

No Fees per Government Code 27383

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

**2024000076210**

Recorded in Official Records  
Ventura County Clerk-Recorder  
Michelle Ascencion

11/12/2024  
01:10 PM  
VEN  
VARELG

Titles: 1 Pages: 12  
Fees: \$0.00



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 20-06 City of Santa Paula Reorganization – Santa Paula West Business Park Specific Plan**

2. The specific change of organization is as follows:

City of Santa Paula – Annexation  
Gold Coast Transit District – Detachment  
Ventura County Resource Conservation District – Detachment  
Ventura County Service Area No. 32 - Detachment

3. Assessor's Parcel Numbers: 098-0-010-155, 098-0-010-165, 098-0-010-175 (portion), 098-0-010-185, 098-0-010-195, 098-0-020-045, 098-0-020-225

4. The proposal area listed above is located in Ventura County.

5. The Local Agency Formation Commission's resolution of approval, LAFCo 20-06, which was adopted on September 18, 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: 11-12-24

  
Kai Luoma, Executive Officer  
Ventura LAFCo

**LAFCO 20-06**

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE CITY OF SANTA PAULA REORGANIZATION – SANTA PAULA WEST BUSINESS PARK SPECIFIC PLAN; ANNEXATION TO THE CITY OF SANTA PAULA, AND DETACHMENT FROM THE GOLD COAST TRANSIT DISTRICT, VENTURA COUNTY RESOURCE CONSERVATION DISTRICT, AND VENTURA 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 (§ 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 September 18, 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, not 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, information satisfactory to the Commission has been presented that no subject or affected agencies have submitted written opposition to the proposal; and

WHEREAS, no written opposition against the proposal has been submitted; and

WHEREAS, the Commission certifies that it has reviewed and considered the Environmental Impact Report, as addended, prepared for and by the City; and

WHEREAS, the Commission finds that the EIR, as addended, discloses impacts that are not significant or are mitigated to less-than-significant levels; and

WHEREAS, the Commission finds that there are significant and unavoidable impacts that cannot be mitigated to less-than-significant levels, and that these impact findings be made, in accordance with § 15093 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the Commission makes a statement of overriding considerations that based on substantial evidence in the record the benefits of the project outweigh the unavoidable adverse environmental effects; 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 Santa Paula (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 September 18, 2024, and recommendation for approval of the proposal are adopted.
- (2) 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 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 20-06 CITY OF SANTA PAULA REORGANIZATION – SANTA PAULA WEST BUSINESS PARK SPECIFIC PLAN.**
- (6) The Commission certifies that it has reviewed and considered the information contained in the environmental impact report (EIR) entitled “Santa Paula West Business Park Specific Plan Environmental Impact Report” (December 2018) and Addendum (December 2023), prepared for and by the City as the lead agency pursuant to CEQA, 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)); and

- (7) The Commission hereby 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) The affected territory is uninhabited as defined by Government Code § 56046.
- (11) Pursuant to Government Code § 56663, 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.
- (12) The Commission waives conducting authority proceedings pursuant to Government Code § 56663.
- (13) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.
- (14) **A certificate of completion for 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) **A certificate of completion for 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, as determined by the County Surveyor, have been submitted to the LAFCo Executive Officer.**
- (16) **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).**

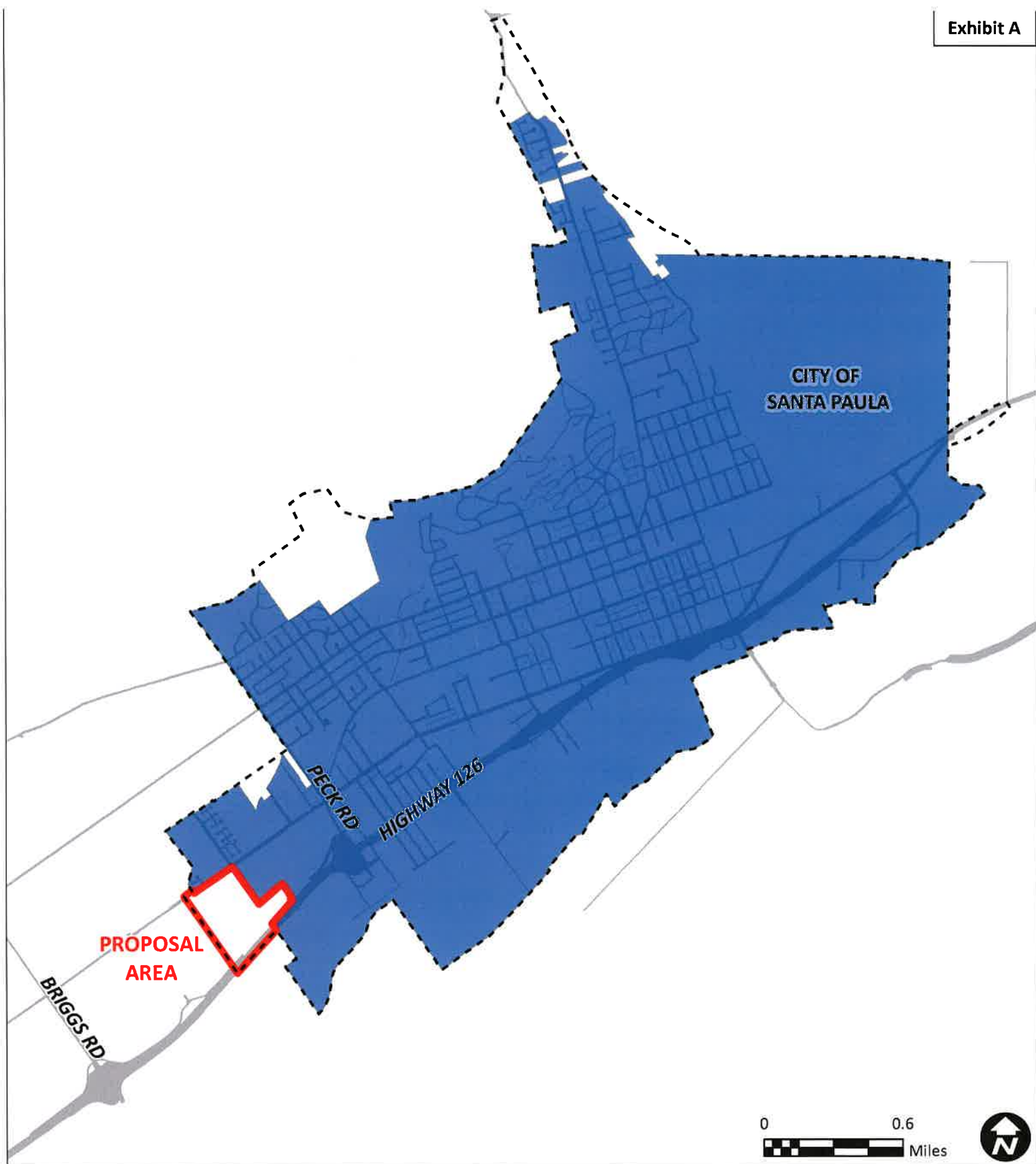
This resolution was adopted on September 18, 2024.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Avila	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
Alt. Commissioner LaVere	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>




9/18/2024   
Date Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

- c: City of Santa Paula
- Gold Coast Transit District
- Ventura County Service Area No. 32
- Ventura County Planning Division
- Ventura County Resource Conservation District
- Southern California Edison
- Sempra Energy/Gas Company
- Ventura County Watershed Protection District
- Ventura County Assessor's Office
- Ventura County Auditor – Controller
- Ventura County Elections – Registrar of Voters
- Ventura County Sheriff – EOC
- Ventura County Surveyor
- Ventura County GIS Officer



LAFCo 20-06  
City of Santa Paula Reorganization  
Santa Paula West Business Park  
September 18, 2024

-  Proposal Area
-  City of Santa Paula - City Boundary
-  City of Santa Paula - Sphere of Influence

## EXHIBIT A

### CITY OF SANTA PAULA REORGANIZATION: SANTA PAULA WEST BUSINESS PARK

ANNEXATION TO THE CITY OF SANTA PAULA AND DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT AND DETACHMENT FROM THE GOLD COAST TRANSPORTATION DISTRICT AND DETACHMENT FROM VENTURA COUNTY SERVICE AREA 32

#### PARCEL A

Being portions of Subdivisions 20, 32 and 33 of Rancho Santa Paula y Saticoy, in the County of Ventura, State of California, as shown on the map recorded in Book A, Page 290 of Miscellaneous Records (Maps) (transcribed records from Santa Barbara County) in the Office of the County Recorder of said County, described as a whole as follows:

**Beginning** at the most southerly corner of the parcel described in the ANACAPA CORPORATION ADDITION ANNEXATION to the City of Santa Paula, filed in the Office of the California Secretary of State, on September 6, 1968, said corner being the southwesterly terminus of the course shown as having a bearing and distance of North 54°00'00" East, 3527.36 feet in said Annexation, said corner also lying on the southeasterly right-of-way line of **Telegraph Road (80 feet wide)**; thence along the southeasterly line of said Annexation, and continuing along the boundary of said City of Santa Paula by the following twelve (12) courses;

- 1st North 53°59'31" East, a distance of 1060.62 feet to the northeasterly line of said Subdivision 33 and the most westerly corner of Parcel 2 as described in the FLINTKOTE REORGANIZATION ANNEXATION to the City of Santa Paula, recorded on April 16, 1979 in Book 5368, at Page 693 of Official Records, in said Recorder's Office; thence along the boundary of said Parcel 2 by the following five (5) courses:
- 2nd South 36°02'18" East, a distance of 1036.90 feet to the northwesterly line of the Southern Pacific Railroad right-of-way (100 feet wide) as shown on map filed in Book 26, at Page 37 of Parcel Maps, in said Recorder's Office; thence along said northwesterly line by the following four (4) courses:
- 3rd North 51°03'20" East, a distance of 324.48 feet to the beginning of a tangent curve concave northwesterly having a radius of 5679.61 feet; thence along said curve,
- 4th Northeasterly through a central angle of 00°18'00", an arc distance of 29.74 feet to the beginning of a compound curve concave northwesterly having a radius of 2814.84 feet; thence along said curve,
- 5th Northeasterly through a central angle of 00°36'00", an arc distance of 29.48 feet to the beginning of a compound curve concave northwesterly having a radius of 1859.91 feet; thence along said curve,



- 6th Northeasterly through a central angle of 10°03'22", an arc distance of 326.44 feet to the most easterly corner of said Parcel 2 and the 8th course of the parcel described in the TOLO REORGANIZATION ANNEXATION to the City of Santa Paula recorded on August 16, 1985 in Document No. 85-089172 of Official Records, in said Recorder's Office; thence along said 8th course,
- 7th South 36°00'00" East a distance of 368.32 feet to a point on the 22nd course of the parcel described in the SANTA PAULA REORGANIZATION, WATER RECYCLING FACILITY ANNEXATION to the City of Santa Paula, recorded on September 14, 2006 as Document No. 20060914-00194361 of Official Records, in said Recorder's Office; thence along the boundary of last said parcel by the following five (5) courses:
- 8th South 54°00'00" West, a distance of 30.00 feet; thence,
- 9th South 36°00'00" East, a distance of 66.76 feet to a point on the northwesterly line of *State Route 126 (width varies)*; thence along last said northwesterly line by the following two (2) courses:
- 10th South 42°25'23" West, a distance of 263.25 feet; thence,
- 11th South 39°50'47" West, a distance of 437.11 feet to the southwesterly line of said Subdivision 32; thence along said southwesterly line of Subdivision 32,
- 12th South 36°08'05" East, a distance of 183.38 feet to a point on the southeasterly line of said *State Route 126 (width varies)* as shown on the Unrecorded Map No. 60034 filed in the Office of the Ventura County Surveyor; thence leaving said City of Santa Paula boundary, along said southeasterly line by the following two (2) courses:
- 13th South 43°44'14" West, a distance of 123.13 feet; thence,
- 14th South 41°15'41" West, a distance of 1202.92 feet to the southwesterly line of the land described in the Quitclaim Deed to Josephine A. Bannon recorded on July 29, 1966 in Book 3023, at Page 593 of Official Records, in said Recorder's Office; thence along last said southwesterly line,
- 15th North 36°00'00" West, a distance of 2105.84 feet to the northwesterly line of said *Telegraph Road (80 feet wide)* as described in the Easement Deed for public road purposes to the County of Ventura recorded on October 4, 1984 in Document No. 34-110208 of Official Records, in said Recorder's Office; thence along last said northwesterly line,
- 16th North 54°00'00" East, a distance of 230.17 feet to the southwesterly line of said ANACAPA CORPORATION ADDITION; thence along last said southwesterly line,
- 17th South 36°00'00" East, a distance of 80.00 feet to the **Point of Beginning**.

Contains: 63.83 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.

*William T. Hurdle*

William T. Hurdle  
PLS 5453

5 - 7 - 2024

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: *5/14/2024*

PORTION SUBDIVISION 20

ANACAPA CORPORATION ADDITION

TELEGRAPH ROAD

POINT OF BEGINNING MOST SOUTHERLY CORNER OF THE ANACAPA CORPORATION ADDITION ANNEXATION TO THE CITY OF SANTA PAULA FILED IN THE OFFICE OF THE CALIFORNIA SECRETARY OF STATE ON SEPTEMBER 6TH 1968.

PARCEL A

SOUTHERN PACIFIC RAILROAD

PORTION SUBDIVISION 33

WIDTH VARIES

STATE ROUTE

STATE ROUTE 126

(LAFCO 06-06)  
CITY OF SANTA PAULA REORGANIZATION  
WATER RECYCLING FACILITY  
20060914-00194361 OR

FLINTKOTE ANNEXATION  
PARCEL 2  
5368 OR 693

TOLU REORGANIZATION  
85-089172 OR

LINE DATA

LINE	BEARING	DISTANCE
1	N53°59'31"E	1060.62'
2	S36°02'18"E	1036.90'
3	N51°03'20"E	324.48'
7	S36°00'00"E	368.32'
8	S54°00'00"W	30.00'
9	S36°00'00"E	66.76'
10	S42°25'23"W	263.25'
11	S39°50'47"W	437.11'
12	S36°08'05"E	183.38'
13	S43°44'14"W	123.13'
14	S41°15'41"W	1202.92'
15	N36°00'00"W	2105.84'
16	N54°00'00"E	230.17'
17	S36°00'00"E	80.00'



LOCATION MAP  
NOT TO SCALE

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
4	0°18'00"	5679.61'	29.74'
5	0°36'00"	2814.84'	29.48'
6	10°03'22"	1859.91'	326.44'

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.

LEGEND

- OR
- OFFICIAL RECORDS
- PROPOSED CITY BOUNDARY
- EXISTING CITY BOUNDARY

AREA

63.83 ACRES, MORE OR LESS

CITY OF SANTA PAULA

DOCUMENT NO.	O.R.
RECORDING DATE:	
CLERK'S FILE NO.	
APPROVED BY:	
DRN BY: AET	DATE: JULY 14, 2020

SANTA PAULA WEST  
BUSINESS PARK REORGANIZATION  
ANNEXATION TO THE CITY OF SANTA PAULA

PORTIONS OF SUBDIVISION 20, 32 AND 33, RANCHO SANTA PAULA Y SATICOY, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER THE MAP FILED IN BOOK A, PAGE 290 OF MISCELLANEOUS RECORDS (MAPS) (TRANSCRIBED RECORDS FROM SANTA BARBARA COUNTY) IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.



*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: 5/14/2024