

No Fees per Government Code 27383

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



20171214-00161387-0 1/9

Ventura County Clerk and Recorder
MARK A. LUNN
12/14/2017 10:04:57 AM
1282427 \$.00 CE

VENTURA
LOCAL AGENCY FORMATION COMMISSION
800 South Victoria Ave., L #1850
Ventura, CA 93009

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 16-07 City of Ventura Reorganization – Northbank


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 Ventura – Annexation
Ventura Port District – Annexation
Ventura County Resource Conservation District – Detachment
Ventura County Fire Protection District – Detachment
Ventura County Service Area No. 32 – Detachment
Ventura County Service Area No. 33 – Detachment

3. Assessor's Parcel Number: 128-0-060-125 and 128-0-060-145
4. The above listed city and districts are located within the following county: Ventura
5. The Local Agency Formation Commission's resolution of approval, LAFCo 16-07, which was adopted on April 19, 2017, 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: 12-14-17


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 16-07

RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE CITY OF VENTURA REORGANIZATION – NORTHBANK; ANNEXATION TO THE CITY OF VENTURA AND THE VENTURA PORT DISTRICT, DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT, THE VENTURA COUNTY FIRE PROTECTION DISTRICT, AND COUNTY SERVICE AREA NOS. 32 AND 33

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 public hearing on the proposal by the Commission; and

WHEREAS, the Commission duly considered the proposal on February 15, 2017 and April 19, 2017; 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 Reports and recommendation, spheres 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, the Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the City of Ventura, the County of Ventura, 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 April 19, 2017 is adopted.
- (2) The proposal 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 16-07 CITY OF VENTURA REORGANIZATION – NORTHBANK**
- (5) Pursuant to California Environmental Quality Act (CEQA) Guidelines § 15096, the Commission has considered the Saticoy and Wells Community Plan and Code Environmental Impact Report (EIR), certified in 2009, and an addendum to that EIR, contained in the City’s resolution initiating proceedings for this reorganization, dated September 19, 2016, both as prepared by the City as lead agency. The EIR did not address the project and thus did not identify any significant effect on the environment resulting from the project. The addendum contained in the 2016 resolution initiating proceedings for this reorganization concluded that the project will result in no significant effect on the environment. Accordingly, the Commission is not required to, and does not, make any findings pursuant to CEQA.
- (6) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City of Ventura.
- (7) **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.**
- (8) **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.**
- (9) **This reorganization shall not be recorded until the General Manager of Ventura Water submits to the LAFCo Executive Officer written confirmation, with supporting documentation, that the City has an adequate and available long term water supply to meet demand.**

This resolution was adopted on April 19, 2017.

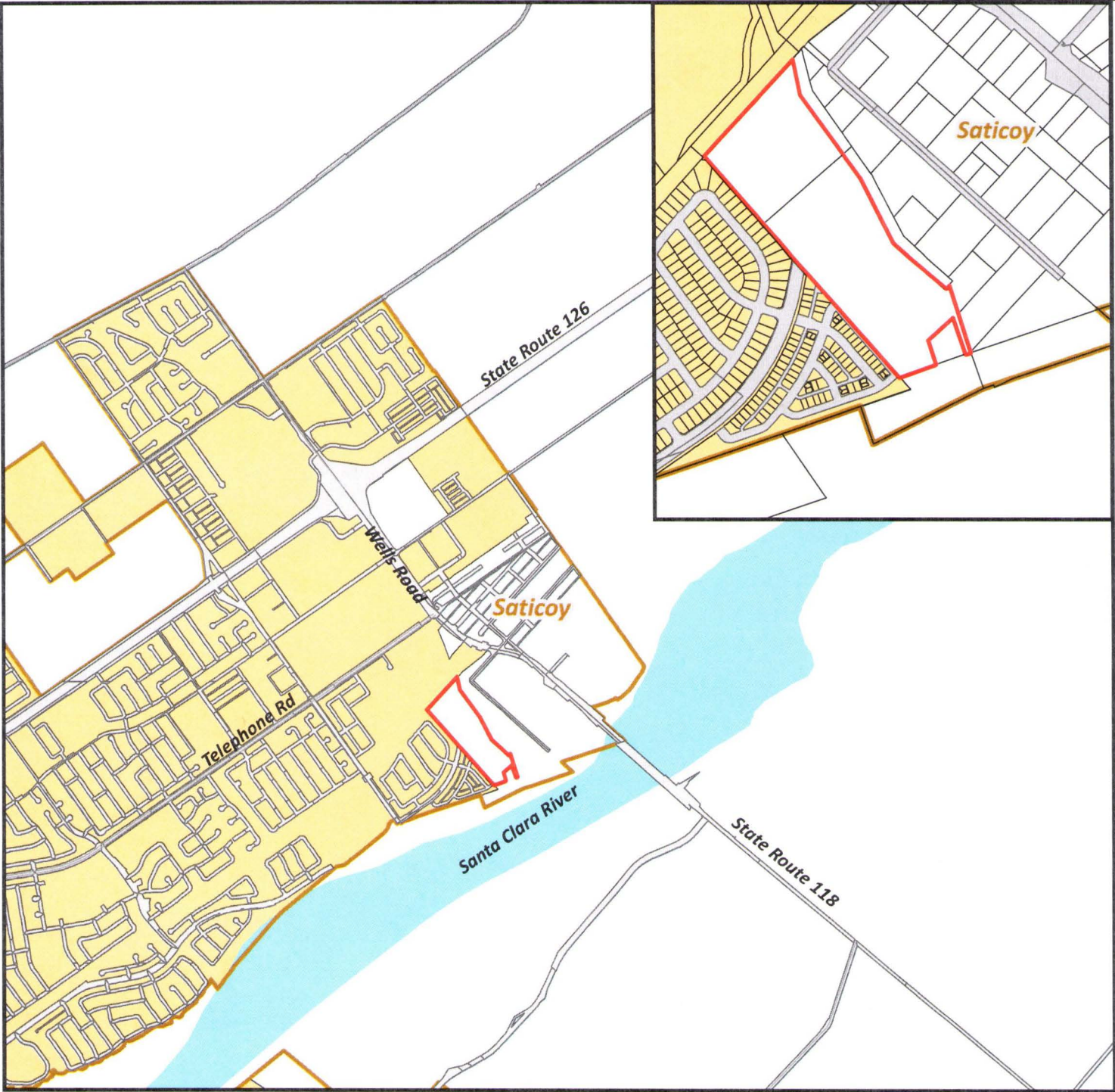
	AYE	NO	ABSTAIN	ABSENT
Commissioner Freeman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ramirez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Rooney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ross	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Zaragoza	<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 type="checkbox"/>
Alt. Commissioner Bill-de la Peña	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Richards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5-3-17
Date


Elaine Freeman, Chair, Ventura Local Agency Formation Commission

Exhibit A

Copies: City of Ventura
Ventura County Surveyor
Ventura County GIS Officer



LAFCo 16-07
City of Ventura Reorganization
Northbank
April 19, 2017

-  Proposal Area
-  City of Ventura - Sphere of Influence
-  City of Ventura



**CITY OF SAN BUENAVENTURA REORGANIZATION
NORTHBANK**

Case No. ANNEX-6-13-16560

**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 COUNTY SERVICE AREAS 32 & 33**

That portion of Lot 86 of Rancho Santa Paula Y Saticoy, as shown on the map recorded in Book A, Page 290 of Miscellaneous Records (maps), in the Office of the Ventura County Recorder, in the County of Ventura, State of California, described as follows:

Beginning at the most westerly corner of Parcel 1, as described in the Quitclaim Deed, recorded on March 7, 2002, in Document No. 2002-0056962-00 of Official Records, in said Office of the County Recorder, said most westerly corner being in the southeasterly line of Ventura County Transportation Commission property (formerly the Southern Pacific Railroad), 100.00 feet wide, said most westerly corner also being the southeasterly terminus of the 16th course of the Wittenberg No. 3 Reorganization to the City of San Buenaventura, as shown on and described in the Certificate of Completion recorded on April 2, 2003 in Document No. 2003-0109517-00 of Official Records in said Office of the County Recorder; thence, along said southeasterly line of said Ventura County Transportation Commission property (formerly Southern Pacific Railroad) and the existing boundary of said City of San Buenaventura by the following course:

- 1st - North 41°21'00" East 782.63 feet to the southwesterly line of Brown Barranca, 70.00 feet wide, as described in the deed recorded on September 14, 1916, in Book 151, Page 116 of Deeds, in said County Recorder's Office; thence, along said southwesterly line of said Brown Barranca by the following five courses:
- 2nd - South 15°00'00" East 241.45 feet; thence,
- 3rd - South 36°00'00" East 620.04 feet; thence,
- 4th - South 28°00'00" East 421.93 feet; thence,
- 5th - South 48°39'00" East 399.38 feet; thence,
- 6th - North 41°21'00" East 25.44 feet to the northeasterly line of said Parcel 1 described in said Quitclaim Deed recorded on March 7, 2002, in Document No.

2002-0056962-00 of Official Records; thence, along the boundary of said Parcel 1 by the following two courses:

- 7th - South 19°26'30" East 437.15 feet to the southerly line of said Lot 86 of said Rancho Santa Paula Y Saticoy; thence, along said southerly line,
- 8th - South 70°33'30" West 35.00 feet to the most easterly corner of the parcel of land described in the deed recorded on May 10, 1945, in Book 714, Page 134 of Official Records in said Office of the County Recorder; thence, along the boundary of said parcel by the following three courses:
 - 9th - North 19°26'30" West 225.00 feet; thence,
 - 10th - South 48°53'30" West 193.68 feet; thence,
 - 11th - South 19°26'30" East 153.50 feet to said southerly line of said Lot 86 of said Rancho Santa Paula Y Saticoy and the southerly line of said Parcel 1 described in said Quitclaim Deed recorded on March 7, 2002, in Document No. 2002-0056962-00 of Official Records; thence, along the southerly line of said Lot 86 by the following course and along the boundary of said Parcel 1 by the following two courses:
 - 12th - South 70°33'30" West 243.30 feet to the existing boundary of said City of San Buenaventura; thence, along said existing boundary,
 - 13th - North 41°24'00" West 1772.27 feet to the point of beginning.

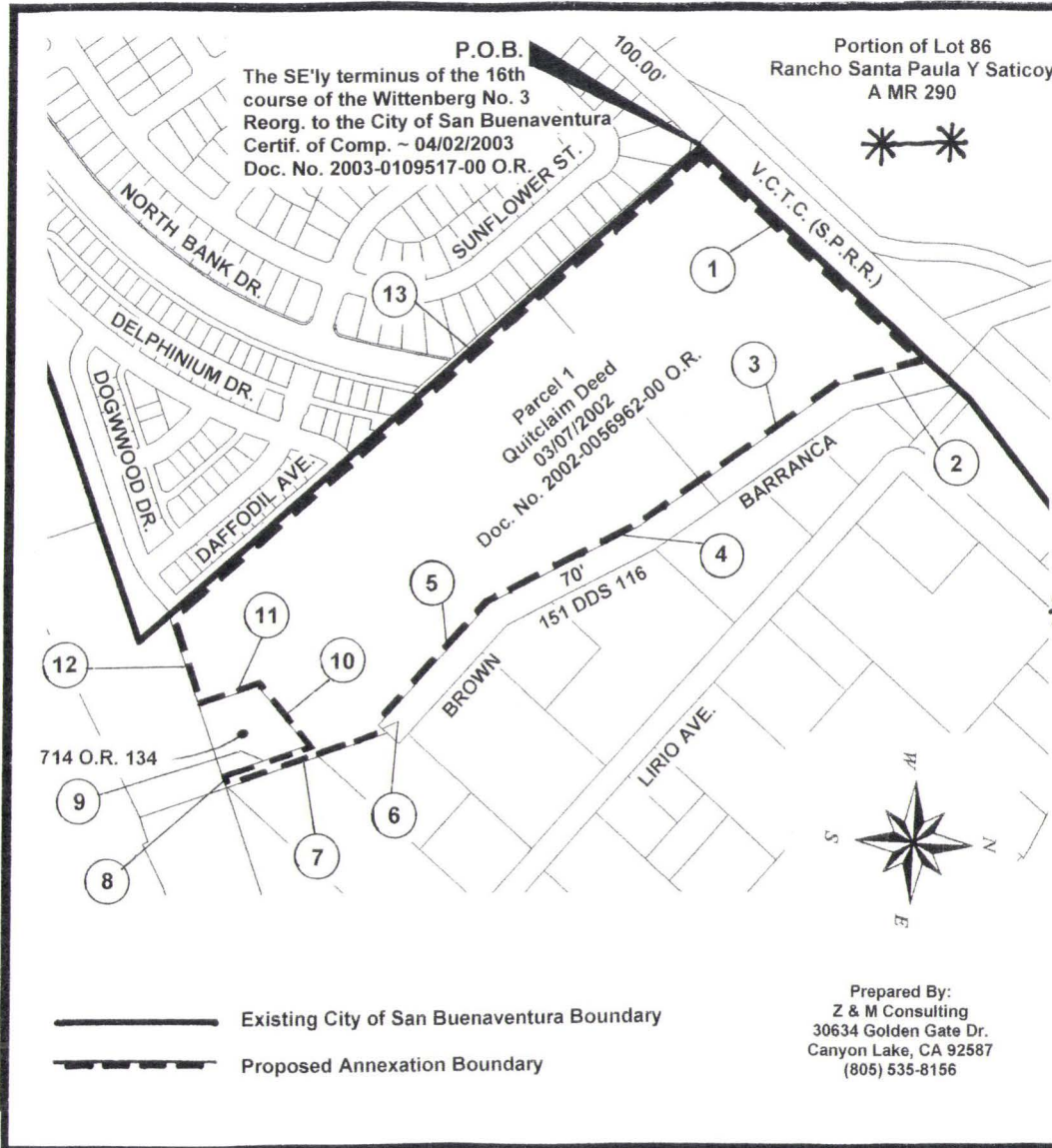
Containing 25.02 acres, more or less.

For assessment purposes only. This legal description is not a legal description as defined in the Subdivision Map Act and may not be used for an offer for sale of the land described herein.

Alan Azell Rawlins 05/26/17
Alan Azell Rawlins Date



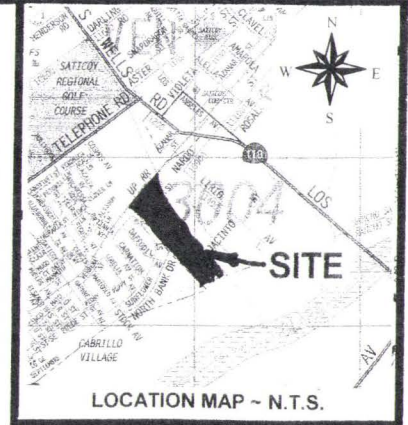
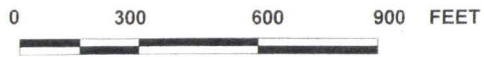
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.
Certified by: [Signature] Date: 5/30/17



COURSES

1st - N 41°21'00" E	782.63'
2nd - S 15°00'00" E	241.45'
3rd - S 36°00'00" E	620.04'
4th - S 28°00'00" E	421.93'
5th - S 48°39'00" E	399.38'
6th - N 41°21'00" E	25.44'
7th - S 19°26'30" E	437.15'
8th - S 70°33'30" W	35.00'
9th - N 19°26'30" W	225.00'
10th - S 48°53'30" W	193.68'
11th - S 19°26'30" E	153.50'
12th - S 70°33'30" W	243.30'
13th - N 41°24'00" W	1772.27'

25.02 Acres



* Wittenberg No. 3 Reorganization *
City of San Buenaventura
Certif. of Comp. ~ 04/02/2003
Doc. No. 2003-0109517-00 O.R.

Alan Azell Rawlins 5/26/17
Alan Azell Rawlins Date

**CITY OF SAN BUENAVENTURA REORGANIZATION
NORTHBANK
Case No. ANNEX-6-13-16560**

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 COUNTY SERVICE AREAS 32 & 33

Being a portion of Lot 86 of Rancho Santa Paula Y Saticoy, per A M.R. 290
County of Ventura State of California
May 26, 2017 Page 1 of 1

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.

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: 5/30/17