

No Fees per Government Code 27383

**2025000012608**

Recorded in Official Records  
Ventura County Clerk-Recorder  
Michelle Ascencion

RECORDING REQUESTED BY:

Ventura Local Agency Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCo

L# 1850

02/24/2025  
09:11 AM  
VEN  
VARELG

Titles: 1 Pages: 10

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 24-10 City of San Buenaventura Reorganization – Northbank Vanoni Brown Barranca**

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 Numbers: 128-0-060-135 (portion) and 128-0-060-255 (portion).

4. The city and districts listed above are located in Ventura County.

5. The Local Agency Formation Commission's resolution of approval, LAFCo 24-10, which was adopted on January 15, 2025, 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: 2-20-25

  
Kai Luoma, Executive Officer  
Ventura LAFCo

**LAFCO 24-10**

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING  
LAFCo 24-10 CITY OF SAN BUENAVENTURA REORGANIZATION –  
NORTHBANK VANONI BROWN BARRANCA**

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 January 15, 2025; 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 January 15, 2025, 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 24-10 CITY OF SAN BUENAVENTURA REORGANIZATION – NORTHBANK VANONI BROWN BARRANCA.**
- (6) The Commission determines that the action to approve the request is not subject to the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15060(c)(2).
- (7) 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.
- (8) Pursuant to Government Code § 56662(a), the territory is uninhabited, no affected local agency has submitted a written demand for notice and hearing, and all the owners of land within the affected territory have given their written consent to the proposal. The Commission hereby makes determinations upon the proposal without notice and hearing, and waives protest proceedings entirely.
- (9) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.
- (10) **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.**
- (11) **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 January 15, 2025.

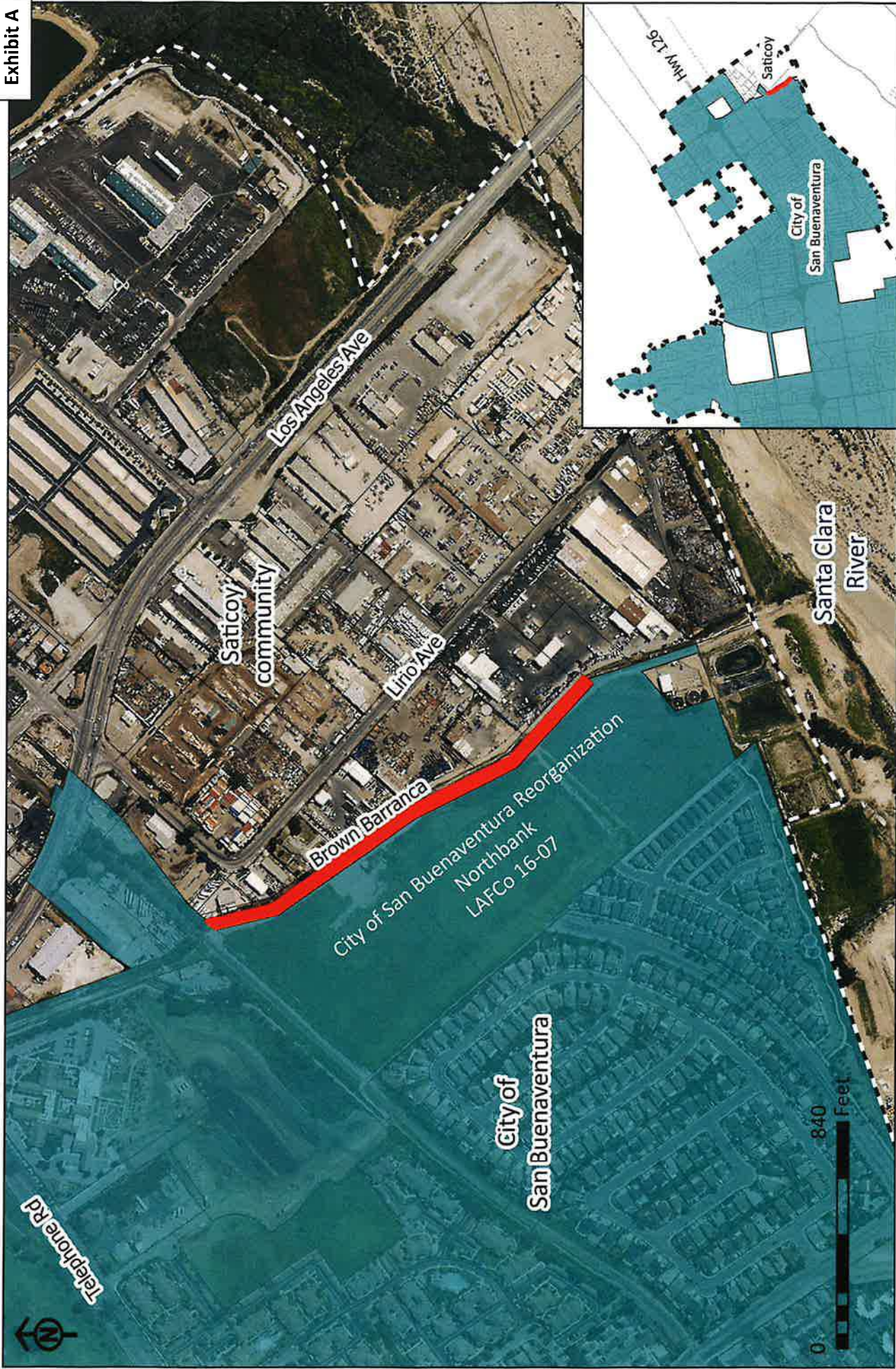
	<b>AYE</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Commissioner Avila	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Crosswhite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Gorell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stephens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Talmadge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Hasan	<input 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 Piechowski	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Santangelo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1-15-25  
Date

  
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



- Proposal Area
- City of San Buenaventura - Sphere of Influence
- City of San Buenaventura - Boundary

LAFCo 24-10  
 City of San Buenaventura Reorganization  
 Northbank Vanoni Brown Barranca  
 January 15, 2025



**CITY OF SAN BUENAVENTURA REORGANIZATION:  
NORTHBANK VANONI BROWN BARRANCA**

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

**PARCEL A**

Being a portion of Subdivision 86 of Rancho Santa Paula y Saticoy, in the County of Ventura, State of California, as shown on the map recorded in Book A, at Page 290 of Miscellaneous Records (Maps) (transcribed records from Santa Barbara County) in the Office of the County Recorder of said Ventura County, described as a whole as follows:

Beginning at the northwesterly terminus of the 2nd course in the Northbank Reorganization, Annexation to City of San Buenaventura, as shown and described in the Certificate of Completion recorded on December 14, 2017 in Document No. 20171214-00161387 of Official Records, in said Office, said northwesterly terminus being on the southeasterly line of Parcel 12 (a strip of land 100.00 feet wide), formerly Southern Pacific Railroad, as described in the Grant Deed to Ventura County Transportation Commission (VCTC) recorded on October 31, 1995 in Document No. 95-131252 of Official Records, in said Office; thence, leaving said southeasterly line of Parcel 12, along said 2nd course and continuing along the boundary of said City of San Buenaventura the following five (5) courses:

- 1st South 15°00'00" East, a distance of 241.47 feet; thence,
- 2nd South 36°00'00" East, a distance of 620.04 feet; thence,
- 3rd South 28°00'00" East, a distance of 421.93 feet; thence,
- 4th South 48°39'00" East, a distance of 399.58 feet to the 6th course of said Northbank Reorganization, said 6th course being the southwesterly prolongation of the 5th course of Parcel 1 as described in the Grant Deed to Northbank Residential Development, LLC, recorded on April 27, 2018 in Document No. 20180427-00048474 of Official Records, in said Office; thence, along said 6th course to and along said 5th course, and continuing along the boundary of said Parcel 1 the following nine (9) courses,
- 5th North 41°21'00" East, a distance of 35.00 feet to the centerline of Brown Barranca, 70.00 feet wide, as described in the deed for right-of-way and easement to Ventura County recorded on September 14, 1916 in Book 151, at Page 116 of Deeds, in said Office; thence, along said centerline the following two (2) courses,

- 6th North 48°39'00" West, a distance of 393.20 feet; thence,
- 7th North 28°00'00" West, a distance of 98.63 feet, more or less, to the southwesterly line of the land described in the Deed to Alta Mutual Water Company recorded on March 6, 1922 in Book 186, Page 111 of Deeds, in said Office; thence, along last said southwesterly line,
- 8th North 48°39'00" West, a distance of 24.70 feet, more or less, the most westerly corner of last said Deed; thence, along the northwesterly line of last said Deed,
- 9th North 41°21'00" East, a distance of 9.31 feet, more or less, to a point on said centerline of Brown Barranca, said point lying on the northwesterly prolongation of the above described 7th course; thence, continuing along said centerline the following three (3) courses,
- 10th North 28°00'00" West, a distance of 292.98 feet, more or less, to the northwesterly terminus of the 3rd course of said Parcel 1; thence,
- 11th North 36°00'00" West, a distance of 616.00 feet; thence, along said centerline of Brown Barranca and the northwesterly prolongation thereof,
- 12th North 15°00'00" West, a distance of 258.28 feet to a point on said southeasterly line of Parcel 12; thence, along last said southeasterly line,
- 13th South 41°21'00" West, a distance of 42.05 feet to the **Point of Beginning**.

Contains: 1.35 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.*

Prepared By:

*William T. Hurdle*

William T. Hurdle  
PLS 5453

10 - 31 - 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:  Date: 11/13/2024

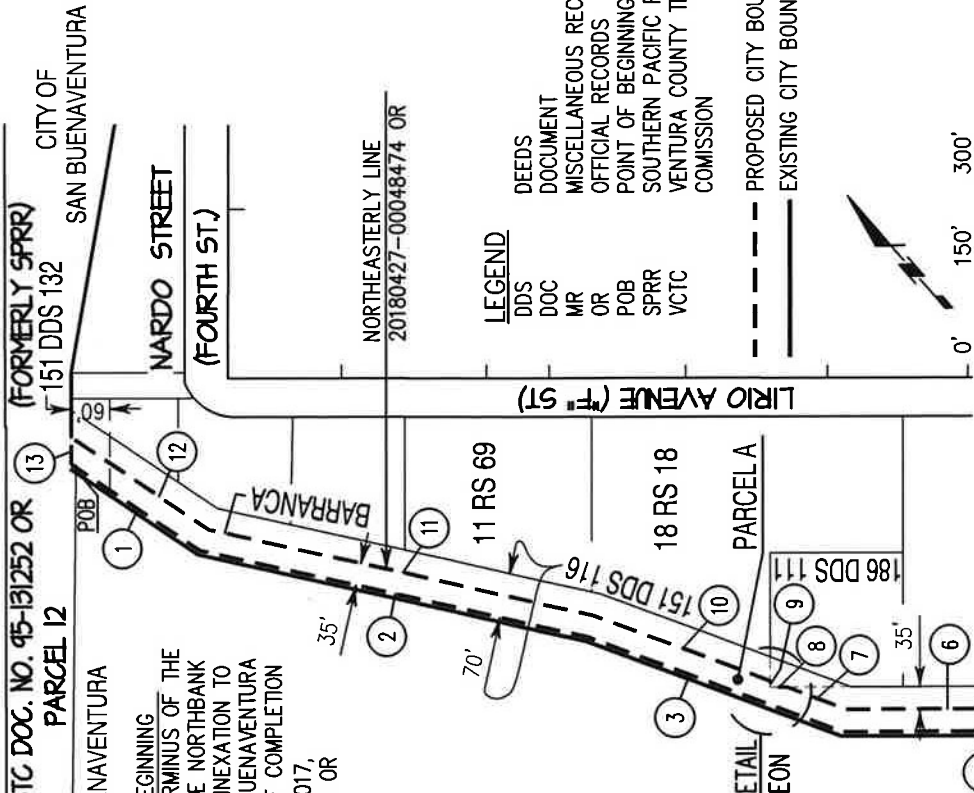


WITTENBERG NO. 3 REORGANIZATION  
 DOC NO. 2003-0109517 OR  
 PORTION SUBDIVISION 86  
 RANCHO SANTA PAULA Y  
 SATICOY A MR 290

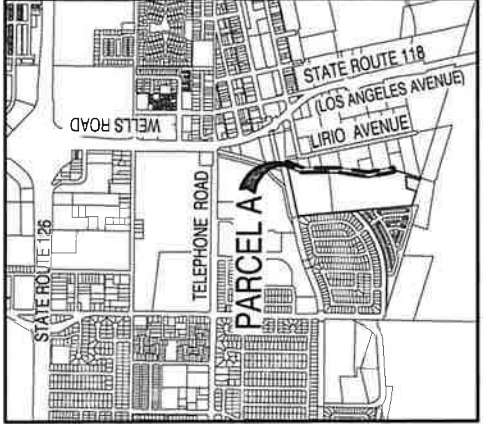
VGTC DOC. NO. 45-1B1252 OR  
 PARCEL 12  
 (FORMERLY SPRR)  
 151 DDS 132  
 CITY OF  
 SAN BUENAVENTURA

POB - POINT OF BEGINNING  
 NORTHWESTERLY TERMINUS OF THE  
 2ND COURSE OF THE NORTHBANK  
 REORGANIZATION ANNEXATION TO  
 THE CITY OF SAN BUENAVENTURA  
 PER CERTIFICATE OF COMPLETION  
 RECORDED 12/14/2017,  
 20171214-00161387 OR

LAFCO 16-07 CITY OF SAN BUENAVENTURA  
 REORGANIZATION - NORTHBANK  
 DOC NO. 20171214-00161387 OR



COURSE	BEARING	DISTANCE
1	S15°00'00"E	241.47'
2	S36°00'00"E	620.04'
3	S28°00'00"E	421.93'
4	S48°39'00"E	399.58'
5	N41°21'00"E	35.00'
6	N48°39'00"W	393.20'
7	N28°00'00"W	98.63'
8	N48°39'00"W	24.70'
9	N41°21'00"E	9.31'
10	N28°00'00"W	292.98'
11	N36°00'00"W	616.00'
12	N15°00'00"W	258.28'
13	S41°21'00"W	42.05'



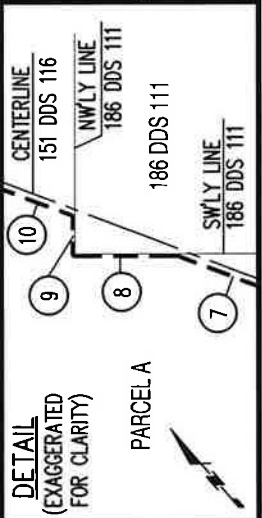
**DISCLAIMER:**  
 FOR ASSESSMENT PURPOSES ONLY. THIS  
 DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY  
 DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP  
 ACT AND MAY NOT BE USED AS THE BASIS FOR  
 AN OFFER FOR SALE OF THE LAND DESCRIBED.

**AREA**  
 1.35 ACRES, MORE OR LESS

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

**CITY OF SAN BUENAVENTURA REORGANIZATION**  
**NORTHBANK VANON BROWN BARRANCA**  
 CASE NO. ANNEX-02-24-0003  
**ANNEXATION TO THE CITY OF SAN BUENAVENTURA**

PORTION OF SUBDIVISION 86, 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: 11/8/2024