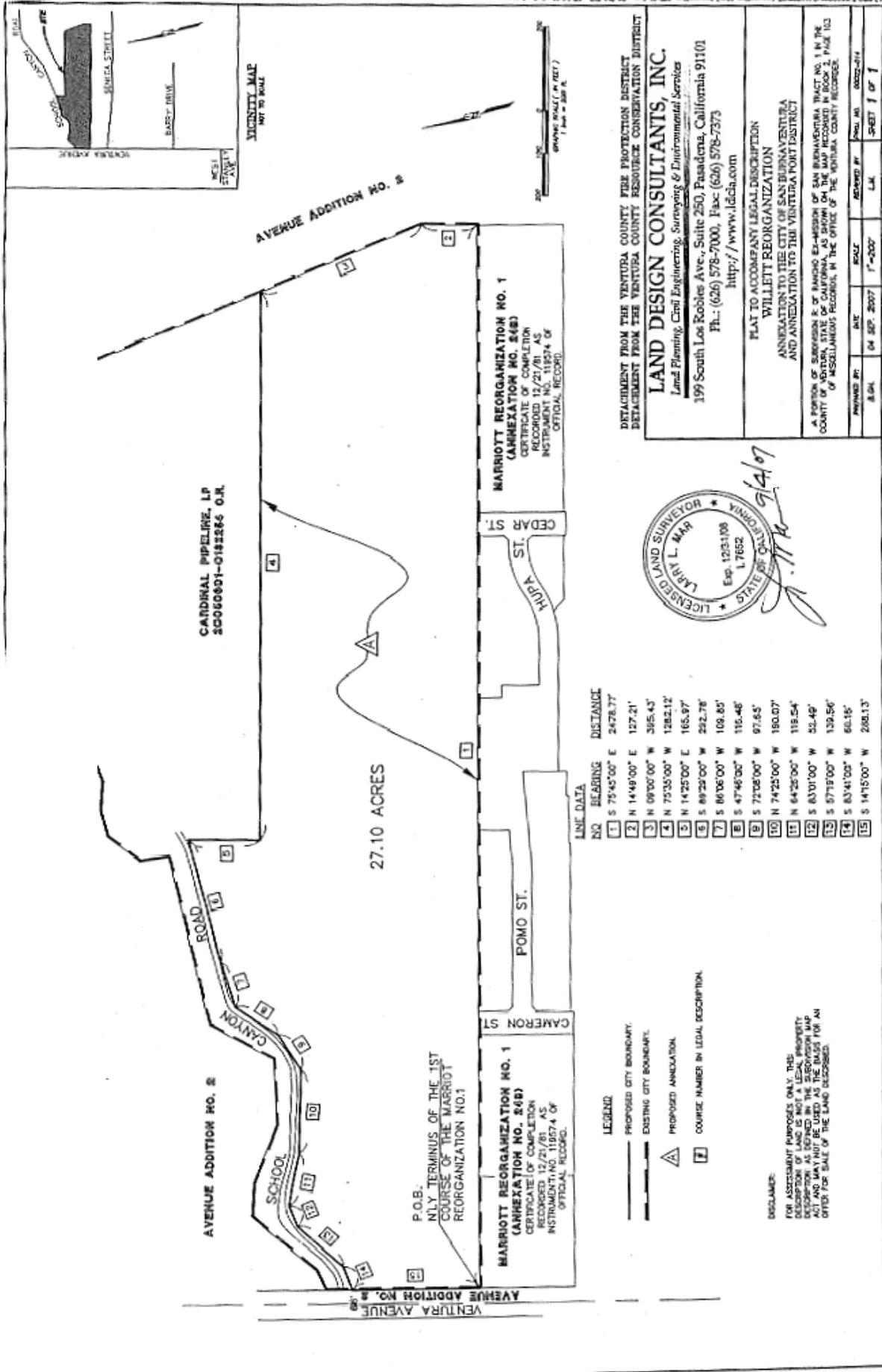


EXHIBIT A

The Ventura County Surveyor's office of the Public Works Agency
certifies this map and legal description to be do finite and contain
Certified by: *[Signature]*
Date: 9/29/07

07-06

EXHIBIT A

CITY OF SAN BUENAVENTURA REORGANIZATION

WILLETT

07-06

ANNEXATION TO THE CITY OF SAN BUENAVENTURA AND
ANNEXATION TO THE VENTURA PORT DISTRICT

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

A PORTION OF SUBDIVISION R OF RANCHO EX-MISSION OF SAN BUENAVENTURA
TRACT NO. 1 IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON
THE MAP RECORDED IN BOOK 2, PAGE 103 OF MISCELLANEOUS RECORDS, IN THE
OFFICE OF THE VENTURA COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF TRACT 1 OF THE MAP OF THE
LANDS OF JACKLIN WILLETT, PART OF RANCHO EX-MISSION, VENTURA COUNTY,
CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 5, PAGE 19 ½ OF
MISCELLANEOUS RECORDS IN THE OFFICE OF SAID VENTURA COUNTY RECORDER;
SAID SOUTHWESTERLY CORNER BEING THE NORTHERLY TERMINUS OF THE 1ST
COURSE OF THE "MARRIOTT REORGANIZATION NO.1" TO THE CITY OF SAN
BUENAVENTURA, RECORDED DEC. 21, 1981 AS INSTRUMENT NO. 119574, OF
OFFICIAL RECORDS;

- 1st THENCE, ALONG THE EXISTING BOUNDARY OF SAID CITY, SOUTH 75° 45'00" EAST 2478.77 FEET TO AN ANGLE POINT IN SAID BOUNDARY OF SAID CITY; BEING THE EASTERLY TERMINUS OF THE 2ND COURSE OF THE "MARRIOTT REORGANIZATION NO. 1" TO SAID CITY; THENCE,
- 2nd CONTINUING ALONG THE EXISTING BOUNDARY OF SAID CITY, NORTH 14°49'00" EAST 127.21 FEET, TO AN ANGLE POINT IN SAID BOUNDARY OF SAID CITY; SAID POINT ALSO BEING THE NORTHERLY TERMINUS OF THE 58TH COURSE OF THE AVENUE ADDITION NO. 2 TO SAID CITY; THENCE,
- 3rd CONTINUING ALONG THE EXISTING BOUNDARY OF SAID CITY, BEING ALONG THE 59TH COURSE OF THE AVENUE ADDITION NO.2 TO THE CITY, NORTH 09°00'00" WEST 395.43 FEET TO AN ANGLE POINT; THENCE LEAVING SAID BOUNDARY OF SAID CITY,
- 4th NORTH 75°35'00" WEST 1282.12 FEET; THENCE,
- 5th NORTH 14°25'00" EAST 165.97 FEET; THENCE,
- 6th SOUTH 89°29'00" WEST 292.78 FEET; THENCE,

- 7th SOUTH 86°06'00" WEST 109.85 FEET; THENCE,
- 8th SOUTH 47°46'00" WEST 116.48 FEET; THENCE,
- 9th SOUTH 72°08'00" WEST 97.65 FEET; THENCE,
- 10th NORTH 74°25'00" WEST 190.07 FEET; THENCE,
- 11th NORTH 64°26'00" WEST 119.54 FEET; THENCE,
- 12th SOUTH 83°01'00" WEST 52.49 FEET; THENCE,
- 13th SOUTH 57°19'00" WEST 139.56 FEET; THENCE,
- 14th SOUTH 83°41'00" WEST 60.16 FEET TO A POINT ON THE 55TH COURSE OF AVENUE ADDITION NO. 2 ANNEXATION TO SAID CITY; THENCE,
- 15th CONTINUING ALONG SAID CITY BOUNDARY, SOUTH 14°15'00" WEST 288.13 FEET TO A POINT BEING THE SOUTHERLY TERMINUS OF THE 55TH COURSE OF AVENUE ADDITION NO. 2 TO SAID CITY, SAID POINT ALSO BEING THE POINT OF BEGINNING.

AREA = 27.10 ACRES

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.

THE ABOVE DESCRIBED PARCEL OF LAND IS DELINEATED ON THE ATTACHED PLAT TO ACCOMPANY LEGAL DESCRIPTION "WILLETT 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: <i>Larry Mar</i>
Date: 9/20/07