

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency Formation Commission

WHEN RECORDED, MAIL TO:

Ventura LAFCo

L# 1850



20120419-00071354-0 1/8

Ventura County Clerk and Recorder

MARK A. LUNN

04/19/2012 01:47:54 PM

606919 \$.00 CO

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 11-06 City of San Buenaventura Reorganization - Parklands
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 No. 32 - Detachment
3. APN Numbers: 089-0-012-140; 089-0-012-160; 089-0-012-185
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 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 11-06, ordering this reorganization, was adopted on October 19, 2011 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: 4/19/12


Kim Uhlich, Executive Officer
Ventura LAFCo

LAFCO 11-06

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF SAN BUENAVENTURA
REORGANIZATION – PARKLANDS; ANNEXATION TO
THE CITY OF SAN BUENAVENTURA AND THE
VENTURA PORT DISTRICT AND DETACHMENT FROM
THE VENTURA COUNTY FIRE PROTECTION DISTRICT,
THE VENTURA COUNTY RESOURCE CONSERVATION
DISTRICT, AND COUNTY SERVICE AREA NO. 32**

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 (Section 56000 et seq. of the California Government Code); and

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

WHEREAS, the proposal was duly considered on October 19, 2011; 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 recommendations, the environmental document, sphere of influence and applicable 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; and

WHEREAS, the Commission certifies that it has reviewed and considered the Final Environmental Impact Report (FEIR) prepared by the lead agency; and

WHEREAS, the Commission has found that the FEIR discloses impacts that are not significant or are mitigated to a level of insignificance; and

WHEREAS, the Commission has found that there remains significant and unavoidable impacts that cannot be mitigated to a level of insignificance and that these impacts were disclosed as part of the Final EIR for the City's 2005 General Plan update and for which statements of overriding considerations were adopted by the City when the Final EIR for the 2005 General Plan was certified;

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


- (1) The LAFCo Staff Report dated October 19, 2011 and the recommendations are adopted.
- (2) The reorganization is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (3) The boundaries of the proposal are found to be definite and certain as approved.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 11-06 CITY OF SAN BUENAVENTURA REORGANIZATION – PARKLANDS.**
- (5) The Commission has reviewed and considered the information contained in the FEIR for the Parklands Specific Plan prepared by 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)].
- (6) The Commission hereby adopts the lead agency's Findings, Mitigation Measures and Mitigation Monitoring and Reporting Program (Attachment 8 of the October 19 Staff Report).
- (7) 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).

- (8) 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.
- (9) The affected territory is uninhabited as defined by Government Code §56046.
- (10) The Commission waives conducting authority proceedings, since satisfactory proof has been given that the subject territory is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that no subject 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) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.
- (12) **A Certificate of Completion shall not be recorded until the City has provided confirmation satisfactory to the Executive Officer that the City's share of funding necessary for the City to accept the \$2.3 million grant from the Department of Homeland Security to reopen Fire Station Number 4 has been identified.**
- (13) **A Certificate of Completion shall not be recorded until and unless a subsequent proposal is filed with LAFCo initiating proceedings for the change of organization or reorganization of all unincorporated island areas that meet the provisions of Government Code Section 56375.3.**
- (14) **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.**
- (15) **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 resolution was adopted on October 19, 2011.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Cunningham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Long	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Freeman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Morehouse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Parvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Pringle	<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 checked="" type="checkbox"/>
Alt. Commissioner Dandy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dated: 10-19-2011


Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

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

**CITY OF SAN BUENAVENTURA REORGANIZATION
PARKLANDS
ANNEXATION NO. 327 TO THE CITY OF SAN BUENAVENTURA
AND ANNEXATION TO THE VENTURA PORT DISTRICT AND
DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION
DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT AND DETACHMENT
FROM COUNTY SERVICE AREA 32**

That portion of Lot 43 of Rancho Santa Paula Y Saticoy, in the County of Ventura, State of California, as shown on the map recorded in the Office of the County Recorder of said County, in Book A, Page 290 of Miscellaneous Records, described as follows:

Beginning at a point in the south line of Telegraph Road, 91.00 feet wide, said point also being the northwesterly terminus of the 2nd course of the Linden Drive Addition to the City of San Buenaventura, as filed with the California Secretary of State, on November 26, 1965; thence, along said 2nd course and along the existing Boundary of said City of San Buenaventura by the following eight courses:

- 1st - South 35°57'00" East 1116.50 feet; thence,
- 2nd - North 53°57'00" East 81.30 feet; thence,
- 3rd - South 36°02'00" East 958.43 feet; thence,
- 4th - North 52°47'45" East 736.20 feet to the beginning of a curve concaved northwesterly and having a radius of 168.00 feet; thence, along said curve,
- 5th - Northeasterly and northerly 140.05 feet through a central angle of 47°45'49"; thence,
- 6th - North 05°01'56" East 472.25 feet; thence,
- 7th - North 35°58'35" West 1645.48 feet to said south line of said Telegraph Road; thence, along said south line,
- 8th - South 54°00'00" West 1250.82 feet to the point of beginning and containing 55.79 acres.

Alan Azell Rawlins, PLS 6701 Date:

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 a basis for an offer for sale of the land described.

2010:/10-11PAR LEG.doc ~ 09/17/10



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

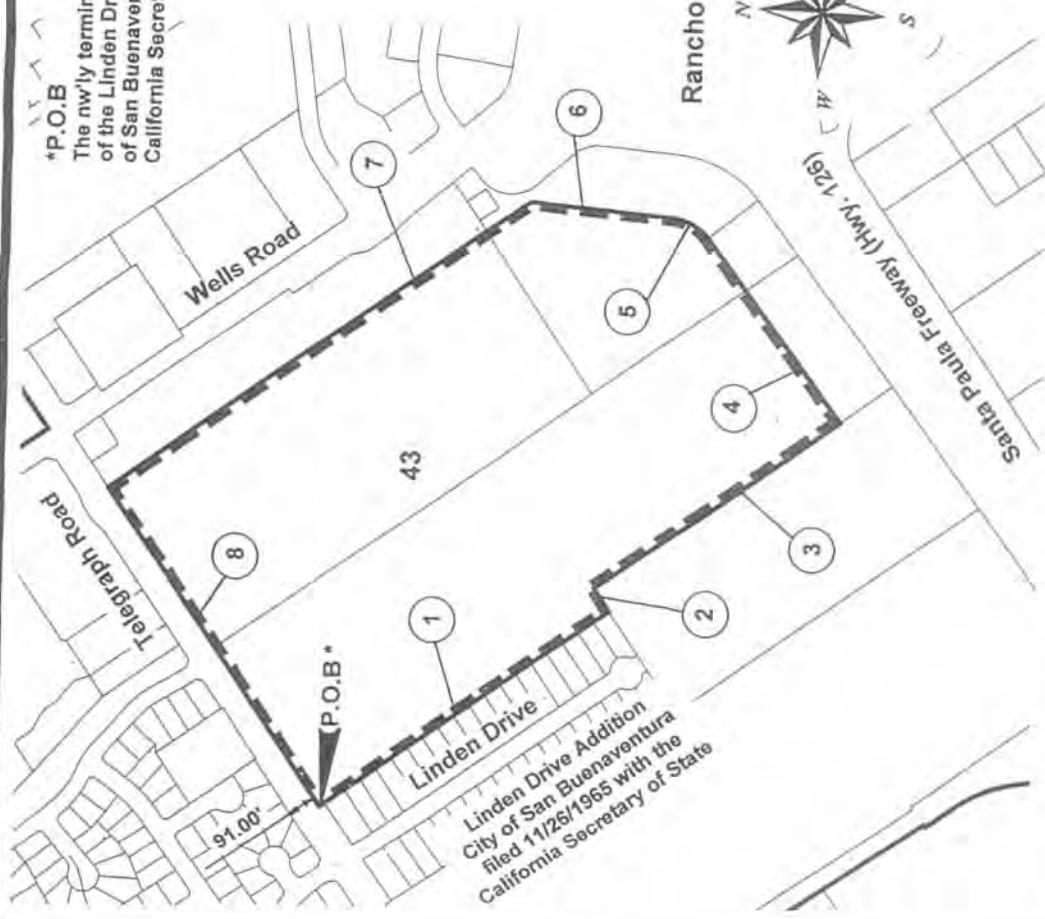
Certified by: 

Date: 2/10/2012

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 Azbell Rawlins*

Date: 2/10/2012



*P.O.B.
The nw'ly terminus of the 2nd course of the Linden Drive Addition to the City of San Buenaventura, 11/26/1965 California Secretary of State

Prepared By:
Zell Rawlins
Z & M Consulting
2148 Mandrill Avenue
Ventura, California 93003
1-805-535-8156

Courses		
1st -	S 35°57'00" E	1116.50'
2nd -	N 53°57'00" E	81.30'
3rd -	S 36°02'00" E	958.43'
4th -	N 52°47'45" E	736.20'
5th -	R = 168.00'; L = 140.05';	
	Delta = 47°45'49"	
6th -	N 05°01'56" E	472.25'
7th -	N 35°58'35" W	1645.48'
8th -	S 64°00'00" W	1250.82'

55.79 Acres.

Rancho Santa Paula Y Saticoy



Alan Azbell Rawlins 02/02/12
Alan Azbell Rawlins, PLS 6701 Date:

CITY OF SAN BUENAVENTURA REORGANIZATION PARKLANDS
ANNEXATION NO. 327 TO THE CITY OF SAN BUENAVENTURA AND ANNEXATION TO THE VENTURA PORT DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT AND DETACHMENT FROM COUNTY SERVICE AREA 32

Being a portion of Lot 43 of Rancho Santa Paula Y Saticoy, in the County of Ventura, State of California, per A.M.R. 290.
September 24, 2010; Revised 02/02/12

Existing City of San Buenaventura Boundary
Proposed Reorganization Boundary



FOR ASSESSMENT PURPOSES ONLY. THIS MAP IS NOT A MAP AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND SHOWN.