

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

WHEN RECORDED MAIL TO:  
Ventura LAFCO  
L# 1850



20090423-00064986-0 1/8

Ventura County Clerk and Recorder  
James B. Becker, Assistant  
04/23/2009 03:18:52 PM  
306046 \$.00 GA

**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, California.

1. The short-term designation, as determined by LAFCO, is:  
LAFCO 09-01 City of San Buenaventura Reorganization – UC Hansen Trust
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 Fire Protection District - Detachment  
Ventura County Resource Conservation District – Detachment  
Ventura County Service Area 33 - Detachment
3. APN No: 089-0-012-110
4. The above listed city and districts are located within the following county: Ventura
5. A description of the boundaries of the above cited reorganization 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 reorganization has been approved subject to the following terms and conditions, if any:  
None.
8. Resolution LAFCO 09-01 ordering this reorganization was adopted on March 18, 2009 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: 4/23/09

  
Kim Uhlrich, Executive Officer  
Ventura LAFCO

**LAFCO 09-01**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE CITY OF SAN BUENAVENTURA  
REORGANIZATION – UC HANSEN TRUST;  
ANNEXATION TO THE CITY OF SAN BUENAVENTURA  
AND THE VENTURA PORT DISTRICT; DETACHMENT  
FROM THE VENTURA COUNTY RESOURCE  
CONSERVATION DISTRICT, THE VENTURA COUNTY  
FIRE PROTECTION DISTRICT, AND COUNTY SERVICE  
AREA No. 33**

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 March 18, 2009; 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 fewer 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 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 March 18, 2009, is adopted
- (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 generally 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 09-01 CITY OF SAN BUENAVENTURA REORGANIZATION– UC HANSEN TRUST.**
- (6) The Commission, as a responsible agency, has reviewed and considered the information contained in the Mitigated Negative Declaration entitled “UC Hansen Trust Property Specific Plan; Final Initial Study and Mitigated Negative Declaration” 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.**

This reorganization was approved on March 18, 2009 by the vote shown below:

AYES: Commissioners Cunningham, Lange, Long, Morehouse, Parks, Parvin and  
Alternate Commissioner Pringle

NOES: None

ABSTAINS: None

This resolution was adopted on March 18, 2009.

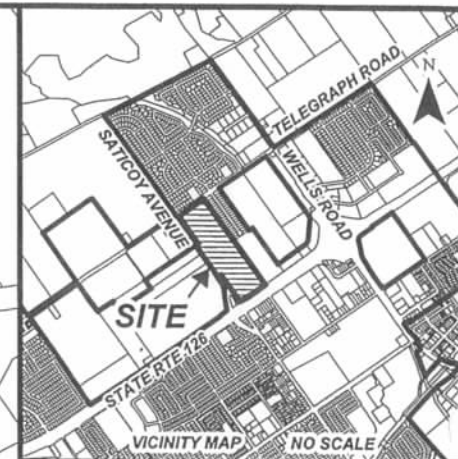
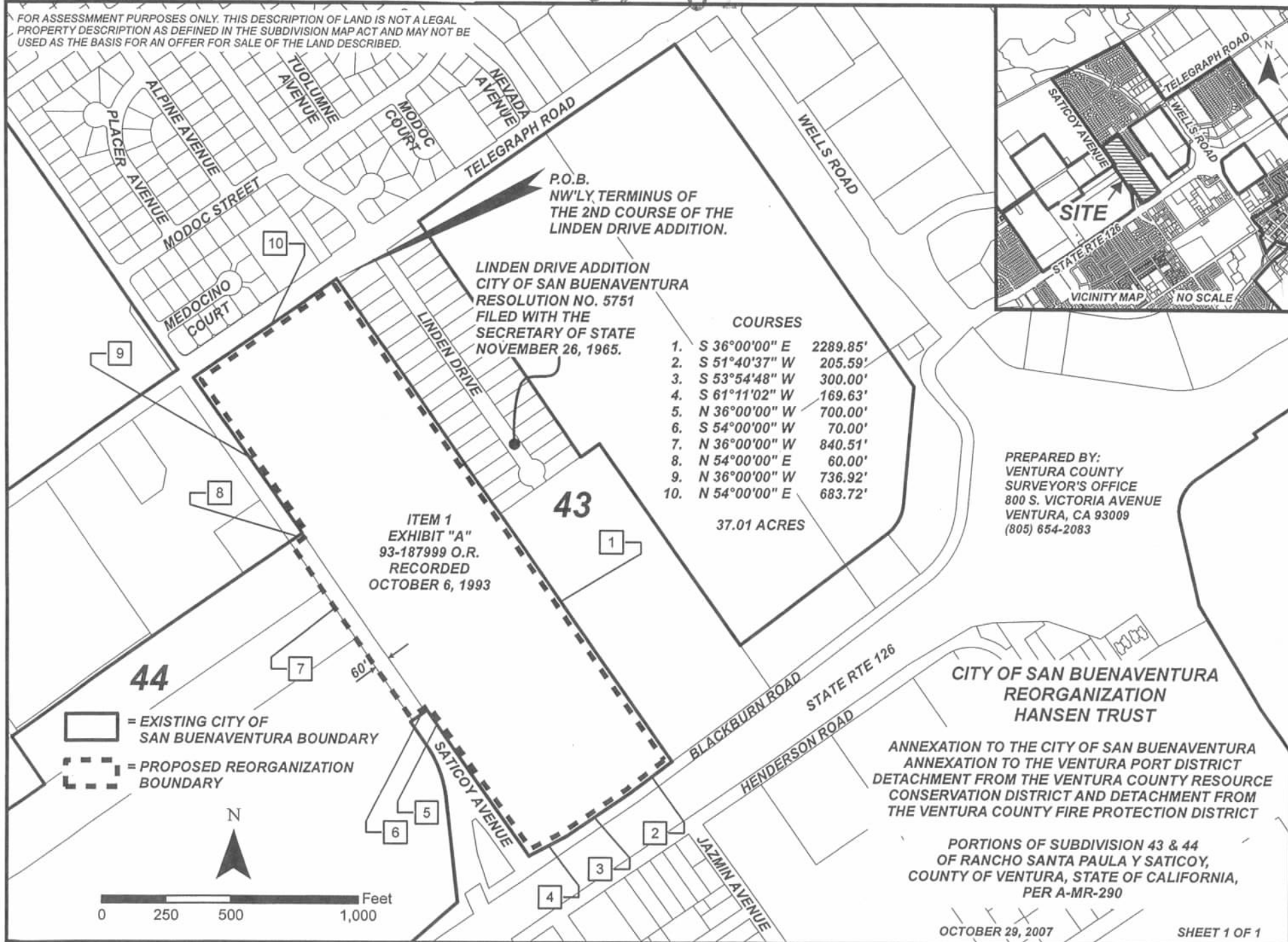
Dated: March 18, 2009

  
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  
Ventura County Service Area No. 33  
Ventura Port District

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.



PREPARED BY:  
VENTURA COUNTY  
SURVEYOR'S OFFICE  
800 S. VICTORIA AVENUE  
VENTURA, CA 93009  
(805) 654-2083

CITY OF SAN BUENAVENTURA  
REORGANIZATION  
HANSEN TRUST

ANNEXATION TO THE CITY OF SAN BUENAVENTURA  
ANNEXATION TO THE VENTURA PORT DISTRICT  
DETACHMENT FROM THE VENTURA COUNTY RESOURCE  
CONSERVATION DISTRICT AND DETACHMENT FROM  
THE VENTURA COUNTY FIRE PROTECTION DISTRICT

PORTIONS OF SUBDIVISION 43 & 44  
OF RANCHO SANTA PAULA Y SATICOY,  
COUNTY OF VENTURA, STATE OF CALIFORNIA,  
PER A-MR-290

09-0

**CITY OF SAN BUENAVENTURA REORGANTIZATION  
HANSEN TRUST  
ANNEXATION TO THE CITY OF SAN BUENAVENTURA  
ANNEXATION TO THE VENTURA PORT DISTRICT  
DETACHMENT FROM THE VENTURA COUNTY RESOURCE  
CONSERVATION DISTRICT AND DETACHMENT FROM  
THE VENTURA COUNTY FIRE PROTECTION DISTRICT**

EXHIBIT A

Those portions of Subdivision 43 and 44 of Rancho Santa Paula y Saticoy, County of Ventura, State of California, as shown on the map recorded in the office of the Ventura County Recorder of said County in Book A, Page 290 of Miscellaneous Records (Maps), described as follows:

Beginning at the northwesterly terminus of the 2<sup>nd</sup> course of the Linden Drive Addition to the City of San Buenaventura, as filed in the Office of the Secretary of State on November 26, 1965; said northwesterly terminus also being the northerly corner of Item 1 of Exhibit "A" as described in the Trustee's Quitclaim Deed recorded in the office of said Ventura County Recorder on October 6, 1993 as Document No. 93-187999 of Official Records; thence, along the boundary of said Item 1 and along the existing boundary of said City the following six (6) courses:

- 1<sup>st</sup> - South 36° 00' 00" East 2289.85 feet; thence,
- 2<sup>nd</sup> - South 51° 40' 37" West 205.59 feet; thence,
- 3<sup>rd</sup> - South 53° 54' 48" West 300.00 feet; thence,
- 4<sup>th</sup> - South 61° 11' 02" West 169.63 feet; thence,
- 5<sup>th</sup> - North 36° 00' 00" West 700.00 feet; thence,
- 6<sup>th</sup> - South 54° 00' 00" West 70.00 feet to a point on the southwesterly line of Saticoy Avenue, 60.00 feet wide; thence, leaving said existing City boundary along said southwesterly line of Saticoy Avenue,
- 7<sup>th</sup> - North 36° 00' 00" West 840.51 feet to a point on said existing City boundary; thence, along said existing City boundary the following three (3) courses:
- 8<sup>th</sup> - North 54° 00' 00" East 60.00 feet to a point on the northeasterly line of said Saticoy Avenue, 60.00 feet wide; thence, along said northeasterly line of Saticoy Avenue,



- 9<sup>th</sup> - North 36° 00' 00" West 736.92 feet to a point on the southerly line of Telegraph Road, 84.00 feet wide; thence, along said southerly line of Telegraph Road,
- 10<sup>th</sup> - North 54° 00' 00" East 683.72 feet to the **Point of Beginning**. Containing 37.01 acres.

*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.*

Prepared By:  
Ventura County Surveyor's Office

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: 2/20/09