

No Fees per Government Code 27383

**2024000034023**

RECORDING REQUESTED BY:  
Ventura Local Agency Formation Commission  
WHEN RECORDED MAIL TO:  
Ventura LAFCo  
L# 1850

Recorded in Official Records  
Ventura County Clerk-Recorder  
Michelle Ascencion

06/03/2024      Titles: 1    Pages: 9  
10:28 AM  
VEN      Fees: \$0.00  
CERVANTD



VENTURA LOCAL AGENCY FORMATION COMMISSION  
801 South Victoria Ave., Suite 301  
Ventura, CA 93003

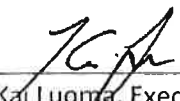
**CERTIFICATE OF COMPLETION**

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 23-26 City of San Buenaventura Reorganization – Southeast Harbor**
2. The specific changes of organization involved in this reorganization are 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. Assessor’s Parcel Number: 138-0-050-090
4. The city and districts listed above are located in Ventura County.
5. The Local Agency Formation Commission’s resolution of approval, LAFCo 23-26, which was adopted on February 21, 2024, 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: 6-3-24

  
Kai Luoma, Executive Officer  
Ventura LAFCo

**LAFCO 23-26**

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING  
LAFCo 23-26 CITY OF SAN BUENAVENTURA REORGANIZATION –  
SOUTHEAST HARBOR**

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 February 21, 2024; 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 12 registered voters and is considered uninhabited; and

WHEREAS, no written opposition against the proposal has been submitted; 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 February 21, 2024, and recommendation for approval of the proposal are adopted.
- (2) The proposal will lead to planned, orderly, and efficient development.

- (3) The annexation 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 23-26 CITY OF SAN BUENAVENTURA REORGANIZATION – SOUTHEAST HARBOR.**
- (6) The Commission certifies that it has reviewed and considered the information contained in the environmental impact report (EIR) entitled “Ventura Water Supply Projects Final Environmental Impact Report” (September 2019), Addendum No. 1 (September 2022), and Addendum No. 2 (October 2023), prepared for the City as the lead agency pursuant to the California Environmental Quality Act (CEQA), and adopt the findings and mitigation measures in the EIR, as addended; and
- (7) The Commission hereby approves adopts the lead agency’s findings and Mitigation Monitoring and Reporting Program; and
- (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) Notice has been provided to landowners and registered voters within the affected territory, the noticed disclosed that unless written opposition to the proposal is received before the conclusion of Commission proceedings, the Commission intends to waive protest proceedings, and written opposition from landowners and registered voters within the affected territory was not received before the conclusion of Commission proceedings.
- (11) The Commission waives conducting authority proceedings pursuant to Government Code § 56663.
- (12) The affected territory is uninhabited as defined by Government Code § 56046.

- (13) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.
- (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 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.
- (16) This reorganization shall not be recorded until such time as the LAFCo Executive Officer has received written documentation of the California Coastal Commission's approval of an amendment of the City's Local Coastal Program that would accommodate the anticipated development within the proposal area.
- (17) If a certificate of completion has not been filed within one year after the Commission's approval of the proposal, the proceeding shall be deemed terminated unless prior to the expiration of that year the Commission authorizes an extension of time for that completion (Government Code § 57001).

This resolution was adopted on February 21, 2024.

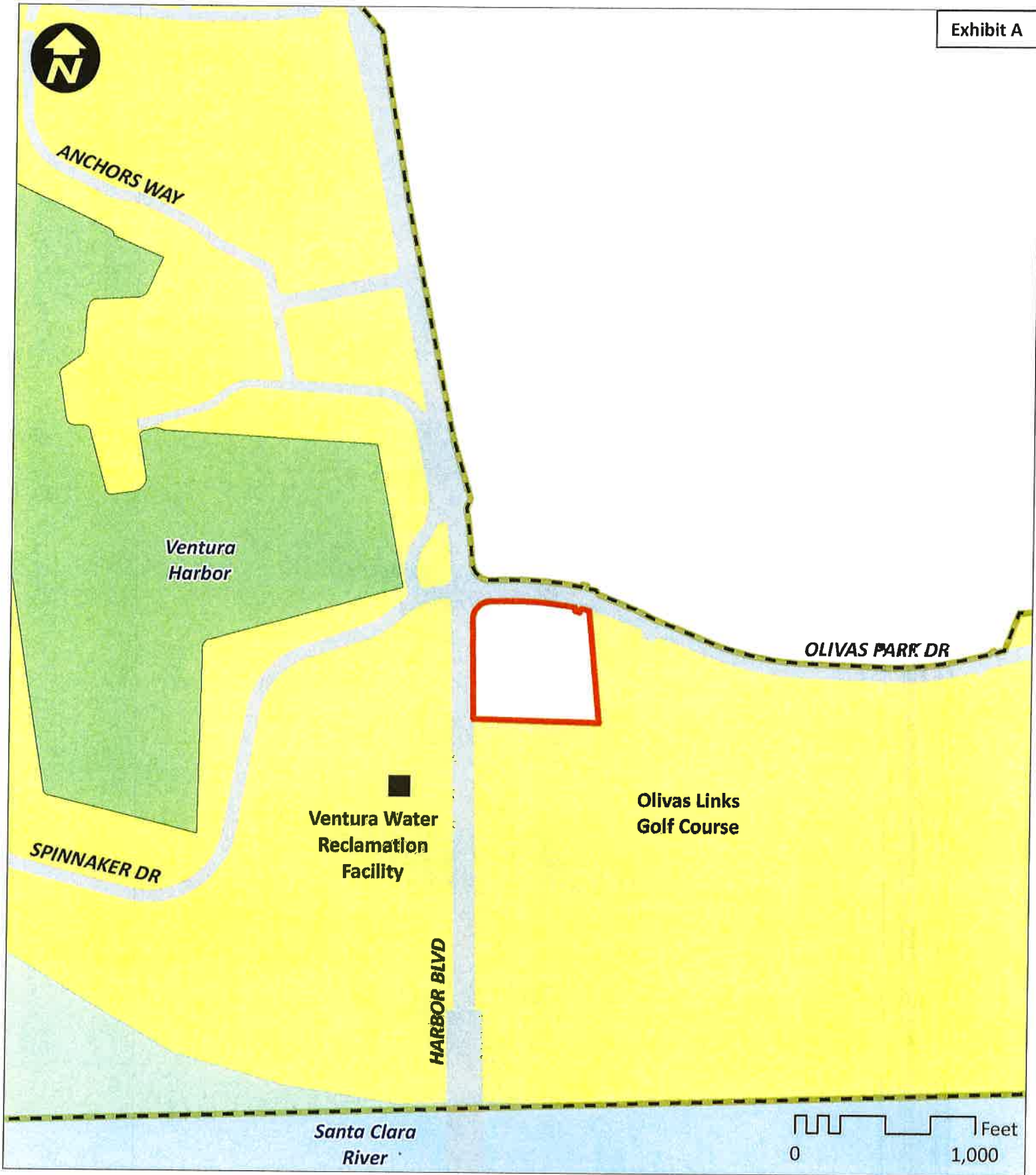
	AYE	NO	ABSTAIN	ABSENT
Commissioner Avila	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Crosswhite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Gorell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Parvin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Richards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Rooney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Zaragoza	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Hasan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Alt. Commissioner Ross	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Santangelo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2/21/2024  
Date

Jerry M. Casper  
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies: City of San Buenaventura  
Ventura Port District  
Southern California Edison  
Southern California Gas Company  
Ventura County Assessor  
Ventura County Auditor/Controller  
Ventura County Elections-Registrar of Voters  
Ventura County Fire Protection District  
Ventura County Planning Division  
Ventura County Environmental Health Division  
Ventura County Resource Conservation District  
Ventura County Sheriff – EOC  
Ventura County Surveyor  
Ventura County GIS Officer



## CITY OF SAN BUENAVENTURA REORGANIZATION

### SOUTHEAST HARBOR

### PARCEL A

#### ANNEXATION 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 NO. 32

That portion of Subdivision 7 of the West one-half of the Rancho San Miguel, in the County of Ventura, State of California, as shown on the map recorded in Book 5 Page 32 of Miscellaneous Records (Maps), in the Office of the County Recorder of said County, being that certain 10.02 acre parcel shown on the Record of Survey filed May 12, 1970 in Book 37, Pages 48 through 50, inclusive, of Records of Survey in the Office of said County Recorder, more particularly described as follows:

**Beginning** at the easterly terminus of the 4th course of the Fleischmann Addition No. 3 annexation to the City of San Buenaventura as described and shown in City of San Buenaventura Resolution No. 5691 passed and adopted March 23, 1964, and subsequently filed in the Office of the Secretary of State of the State of California on March 30, 1964, said easterly terminus also being the southeasterly corner of said certain 10.02 acre parcel shown on said Record of Survey; thence, along the boundary of said district the following ten (10) courses:

- 1st: North 38° 33' 55" West 699.32 feet; thence,
- 2nd: North 31° 04' 15" West 553.42 feet to the beginning of a curve concave southeasterly, having a radius of 100.00 feet; thence, along said curve,
- 3rd: Northerly, northeasterly, and easterly 157.09 feet through a central angle of 90° 00' 21"; thence,
- 4th: North 38° 56' 06" East 100.13 feet to the beginning of a curve concave southwesterly, having a radius of 1690.00 feet; thence, along said curve,
- 5th: Easterly and southeasterly 375.11 feet through a central angle of 12° 43' 02'; thence,
- 6th: South 04° 30' 30" West 20.37 feet; thence,
- 7th: South 75° 29' 30" East 25.00 feet; thence,
- 8th: North 24° 30' 30" East 21.69 feet to the beginning of a non-tangent curve concave southwesterly, having a radius of 1690.00 feet, to which a radial line bears North 12° 44' 54" East; thence, along said curve,

9th: Southeasterly 45.88 feet through a central angle of 1° 33' 20"; thence,

10th: South 05° 42' 41" East 625.55 feet **Point of Beginning**.

Containing 10.02 acres, more or less.

*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.*



10-4-2023

Daniel J. Walsh, PLS 7540  
County Surveyor  
Ventura County

Date



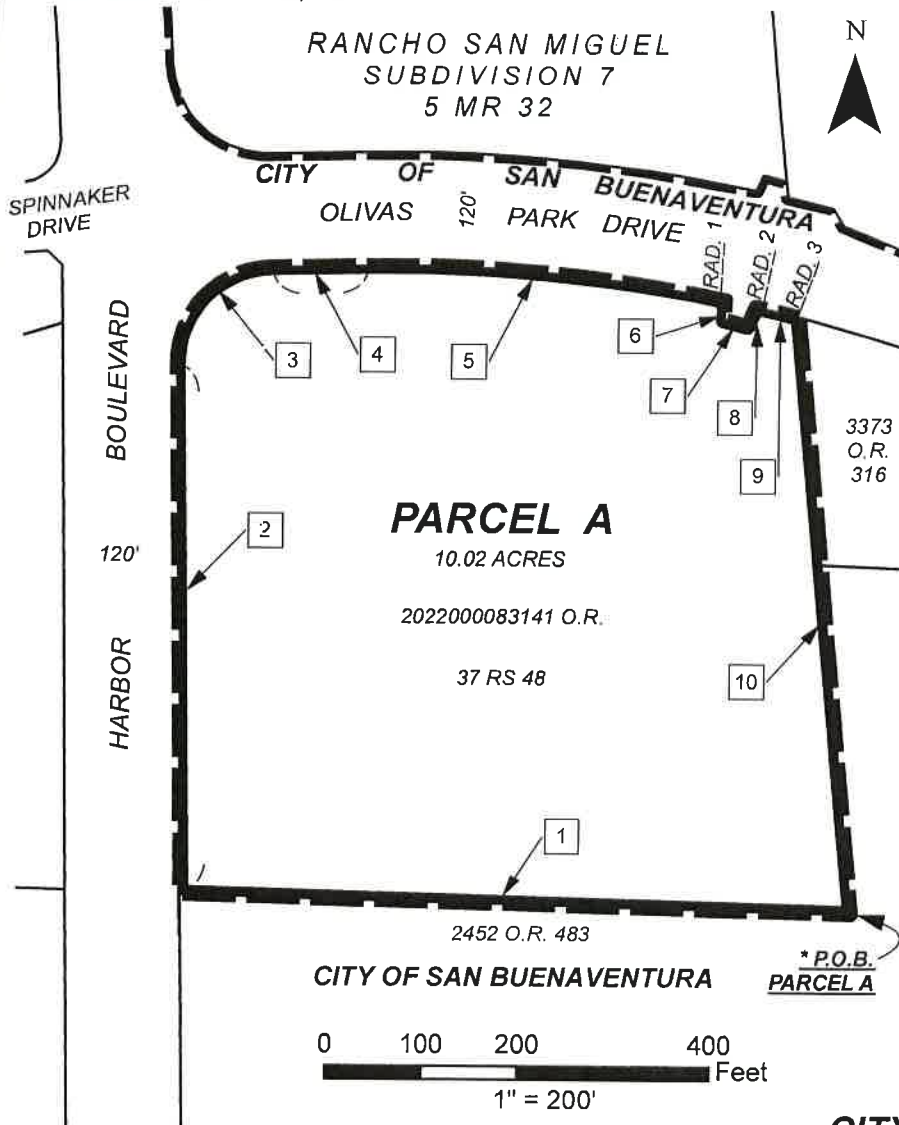
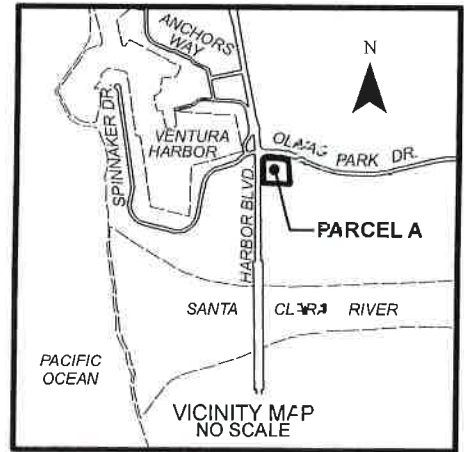
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:  Date: 12/12/2023



**\* P.O.B. - PARCEL A:**

THE EASTERLY TERMINUS OF THE 4TH COURSE OF THE FLEISCHMANN ADDITION NO. 3 ANNEXATION TO THE CITY OF SAN BUENAVENTURA PER CITY OF SAN BUENAVENTURA RESOLUTION NO. 5691 PASSED AND ADOPTED MARCH 23, 1964, AND FILED IN THE OFFICE OF THE SECRETARY OF STATE OF THE STATE OF CALIFORNIA ON MARCH 30, 1964



**LEGEND**

- = EXISTING CITY OF SAN BUENAVENTURA BOUNDARY
- = PROPOSED ANNEXATION TO CITY OF SAN BUENAVENTURA
- P.O.B.** = POINT OF BEGINNING
- O.R.** = OFFICIAL RECORDS
- MR** = MISCELLANEOUS RECORDS
- RS** = RECORD OF SURVEY

**COURSE DATA**

1. N 88° 33' 55" W 699.32'
2. N 01° 04' 15" W 53.42'
3. Δ = 90° 00' 21" R = 100.00'  
L = 157.09' (RIGHT)
4. N 88° 56' 06" E 100.13'
5. Δ = 12° 43' 02" R = 1690.00'  
L = 375.11' (RIGHT)
6. S 04° 30' 30" W 20.37'
7. S 75° 29' 30" E 25.00'
8. N 24° 30' 30" E 21.69'
9. Δ = 1° 33' 20" R = 1690.00'  
L = 45.88' (RIGHT)
10. S 05° 42' 41" E 625.55'

- RAD. 1 = N 11° 39' 08" E
- RAD. 2 = N 12° 44' 54" E
- RAD. 3 = N 14° 18' 14" E

**CITY OF SAN BUENAVENTURA  
REORGANIZATION  
SOUTHEAST HARBOR**

ANNEXATION 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 NO. 32

**PARCEL A**

A PORTION OF SUBDIVISION 7, RANCHO SAN MIGUEL,  
VENTURA COUNTY, CALIFORNIA,  
PER 5 MR 32

Disclaimer: For assessment purposes only. This map 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.

*Daniel J. Walsh*  
DANIEL J. WALSH, PLS 7540  
COUNTY SURVEYOR  
VENTURA COUNTY



10-4-2023  
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: *[Signature]* Date: 12/12/2023