

# ADMINISTRATIVE REPORT

Date: March 6, 2012

Agenda Item No.: 7

Council Action Date: March 19, 2012

**To: RICK COLE, CITY MANAGER**

**From: JEFFREY LAMBERT, COMMUNITY DEVELOPMENT DIRECTOR**

**Subject: CITY OF SAN BUENAVENTURA ISLANDS REORGANIZATION FOR MONTALVO AREA AND FOOTHILL ROAD PARCEL**

## **RECOMMENDATIONS**

Recognizing that State law enables and the Ventura County Location Agency Formation Commission consistently favors annexation of isolated "islands" like Montalvo, staff recommends that the City Council:

- a. Waive the first reading and introduce an ordinance to pre-zone and Change of Zone (Case No. Z-1-12-8528) for the 255 affected parcels with the zone designations shown in Attachment A; and
- b. Adopt a resolution of the City Council initiating proceedings for the Islands Reorganization (Case No. Anex-1-12-8527) (Attachment B).

## **PREVIOUS AGENCY ACTION**

On October 19, 2011, Ventura Local Agency Formation Commission heard and approved the Parklands Reorganization proposal and conditioned the Parklands Reorganization proposal to require that a Certificate of Completion shall not be recorded until a subsequent proposal is filed with LAFCo initiating proceedings for the reorganization of all unincorporated island areas that meet the provisions of Government Code Section 56375.3. Therefore, the Certificate of Completion may not be granted to the Parklands Specific Plan Annexation if the City does not initiate proceedings for the reorganization of the unincorporated islands.

August 3, 2009, the City Council approved the Parklands Specific Plan, with a subsequent approval of a Development Agreement and an initiation of Annexation in June 2011. The Parklands Specific Plan was comprised of approximately 66.7 total acres, with

approximately 54.36 acres in the unincorporated area of Ventura County and within the City of Ventura's sphere of influence.

## **SUMMARY**

At the direction of the Ventura County LAFCo, the City is proposing to annex an existing neighborhood into Ventura. Currently surrounded by the City and receiving some City services, the unincorporated Montalvo area (254 parcels) and one Foothill Road parcel receive legislative representation, taxation and other services from the County. After annexation, an action requiring approval by the Ventura County Local Area Formation Commission (LAFCo), City services would be fully provided, including water, lighting, and public safety. Generally, the cost of services property owners currently pay will go down (see Attachment D – Services Matrix) and property taxes previously collected will be shifted from the County to the City's General Fund. The property taxes collected for the Montalvo neighborhood will partially offset the new costs to the City. Once part of the City, the Montalvo neighborhood will also benefit from other localized programming such as recreational, cultural and education from the Parks, Recreation and Community Partnerships Department and economic development from the Community Development Department.

While many Montalvo residents favor the status quo, State law promotes the orderly inclusion of isolated islands and pre-empts any need for voter approval. Given State law and local LAFCo policies, there is little choice offered the City than to undertake annexation of the Montalvo neighborhood or be indefinitely halted from pursuing other annexations. Upon approval action by City Council, this annexation application will be filed with LAFCo with final action anticipated by early summer 2012.

## **DISCUSSION**

The City of San Buenaventura is requesting approval of a reorganization of jurisdictional, service area and district boundaries between the City and the County of Ventura and pre-zoning (zone change) for 255 unincorporated parcels that are located in the County of Ventura and within the sphere of influence of the City of San Buenaventura (also known as "unincorporated islands"). The reorganization consists of 1) an annexation into the City of San Buenaventura, 2) annexation to the Ventura Port District, 3) detachment from the Ventura County Fire Protection District, 4) detachment from the Ventura County Resource Conservation District, 5) detachment from County Service Area No. 14, and 6) detachment from County Service Area No. 32. Most of the parcels are located in the general "Montalvo" area, and one parcel is located at 4205 Foothill Road.

The proposed project would also involve a Pre-Zone of the parcels from County of Ventura zoning to City of Ventura zoning. Parcels will be pre-zoned with a corresponding city zone

district that is equivalent with the previous county zoning for the parcel pursuant to Municipal Code Section 24.105.160 or as identified in the Victoria Avenue Corridor Plan and Development Code adopted by City Council on April 20, 2009.

Any previously permitted uses and structures on the parcels would be considered legal non-conforming after the reorganization. For instance, a parcel that has an existing single family dwelling use but has been pre-zoned to T4.9 (commerce) under the Victoria Avenue Corridor Plan would be able to continue the single family use as long as the dwelling was not demolished or converted to another use.

### *LAFCo Requirements*

This proposal consists of 255 parcels that are located in the unincorporated area of County of Ventura and within the City's Sphere of Influence. These parcels are known as "unincorporated islands". The proposed reorganization is in accordance with the Ventura Local Agency Formation Commission (LAFCo) Commissioner's Handbook (May 2010) Section 3.2.3. that requires that any LAFCo approval of a proposal for a change of organization that consists of any areas that are 40 acres or more in area will be conditioned to provide that proceedings will not be completed until and unless a subsequent proposal is filed with LAFCo to initiate proceedings for a reorganization of all unincorporated island areas that meet the provisions of Government Code Section 56375.3 by the subject city that surrounds the unincorporated island areas<sup>1</sup>. Government Code Section 56375.3 also allows LAFCo to waive protest proceedings for "territory [that] constitutes an entire unincorporated island, located within the limits of a city, or [that] constitutes a reorganization containing a number of individual unincorporated islands" and also that are "surrounded by the city to which [the reorganization] is proposed".

The proposal meets the Ventura LAFCo policies under Section 3.3.1.1. of the Commissioners Handbook (May 2010) regarding the factors for favorable approval by the LAFCo Commission; a) The proposal would eliminate islands, corridors, or other distortion of existing boundaries; b) The affected territory is urban in character; c) The affected territory can be provided all urban services by the city or district as shown by the city's service plans and the proposal would enhance the efficient provision of urban services; and d) The proposal is consistent with state law, adopted spheres of influence, and general and specific plans.

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<sup>1</sup> There are six other parcels located within the city urban boundaries but are not considered "unincorporated islands" as defined in Government Code Section 56375.3 and are not made part of this reorganization request. The parcels are: The Broome parcels (a combined 25 acre parcel north of Telephone Road and east of the Hwy 101/126 interchange); a 29 acre parcel southwest of Hwy 126 and Wells Road; the McCrary Trust parcels (total of 7.54 acres, north of Telegraph Road and east of Victoria Avenue); and the 10.02 acre parcel located southeast of the corner of Victoria Avenue and Los Olivas Park Drive. These parcels are not considered to be developed with any urban uses and currently under agriculture use and are therefore not subject to the requirements of Government Code Section 56375.3.

Approval of the proposal will allow the City to initiate proceedings for the Islands Reorganization with Ventura LAFCo, and therefore would satisfy the LAFCo condition of approval for the Parklands Reorganization to allow the Parklands Reorganization to proceed with recordation and thereby allowing the City to proceed with the implementation of the Parklands Specific Plan.

*Pre-Zone (Zone Change)*

Section 24.105.130 of the Municipal Code provides that unincorporated territory may be pre-zoned by the City to determine the zoning classification that will apply to such territory if it is subsequently annexed to the City. The parcels listed in Table "A" in Attachment B, were part of the City's 1989 Comprehensive Plan Moon Drive Study Area, which was superseded by the Victoria Avenue Corridor Plan and Development Code adopted by the City Council on April 20, 2009. As part of the regulating plan, the parcels were pre-zoned to the T4.9 zone district pursuant to Section 24.105.130 of the Municipal Code.

Further, Section 24.105.160 of the City's Municipal Code states that except for property located in the Coastal Zone, all property annexed to the City after March 1, 1980, shall be zoned, upon annexation, from the existing County zoning to the equivalent City zone classification, provided that the County has a county land use designation that is in conformance with the City's General Plan, the property has not been otherwise pre-zoned to be effective upon annexation by the City, and consists of inhabited territory and is part of an area that is totally surrounded by the City. Therefore, pre-zoning has been determined by the City using the existing County land use designation for each parcel and as described further in Attachment B.

*Community Partnerships – Welcoming our New Neighborhood*

The City of Ventura encourages community members to get involved, participate and contribute in the city's decision-making process. There are many ways for city residents to be actively engaged in solving community problems and building healthy communities. Neighborhood Community Councils are formed by residents within a geographic area, such as the Montalvo area, and allow neighbors to connect and collaborate on issues specific to their neighborhood. The City's Community Partnerships Division serves as a liaison with these groups and is available to assist neighborhoods who are looking to form a neighborhood Community Council. Council Advisory Groups offer opportunities for residents to participate meaningfully in decisions that affect them. Members serve on a volunteer board, commission or committee that assists and advises the City Council on various programs and projects. Approval of the proposal, and ultimate annexation of the Montalvo parcels would allow the area to be represented by the community residents. The residents would have an opportunity to form a Community Council in their area.

## **PUBLIC COMMUNICATIONS / PUBLIC ENGAGEMENT**

On January 31, 2012, a public workshop was held related to the project for Montalvo area residents. Approximately 50 residents (both property owners and renters) attended the workshop. The workshop presented information on the reorganization and a Montalvo Services Matrix (Attachment D) that compared current unincorporated County of Ventura services with City of Ventura services, such as Fire, Police, Water, Sewer, Trash, Recycling, Roads, Lighting, and Community Involvement. The Services Matrix was compiled with input from many County of Ventura staff and many City of Ventura staff, as well as the County Assessor's Office, United Water Conservation District, and EJ Harrison's. A summary of the comments were provided in the Planning Commission staff report. Many comments were raising objection to the annexation as well as confusion regarding city services and property taxes. As reported to the property owners and renters in the area, city services are expected to be lower in cost and about the same or better for response times and availability of services. Property taxes will also be reduced for property owners as the "United Water Import Fee" tax will be removed from the property tax calculations and as a result a savings of about \$40 to \$200 is expected per property owner (dependent on their assessed value).

The proposal was recommended for approval by the Planning Commission on March 6, 2012. There were six speakers at the hearing from the Montalvo neighborhood who were opposed to the proposal. Their main concerns were regarding the parcels fronting Victoria Avenue and the pre-zoning of T4.9 pursuant to the Victoria Corridor Plan. They also voiced concerns over the change in public services and the "grand-fathering" of existing structures and uses. The Montalvo Services Matrix was updated on March 7, 2012 (Attachment D) to provide more information on zoning, services, and non-conforming structures and uses.

The Planning Commission unanimously approved the proposal and recommended that the City Council approve the project with an advisory to the City Council to consider initiating a "future work item" that would consider changing the approved T4.9 zone district for parcels that front Victoria Avenue, pursuant the Victoria Corridor Plan, to address the transition and density of the T4.9 zone area in the Montalvo neighborhood area. Existing parcels within the City which have been re-zoned to the T4.9 zoning district pursuant to the Victoria Corridor Plan, and adjacent to the Montalvo neighborhood, are located at 8<sup>th</sup> Street/Victoria Avenue, Moon Drive and Victoria Avenue and Alameda Ave (eastside).

## **FISCAL IMPACTS**

The City of Ventura and the County of Ventura have a property tax exchange agreement for all annexations, detachments, and reorganizations that was adopted in 1980. Specifically, the agreement allows for property taxes to be transferred to another tax rate area that is consistent with other city properties in the same area. The previous portion of

the one percent from Proposition 13 property taxes that was collected for County services, will now be transferred to the City to provide services such as street cleaning, lighting, and road maintenance. A review of the property tax records for the affected area shows that there are 255 parcels with a total assessed value of \$54.9 million. These parcels had a FY 2011-12 tax bill of \$659,477, of which the City of Ventura would receive approximately \$105,000.

In addition to property tax generated by this area, there are a few other categories that will generate minor revenue. Currently there are a small number of retail and hotel establishments that generate a small amount of sales tax and there is TOT (bed tax) revenue of \$11,000 per year. The City could also expect to receive minor funds in relation to permit fees, etc.

All increased City services will be absorbed in preset departmental appropriations, with no increase in General Fund appropriations being requested at this time. The cost of these incremental City services will be ultimately partially offset by the increase of the aforementioned revenues.

## **ALTERNATIVES**

The City Council could:

- Deny the proposal and do not initiate LAFCo proceedings to reorganize 255 unincorporated parcels into the City. This alternative would result in the Parklands Reorganization not being recorded.

Prepared by Hollee L. King, AICP, Contract Planner  
For Dave Ward, Planning Manager

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Jeffrey Lambert, AICP  
Community Development Director

Reviewed as to fiscal impacts

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Jay Panzica  
Chief Financial Officer

FORWARDED TO THE CITY COUNCIL

  
Office of the City Manager / for Rick Cole

ATTACHMENTS

- A Draft Ordinance Zone Change 1-12-8528 with Exhibit A
- B Draft Initiation of Proceedings Resolution for Islands Reorganization 1-12-8527 with Exhibits A and B
- C Planning Commission Staff Report dated March 6, 2012 and Notice of Exemption
- D Services Summary Matrix

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**ATTACHMENT A**

Draft Ordinance Zone Change 1-12-8528 with Exhibit A

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ORDINANCE NO. 2012- \_\_\_\_\_

**AN ORDINANCE PRE-ZONING 255 PARCELS AFFECTED  
BY THE MONTALVO ISLANDS REORGANIZATION**

**CASE NO. Z-1-12-8528**

The Council of the City of San Buenaventura does ordain as follows:

**SECTION 1:** An application has been filed by the City of San Buenaventura, for a Pre-Zone from County of Ventura zoning upon annexation of 255 parcels shown on the attached site plans hereto labeled Case No. Z-1-12-8528, Exhibit "A." Location, APN, and proposed zoning for each parcel is attached hereto labeled Case No. Z-1-12-8528, Exhibit "B."

**SECTION 2:** On March 6, 2012, the Planning Commission, following a public hearing, reviewed the proposed Pre-Zone Case No. Z-1-12-8528 and adopted a Resolution recommending that the City Council approve the proposed Pre-Zone.

**SECTION 3:** All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the testimony given at the public hearing, as well as other pertinent information, the City Council hereby finds the following:

1. The proposed Pre-Zone and Change of Zone to the new zoning shown in Exhibit "B" conforms to the General Plan and the Victoria Corridor (VC) plan because it promotes the annexation (and pre-zoning) of unincorporated islands within the City's sphere of influence and is consistent with the designation of Neighborhood Medium/High and the designation of Commercial consistent with the existing land uses surrounding the project site.
2. The public necessity, convenience, general welfare, Local Agency Formation Commission (LAFCO) policies for orderly growth, and good zoning practice requires that the property be reclassified so that zoning is compatible with the surrounding properties and provides for uses in keeping with the General Plan.
3. A Notice of Exemption (NOE) will be filed by the City of San Buenaventura finding that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), as provided for under Section 15319(a) of the CEQA Guidelines as the project is for a reorganization of boundaries for the City for parcels containing existing public or private structures and with existing public utilities.

**SECTION 4:** Based on the above findings, the Planning Commission hereby approves a Pre-Zone from County of Ventura zoning to a Change of Zone to City of Ventura zoning upon annexation of 255 parcels shown on the attached site plans hereto labeled Case No. Z-1-12-8528, Exhibit "A." Location, APN, and proposed zoning for each parcel is attached hereto labeled Case No. Z-1-12-8528, Exhibit "B".

**SECTION 5: Effective Date.** This Ordinance shall take effect on the 31<sup>st</sup> day after passage.

**PASSED AND ADOPTED** this 19th day of March, 2012.

\_\_\_\_\_  
Mike Tracy, Mayor

ATTEST:

\_\_\_\_\_  
Cynthia M. Rodriguez, CMC  
City Clerk

APPROVED AS TO FORM



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Ariel Pierre Calonne  
City Attorney

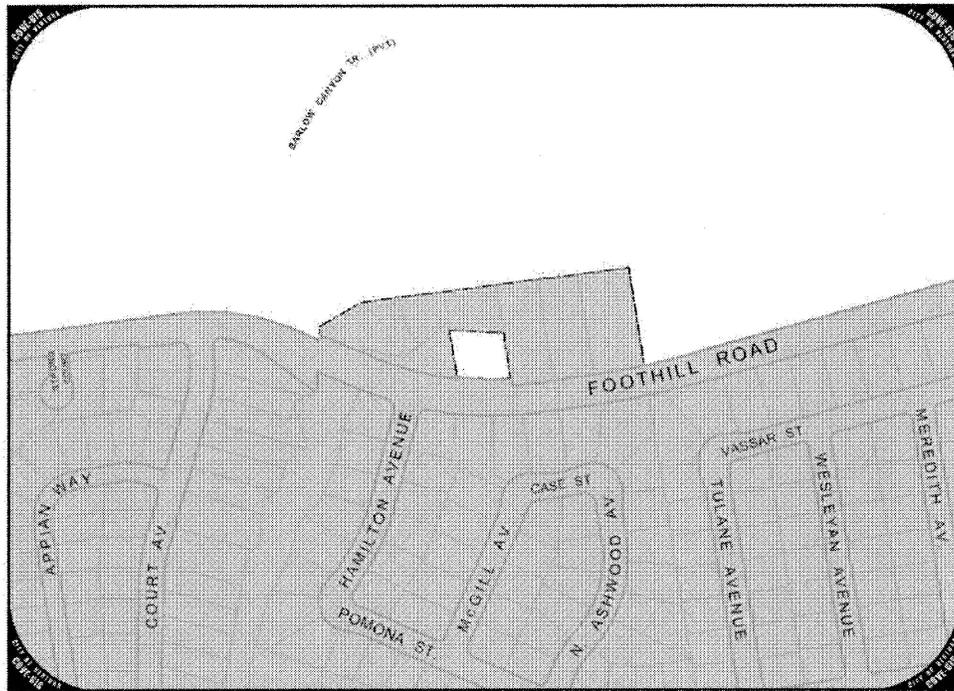
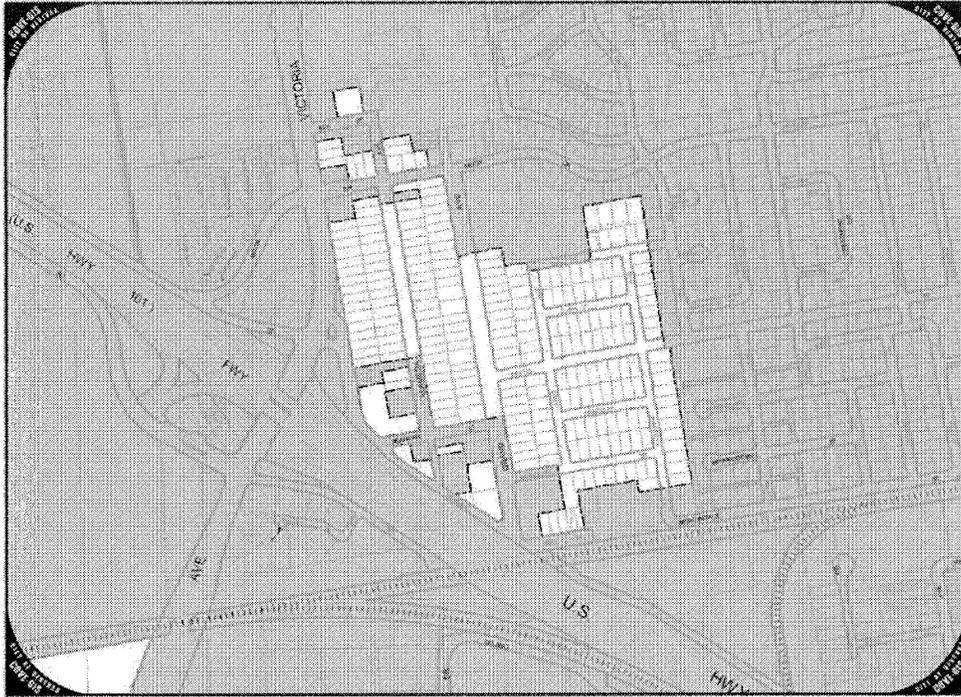
Attachments

- a) Exhibit A
- b) Exhibit B

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Exhibit A



A12-00070

EXHIBIT B

Table A: T4.9 Zone District (Victoria Corridor Development Plan)

PARCEL	SITE ADDRESS	Ventura General Plan Code	County Zoning	Proposed City Zoning
1350061010	5971 EIGHTH ST	C	R2-7000	T4.9
1350062080	1930 VICTORIA AV S	C	R2-7000	T4.9
1350062200	1950 VICTORIA AV S	C	R2-7000	T4.9
1350062210	1960 VICTORIA AV S	C	R2-7000	T4.9
1350071150	2192 VICTORIA AV S	C	R1-6000	T4.9
1350071160	2178 VICTORIA AV S	C	R1-6000	T4.9
1350071175	2164 VICTORIA AV S	C	R1-6000	T4.9
1350071185	2148 VICTORIA AV S	C	R1-6000	T4.9
1350071190	2138 VICTORIA AV S	C	R1-6000	T4.9
1350071205	2124 VICTORIA AV S	C	R1-6000	T4.9
1350071210	2108 VICTORIA AV S	C	R1-6000	T4.9
1350071225	2092 VICTORIA AV S	C	R1-6000	T4.9
1350071235	2080 VICTORIA AV S	C	R1-6000	T4.9
1350071245	2064 VICTORIA AV S	C	R1-6000	T4.9
1350071255	2050 VICTORIA AV S	C	R1-6000	T4.9
1350141075	2285 ALAMEDA AV	C	R1-6000	T4.9
1350141110	2262 VICTORIA AV S	C	R1-6000	T4.9
1350141125	2250 VICTORIA AV S	C	R1-6000	T4.9
1350141135	2238 VICTORIA AV S	C	R1-6000	T4.9
1350141145	2224 VICTORIA AV S	C	R1-6000	T4.9
1350141150	2208 VICTORIA AV S	C	R1-6000	T4.9
1350141235	2307 ALAMEDA AV	C	R2-7000	T4.9
1350141265	2350 VICTORIA AV S	C	CPD	T4.9

Table B: CPD Zone District

PARCEL	SITE ADDRESS	Ventura General Plan Code	County Zoning	Proposed City Zoning
1350151025	2423 ALAMEDA AV	C	CPD	CPD
1350151045	5950 SEAHAWK ST	C	CPD	CPD
1350152085	2422 ALAMEDA AV	C	CPD	CPD
1350220245	6137 INEZ ST	C	CPD	CPD
1350220335	6155 INEZ ST	C	CPD	CPD
1350220355		C	CPD	CPD
1350220395	6187 INEZ ST	C	CPD	CPD
1350220405		C	CPD	CPD
1350220415	6197 INEZ ST	C	CPD	CPD
1350152045	6035 VENTURA BL	NM	CPD	CPD
1350152125	2521 GRAND AV	NM	CPD	CPD
1350152155	2463 GRAND AV	NM	CPD	CPD

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Table C: R-1-6 Zone District

PARCEL	SITE ADDRESS	Ventura General Plan Code	County Zoning	Proposed City Zoning
1350071020	2021 ALAMEDA AV	NM	R1-6000	R-1-6
1350071035	2035 ALAMEDA AV	NM	R1-6000	R-1-6
1350071040	2051 ALAMEDA AV	NM	R1-6000	R-1-6
1350071050	2065 ALAMEDA AV	NM	R1-6000	R-1-6
1350071060	2077 ALAMEDA AV	NM	R1-6000	R-1-6
1350071070	2091 ALAMEDA AV	NM	R1-6000	R-1-6
1350071085	2107 ALAMEDA AV	NM	R1-6000	R-1-6
1350071095	2123 ALAMEDA AV	NM	R1-6000	R-1-6
1350071105	2135 ALAMEDA AV	NM	R1-6000	R-1-6
1350071115	2151 ALAMEDA AV	NM	R1-6000	R-1-6
1350071120	2165 ALAMEDA AV	NM	R1-6000	R-1-6
1350071135	2177 ALAMEDA AV	NM	R1-6000	R-1-6
1350071140	2191 ALAMEDA AV	NM	R1-6000	R-1-6
1350072010	6082 MOON DR	NM	R1-6000	R-1-6
1350072025	2021 GRAND AV	NM	R1-6000	R-1-6
1350072035	2037 GRAND AV	NM	R1-6000	R-1-6
1350072045	2051 GRAND AV	NM	R1-6000	R-1-6
1350072055	2065 GRAND AV	NM	R1-6000	R-1-6
1350072065	2077 GRAND AV	NM	R1-6000	R-1-6
1350072070	2091 GRAND AV	NM	R1-6000	R-1-6
1350072080	2107 GRAND AV	NM	R1-6000	R-1-6
1350072095	2123 GRAND AV	NM	R1-6000	R-1-6
1350072105	2135 GRAND AV	NM	R1-6000	R-1-6
1350072110	2149 GRAND AV	NM	R1-6000	R-1-6
1350072120	2165 GRAND AV	NM	R1-6000	R-1-6
1350072135	2177 GRAND AV	NM	R1-6000	R-1-6
1350072140	2192 ALAMEDA AV	NM	R1-6000	R-1-6
1350072150	2178 ALAMEDA AV	NM	R1-6000	R-1-6
1350072160	2164 ALAMEDA AV	NM	R1-6000	R-1-6
1350072170	2150 ALAMEDA AV	NM	R1-6000	R-1-6
1350072180	2138 ALAMEDA AV	NM	R1-6000	R-1-6
1350072195	2122 ALAMEDA AV	NM	R1-6000	R-1-6
1350072205	2108 ALAMEDA AV	NM	R1-6000	R-1-6
1350072210	2092 ALAMEDA AV	NM	R1-6000	R-1-6
1350072225	2074 ALAMEDA AV	NM	R1-6000	R-1-6
1350072230	2064 ALAMEDA AV	NM	R1-6000	R-1-6
1350072245	2048 ALAMEDA AV	NM	R1-6000	R-1-6
1350072250	2036 ALAMEDA AV	NM	R1-6000	R-1-6
1350072270	2008 ALAMEDA AV	NM	R1-6000	R-1-6
1350073020	2157 JAMES AV	NM	R1-6000	R-1-6
1350073035	2177 JAMES AV	NM	R1-6000	R-1-6
1350073040	2178 GRAND AV	NM	R1-6000	R-1-6
1350073050	2168 GRAND AV	NM	R1-6000	R-1-6

PARCEL	SITE ADDRESS	Ventura General Plan Code	County Zoning	Proposed City Zoning
1350073065	2154 GRAND AV	NM	R1-6000	R-1-6
1350073075	2142 GRAND AV	NM	R1-6000	R-1-6
1350073080	2130 GRAND AV	NM	R1-6000	R-1-6
1350081015	6315 BELL ST	NM	R1-6000	R-1-6
1350081020	6301 BELL ST	NM	R1-6000	R-1-6
1350081030	6295 BELL ST	NM	R1-6000	R-1-6
1350081040	6279 BELL ST	NM	R1-6000	R-1-6
1350081080	6269 BELL PL	NM	R1-6000	R-1-6
1350081095	6275 BELL PL	NM	R1-6000	R-1-6
1350081105	6299 BELL PL	NM	R1-6000	R-1-6
1350081115	6311 BELL PL	NM	R1-6000	R-1-6
1350081125	6261 BELL ST	NM	R1-6000	R-1-6
1350082010	6285 CLARA ST	NM	R1-6000	R-1-6
1350082025	6271 CLARA ST	NM	R1-6000	R-1-6
1350082030	6257 CLARA ST	NM	R1-6000	R-1-6
1350082040	6245 CLARA ST	NM	R1-6000	R-1-6
1350082050	6233 CLARA ST	NM	R1-6000	R-1-6
1350082060	6221 CLARA ST	NM	R1-6000	R-1-6
1350082070	6207 CLARA ST	NM	R1-6000	R-1-6
1350082085	2180 JAMES AV	NM	R1-6000	R-1-6
1350082095	6220 BELL ST	NM	R1-6000	R-1-6
1350082105	6232 BELL ST	NM	R1-6000	R-1-6
1350082115	6244 BELL ST	NM	R1-6000	R-1-6
1350082125	6256 BELL ST	NM	R1-6000	R-1-6
1350082135	6268 BELL ST	NM	R1-6000	R-1-6
1350082145	6280 BELL ST	NM	R1-6000	R-1-6
1350082150	6292 BELL ST	NM	R1-6000	R-1-6
1350083010	6291 BRISTOL RD	NM	R1-6000	R-1-6
1350083020	6275 BRISTOL RD	NM	R1-6000	R-1-6
1350083035	6271 BRISTOL RD	NM	R1-6000	R-1-6
1350083045	6251 BRISTOL RD	NM	R1-6000	R-1-6
1350083050	6239 BRISTOL RD	NM	R1-6000	R-1-6
1350083065	6233 BRISTOL RD	NM	R1-6000	R-1-6
1350083075	6221 BRISTOL RD	NM	R1-6000	R-1-6
1350083085	2282 JAMES AV	NM	R1-6000	R-1-6
1350083090	6206 CLARA ST	NM	R1-6000	R-1-6
1350083100	6220 CLARA ST	NM	R1-6000	R-1-6
1350083115	6232 CLARA ST	NM	R1-6000	R-1-6
1350083125	6244 CLARA ST	NM	R1-6000	R-1-6
1350083130	6256 CLARA ST	NM	R1-6000	R-1-6
1350083145	6272 CLARA ST	NM	R1-6000	R-1-6
1350083155	6278 CLARA ST	NM	R1-6000	R-1-6
1350083160	2245 KATHERINE AV	NM	R1-6000	R-1-6
1350084015	6312 BELL ST	NM	R1-6000	R-1-6
1350084020	2182 KATHERINE AV	NM	R1-6000	R-1-6

PARCEL	SITE ADDRESS	Ventura General Plan Code	County Zoning	Proposed City Zoning
1350084035	2210 KATHERINE AV	NM	R1-6000	R-1-6
1350084045	2222 KATHERINE AV	NM	R1-6000	R-1-6
1350084055	2232 KATHERINE AV	NM	R1-6000	R-1-6
1350084065	2264 KATHERINE AV	NM	R1-6000	R-1-6
1350084070	2270 KATHERINE AV	NM	R1-6000	R-1-6
1350084085	2288 KATHERINE AV	NM	R1-6000	R-1-6
1350141010	2205 ALAMEDA AV	NM	R1-6000	R-1-6
1350141020	2221 ALAMEDA AV	NM	R1-6000	R-1-6
1350141035	2235 ALAMEDA AV	NM	R1-6000	R-1-6
1350141045	2249 ALAMEDA AV	NM	R1-6000	R-1-6
1350141050	2263 ALAMEDA AV	NM	R1-6000	R-1-6
1350142015	2207 GRAND AV	NM	R1-6000	R-1-6
1350142025	2223 GRAND AV	NM	R1-6000	R-1-6
1350142030		NM	R1-6000	R-1-6
1350142045	2251 GRAND AV	NM	R1-6000	R-1-6
1350142050	2265 GRAND AV	NM	R1-6000	R-1-6
1350142060	2277 GRAND AV	NM	R1-6000	R-1-6
1350142085	2325 GRAND AV	NM	R1-6000	R-1-6
1350142095	2341 GRAND AV	NM	R1-6000	R-1-6
1350142100	2355 GRAND AV	NM	R1-6000	R-1-6
1350142115	2377 GRAND AV	NM	R1-6000	R-1-6
1350142170	2288 ALAMEDA AV	NM	R1-6000	R-1-6
1350142185	2278 ALAMEDA AV	NM	R1-6000	R-1-6
1350142190	2264 ALAMEDA AV	NM	R1-6000	R-1-6
1350142200	2250 ALAMEDA AV	NM	R1-6000	R-1-6
1350142215	2238 ALAMEDA AV	NM	R1-6000	R-1-6
1350142220	2232 ALAMEDA AV	NM	R1-6000	R-1-6
1350142235	2208 ALAMEDA AV	NM	R1-6000	R-1-6
1350142265	2313 GRAND AV	NM	R1-6000	R-1-6
1350142275	2313 GRAND AV	NM	R1-6000	R-1-6
1350143010	2191 JAMES AV	NM	R1-6000	R-1-6
1350143025	2207 JAMES AV	NM	R1-6000	R-1-6
1350143035	2223 JAMES AV	NM	R1-6000	R-1-6
1350143040	2237 JAMES AV	NM	R1-6000	R-1-6
1350143055	2265 JAMES AV	NM	R1-6000	R-1-6
1350143060	2279 JAMES AV	NM	R1-6000	R-1-6
1350143070	6191 BRISTOL RD	NM	R1-6000	R-1-6
1350143085	6153 BRISTOL RD	NM	R1-6000	R-1-6
1350143090	2278 GRAND AV	NM	R1-6000	R-1-6
1350143105	2266 GRAND AV	NM	R1-6000	R-1-6
1350143110	2250 GRAND AV	NM	R1-6000	R-1-6
1350143125	2238 GRAND AV	NM	R1-6000	R-1-6
1350143130	2222 GRAND AV	NM	R1-6000	R-1-6
1350143140	2208 GRAND AV	NM	R1-6000	R-1-6
1350143155	2192 GRAND AV	NM	R1-6000	R-1-6

PARCEL	SITE ADDRESS	Ventura General Plan Code	County Zoning	Proposed City Zoning
1350191010	6170 BRISTOL RD	NM	R1-6000	R-1-6
1350191025	2353 JAMES AV	NM	R1-6000	R-1-6
1350191035	2381 JAMES AV	NM	R1-6000	R-1-6
1350191040	2395 JAMES AV	NM	R1-6000	R-1-6
1350191055	2401 JAMES AV	NM	R1-6000	R-1-6
1350191065	2425 JAMES AV	NM	R1-6000	R-1-6
1350191070	2451 JAMES AV	NM	R1-6000	R-1-6
1350191105	2464 GRAND AV	NM	R1-6000	R-1-6
1350191115	2442 GRAND AV	NM	R1-6000	R-1-6
1350191125	2426 GRAND AV	NM	R1-6000	R-1-6
1350191130	2410 GRAND AV	NM	R1-6000	R-1-6
1350191140	2396 GRAND AV	NM	R1-6000	R-1-6
1350191155	2388 GRAND AV	NM	R1-6000	R-1-6
1350191165	2374 GRAND AV	NM	R1-6000	R-1-6
1350191170	2358 GRAND AV	NM	R1-6000	R-1-6
1350191180	2334 GRAND AV	NM	R1-6000	R-1-6
1350192010	6208 BRISTOL RD	NM	R1-6000	R-1-6
1350192020	6220 BRISTOL RD	NM	R1-6000	R-1-6
1350192030	6232 BRISTOL RD	NM	R1-6000	R-1-6
1350192040	6240 BRISTOL RD	NM	R1-6000	R-1-6
1350192050	6256 BRISTOL RD	NM	R1-6000	R-1-6
1350192065	6268 BRISTOL RD	NM	R1-6000	R-1-6
1350192075	6280 BRISTOL RD	NM	R1-6000	R-1-6
1350192085	6290 BRISTOL RD	NM	R1-6000	R-1-6
1350192095	6287 GENEVA ST	NM	R1-6000	R-1-6
1350192100	6279 GENEVA ST	NM	R1-6000	R-1-6
1350192115	6263 GENEVA ST	NM	R1-6000	R-1-6
1350192125	6251 GENEVA ST	NM	R1-6000	R-1-6
1350192130	6239 GENEVA ST	NM	R1-6000	R-1-6
1350192145	6227 GENEVA ST	NM	R1-6000	R-1-6
1350192150	6215 GENEVA ST	NM	R1-6000	R-1-6
1350192160	6201 GENEVA ST	NM	R1-6000	R-1-6
1350193010	6208 GENEVA ST	NM	R1-6000	R-1-6
1350193020	6220 GENEVA ST	NM	R1-6000	R-1-6
1350193030	6232 GENEVA ST	NM	R1-6000	R-1-6
1350193040	6244 GENEVA ST	NM	R1-6000	R-1-6
1350193050	6256 GENEVA ST	NM	R1-6000	R-1-6
1350193060	6268 GENEVA ST	NM	R1-6000	R-1-6
1350193070	6280 GENEVA ST	NM	R1-6000	R-1-6
1350193085	2415 KATHERINE AV	NM	R1-6000	R-1-6
1350193095	6287 MONTALVO DR	NM	R1-6000	R-1-6
1350193105	6279 MONTALVO DR	NM	R1-6000	R-1-6
1350193110	6263 MONTALVO DR	NM	R1-6000	R-1-6
1350193125	6251 MONTALVO DR	NM	R1-6000	R-1-6
1350193135	6239 MONTALVO DR	NM	R1-6000	R-1-6

PARCEL	SITE ADDRESS	Ventura General Plan Code	County Zoning	Proposed City Zoning
1350193145	6227 MONTALVO DR	NM	R1-6000	R-1-6
1350193150	6215 MONTALVO DR	NM	R1-6000	R-1-6
1350193160	6201 MONTALVO DR	NM	R1-6000	R-1-6
1350194015	2302 KATHERINE AV	NM	R1-6000	R-1-6
1350194020	2326 KATHERINE AV	NM	R1-6000	R-1-6
1350194035	2350 KATHERINE AV	NM	R1-6000	R-1-6
1350194045	2376 KATHERINE AV	NM	R1-6000	R-1-6
1350194050	2402 KATHERINE AV	NM	R1-6000	R-1-6
1350194065	2410 KATHERINE AV	NM	R1-6000	R-1-6
1350194075	2426 KATHERINE AV	NM	R1-6000	R-1-6
1350194085	2456 KATHERINE AV	NM	R1-6000	R-1-6
1350194090	2476 KATHERINE AV	NM	R1-6000	R-1-6
1350220010	6200 MONTALVO DR	NM	R2-7000	R-1-6
1350220020	6208 MONTALVO DR	NM	R1-6000	R-1-6
1350220030	6220 MONTALVO DR	NM	R1-6000	R-1-6
1350220040	6232 MONTALVO DR	NM	R1-6000	R-1-6
1350220055	6244 MONTALVO DR	NM	R1-6000	R-1-6
1350220065	6256 MONTALVO DR	NM	R1-6000	R-1-6
1350220075	6268 MONTALVO DR	NM	R1-6000	R-1-6
1350220080	6280 MONTALVO DR	NM	R1-6000	R-1-6
1350220090	6290 MONTALVO DR	NM	R1-6000	R-1-6
1350220105	2525 KATHERINE AV	NM	R2-7000	R-1-6
1350220120	2502 KATHERINE AV	NM	R1-6000	R-1-6
1350220130	2520 KATHERINE AV	NM	R1-6000	R-1-6

Table D: R-2 Zone District

PARCEL	SITE ADDRESS	Ventura General Plan Code	County Zoning	Proposed City Zoning
1350062035	5971 MOON DR	NH	R2-7000	R-2
1350062045	5941 MOON DR	NH	R2-7000	R-2
1350062175	5995 MOON DR	NH	R2-7000	R-2
1350063030	6061 MOON DR	NM	R2-7000	R-2
1350063040	6041 MOON DR	NM	R2-7000	R-2
1350063080	1942 ALAMEDA AV	NM	R2-7000	R-2
1350063090	1952 ALAMEDA AV	NM	R2-7000	R-2
1350063100	6033 MOON DR	NM	R2-7000	R-2
1350142125	6001 SEAHAWK ST	NM	R2-7000	R-2
1350142140	2340 ALAMEDA AV	NM	R2-7000	R-2
1350142155	2322 ALAMEDA AV	NM	R2-7000	R-2
1350142160	2308 ALAMEDA AV	NM	R2-7000	R-2
1350142245	2366 ALAMEDA AV	NM	R2-7000	R-2
1350142255	2350 ALAMEDA AV	NM	R2-7000	R-2

PARCEL	SITE ADDRESS	Ventura General Plan Code	County Zoning	Proposed City Zoning
1350191080	2475 JAMES AV	NM	R2-7000	R-2
1350191090	2466 GRAND AV	NM	R2-7000	R-2
1350220140	2530 KATHERINE AV	NM	R2-7000	R-2

Table E: R-1-10ac. Zone District

PARCEL	SITE ADDRESS	Ventura General Plan Code	County Zoning	Proposed City Zoning
780062070	4205 FOOTHILL RD	NL	OS-10	R-1-10ac.

**ATTACHMENT B**

Draft Initiation of Proceedings Resolution for Islands  
Reorganization 1-12-8527 with Exhibits A and B

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RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN BUENAVENTURA INITIATING PROCEEDINGS FOR REORGANIZATION OF ISLANDS OF TERRITORY IN MONTALVO

CASE NO Anex-1-12-8527

BE IT RESOLVED by the Council of the City of San Buenaventura as follows:

**SECTION 1:** An application has been filed by the City of San Buenaventura, to initiate annexation proceedings for 255 unincorporated parcels known as unincorporated "islands" located within the sphere of influence of San Buenaventura. This proposal is made, and it is requested that proceedings be undertaken pursuant to the Cortese/Knox Local Government Reorganization Act of 1985, commencing with Section 56000 of the California Government Code, and more specifically, pursuant to Government Code Section 56375.3 pertaining to islands of territory:

- A. Annexation to the City of San Buenaventura of property identified in Exhibit "A."
- B. Annexation to the Ventura Port District of property identified in Exhibit "A."
- C. Detachment from the Ventura County Fire Protection District of property identified in Exhibit "A."
- D. Detachment from the Ventura County Resource Conservation District of property identified in Exhibit "A."
- E. Detachment from the Parklands site from County Service Area No. 14 of property identified in Exhibit "A."
- F. Detachment from the Parklands site from County Service Area No. 32 of property identified in Exhibit "A."

**SECTION 2:** A map of the affected territory is attached hereto, labeled Annexation Case No. Anex-1-12-8527 Exhibit "B" and by reference incorporated herein.

**SECTION 3:** The reasons for the proposed reorganization are to provide municipal services and controls, including water supply, fire and police protection services for the affected territory and to remove this area from the special districts listed above.

**SECTION 4:** The Council hereby finds that each of the following conditions exist in the area proposed for annexation:

A12-00070

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- A. The territory does not exceed 150 acres in area;
- B. The territory constitutes an entire unincorporated island located within the limits of the City.
- C. It is surrounded by the city to which annexation is proposed.
- D. It is substantially developed because of the availability of public utility services, the presence of public improvements, and the presence of physical improvements upon parcels within the area.
- E. It is not prime agricultural land.
- F. It will benefit from the reorganization.

**SECTION 5:** A Notice of Exemption (NOE) will be filed by the City of San Buenaventura finding that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), as provided for under Section 15319(a) of the CEQA Guidelines as the project is for a reorganization of boundaries for the City for parcels containing existing public or private structures and with existing public utilities.

**SECTION 6:** The Council finds that the property is located within the City's Sphere of Influence and that the proposal would be a logical and proper expansion of the City boundaries.

**SECTION 7:** The Council hereby consents to LAFCO's waiver of further conducting authority proceedings.

**PASSED AND ADOPTED** this 19th day of March, 2012.

\_\_\_\_\_  
Cynthia M. Rodriguez, CMC  
City Clerk

APPROVED AS TO FORM



\_\_\_\_\_  
Ariel Pierre Calonne  
City Attorney

Attachment  
Exhibit A

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**Anex 1-12-8527  
Exhibit "A"**

PARCEL (APN)	SITE ADDRESS
780062070	4205 FOOTHILL RD
1350061010	5971 EIGHTH ST
1350062035	5971 MOON DR
1350062045	5941 MOON DR
1350062080	1930 VICTORIA AV S
1350062175	5995 MOON DR
1350062200	1950 VICTORIA AV S
1350062210	1960 VICTORIA AV S
1350063030	6061 MOON DR
1350063040	6041 MOON DR
1350063080	1942 ALAMEDA AV
1350063090	1952 ALAMEDA AV
1350063100	6033 MOON DR
1350071020	2021 ALAMEDA AV
1350071035	2035 ALAMEDA AV
1350071040	2051 ALAMEDA AV
1350071050	2065 ALAMEDA AV
1350071060	2077 ALAMEDA AV
1350071070	2091 ALAMEDA AV
1350071085	2107 ALAMEDA AV
1350071095	2123 ALAMEDA AV
1350071105	2135 ALAMEDA AV
1350071115	2151 ALAMEDA AV
1350071120	2165 ALAMEDA AV
1350071135	2177 ALAMEDA AV
1350071140	2191 ALAMEDA AV
1350071150	2192 VICTORIA AV S
1350071160	2178 VICTORIA AV S
1350071175	2164 VICTORIA AV S
1350071185	2148 VICTORIA AV S
1350071190	2138 VICTORIA AV S
1350071205	2124 VICTORIA AV S
1350071210	2108 VICTORIA AV S
1350071225	2092 VICTORIA AV S
1350071235	2080 VICTORIA AV S
1350071245	2064 VICTORIA AV S
1350071255	2050 VICTORIA AV S
1350072010	6082 MOON DR
1350072025	2021 GRAND AV
1350072035	2037 GRAND AV
1350072045	2051 GRAND AV
1350072055	2065 GRAND AV
1350072065	2077 GRAND AV

PARCEL (APN)	SITE ADDRESS
1350072070	2091 GRAND AV
1350072080	2107 GRAND AV
1350072095	2123 GRAND AV
1350072105	2135 GRAND AV
1350072110	2149 GRAND AV
1350072120	2165 GRAND AV
1350072135	2177 GRAND AV
1350072140	2192 ALAMEDA AV
1350072150	2178 ALAMEDA AV
1350072160	2164 ALAMEDA AV
1350072170	2150 ALAMEDA AV
1350072180	2138 ALAMEDA AV
1350072195	2122 ALAMEDA AV
1350072205	2108 ALAMEDA AV
1350072210	2092 ALAMEDA AV
1350072225	2074 ALAMEDA AV
1350072230	2064 ALAMEDA AV
1350072245	2048 ALAMEDA AV
1350072250	2036 ALAMEDA AV
1350072270	2008 ALAMEDA AV
1350073020	2157 JAMES AV
1350073035	2177 JAMES AV
1350073040	2178 GRAND AV
1350073050	2168 GRAND AV
1350073065	2154 GRAND AV
1350073075	2142 GRAND AV
1350073080	2130 GRAND AV
1350081015	6315 BELL ST
1350081020	6301 BELL ST
1350081030	6295 BELL ST
1350081040	6279 BELL ST
1350081080	6269 BELL PL
1350081095	6275 BELL PL
1350081105	6299 BELL PL
1350081115	6311 BELL PL
1350081125	6261 BELL ST
1350082010	6285 CLARA ST
1350082025	6271 CLARA ST
1350082030	6257 CLARA ST
1350082040	6245 CLARA ST
1350082050	6233 CLARA ST
1350082060	6221 CLARA ST
1350082070	6207 CLARA ST
1350082085	2180 JAMES AV
1350082095	6220 BELL ST
1350082105	6232 BELL ST

PARCEL (APN)	SITE ADDRESS
1350082115	6244 BELL ST
1350082125	6256 BELL ST
1350082135	6268 BELL ST
1350082145	6280 BELL ST
1350082150	6292 BELL ST
1350083010	6291 BRISTOL RD
1350083020	6275 BRISTOL RD
1350083035	6271 BRISTOL RD
1350083045	6251 BRISTOL RD
1350083050	6239 BRISTOL RD
1350083065	6233 BRISTOL RD
1350083075	6221 BRISTOL RD
1350083085	2282 JAMES AV
1350083090	6206 CLARA ST
1350083100	6220 CLARA ST
1350083115	6232 CLARA ST
1350083125	6244 CLARA ST
1350083130	6256 CLARA ST
1350083145	6272 CLARA ST
1350083155	6278 CLARA ST
1350083160	2245 KATHERINE AV
1350084015	6312 BELL ST
1350084020	2182 KATHERINE AV
1350084035	2210 KATHERINE AV
1350084045	2222 KATHERINE AV
1350084055	2232 KATHERINE AV
1350084065	2264 KATHERINE AV
1350084070	2270 KATHERINE AV
1350084085	2288 KATHERINE AV
1350141010	2205 ALAMEDA AV
1350141020	2221 ALAMEDA AV
1350141035	2235 ALAMEDA AV
1350141045	2249 ALAMEDA AV
1350141050	2263 ALAMEDA AV
1350141075	2285 ALAMEDA AV
1350141110	2262 VICTORIA AV S
1350141125	2250 VICTORIA AV S
1350141135	2238 VICTORIA AV S
1350141145	2224 VICTORIA AV S
1350141150	2208 VICTORIA AV S
1350141235	2307 ALAMEDA AV
1350141265	2350 VICTORIA AV S
1350142015	2207 GRAND AV
1350142025	2223 GRAND AV
1350142030	
1350142045	2251 GRAND AV

PARCEL (APN)	SITE ADDRESS
1350142050	2265 GRAND AV
1350142060	2277 GRAND AV
1350142085	2325 GRAND AV
1350142095	2341 GRAND AV
1350142100	2355 GRAND AV
1350142115	2377 GRAND AV
1350142125	6001 SEAHAWK ST
1350142140	2340 ALAMEDA AV
1350142155	2322 ALAMEDA AV
1350142160	2308 ALAMEDA AV
1350142170	2288 ALAMEDA AV
1350142185	2278 ALAMEDA AV
1350142190	2264 ALAMEDA AV
1350142200	2250 ALAMEDA AV
1350142215	2238 ALAMEDA AV
1350142220	2232 ALAMEDA AV
1350142235	2208 ALAMEDA AV
1350142245	2366 ALAMEDA AV
1350142255	2350 ALAMEDA AV
1350142265	2313 GRAND AV
1350142275	2313 GRAND AV
1350143010	2191 JAMES AV
1350143025	2207 JAMES AV
1350143035	2223 JAMES AV
1350143040	2237 JAMES AV
1350143055	2265 JAMES AV
1350143060	2279 JAMES AV
1350143070	6191 BRISTOL RD
1350143085	6153 BRISTOL RD
1350143090	2278 GRAND AV
1350143105	2266 GRAND AV
1350143110	2250 GRAND AV
1350143125	2238 GRAND AV
1350143130	2222 GRAND AV
1350143140	2208 GRAND AV
1350143155	2192 GRAND AV
1350151025	2423 ALAMEDA AV
1350151045	5950 SEAHAWK ST
1350152045	6035 VENTURA BL
1350152085	2422 ALAMEDA AV
1350152125	2521 GRAND AV
1350152155	2463 GRAND AV
1350191010	6170 BRISTOL RD
1350191025	2353 JAMES AV
1350191035	2381 JAMES AV
1350191040	2395 JAMES AV

PARCEL (APN)	SITE ADDRESS
1350191055	2401 JAMES AV
1350191065	2425 JAMES AV
1350191070	2451 JAMES AV
1350191080	2475 JAMES AV
1350191090	2466 GRAND AV
1350191105	2464 GRAND AV
1350191115	2442 GRAND AV
1350191125	2426 GRAND AV
1350191130	2410 GRAND AV
1350191140	2396 GRAND AV
1350191155	2388 GRAND AV
1350191165	2374 GRAND AV
1350191170	2358 GRAND AV
1350191180	2334 GRAND AV
1350192010	6208 BRISTOL RD
1350192020	6220 BRISTOL RD
1350192030	6232 BRISTOL RD
1350192040	6240 BRISTOL RD
1350192050	6256 BRISTOL RD
1350192065	6268 BRISTOL RD
1350192075	6280 BRISTOL RD
1350192085	6290 BRISTOL RD
1350192095	6287 GENEVA ST
1350192100	6279 GENEVA ST
1350192115	6263 GENEVA ST
1350192125	6251 GENEVA ST
1350192130	6239 GENEVA ST
1350192145	6227 GENEVA ST
1350192150	6215 GENEVA ST
1350192160	6201 GENEVA ST
1350193010	6208 GENEVA ST
1350193020	6220 GENEVA ST
1350193030	6232 GENEVA ST
1350193040	6244 GENEVA ST
1350193050	6256 GENEVA ST
1350193060	6268 GENEVA ST
1350193070	6280 GENEVA ST
1350193085	2415 KATHERINE AV
1350193095	6287 MONTALVO DR
1350193105	6279 MONTALVO DR
1350193110	6263 MONTALVO DR
1350193125	6251 MONTALVO DR
1350193135	6239 MONTALVO DR
1350193145	6227 MONTALVO DR
1350193150	6215 MONTALVO DR
1350193160	6201 MONTALVO DR

PARCEL (APN)	SITE ADDRESS
1350194015	2302 KATHERINE AV
1350194020	2326 KATHERINE AV
1350194035	2350 KATHERINE AV
1350194045	2376 KATHERINE AV
1350194050	2402 KATHERINE AV
1350194065	2410 KATHERINE AV
1350194075	2426 KATHERINE AV
1350194085	2456 KATHERINE AV
1350194090	2476 KATHERINE AV
1350220010	6200 MONTALVO DR
1350220020	6208 MONTALVO DR
1350220030	6220 MONTALVO DR
1350220040	6232 MONTALVO DR
1350220055	6244 MONTALVO DR
1350220065	6256 MONTALVO DR
1350220075	6268 MONTALVO DR
1350220080	6280 MONTALVO DR
1350220090	6290 MONTALVO DR
1350220105	2525 KATHERINE AV
1350220120	2502 KATHERINE AV
1350220130	2520 KATHERINE AV
1350220140	2530 KATHERINE AV
1350220245	6137 INEZ ST
1350220335	6155 INEZ ST
1350220355	
1350220395	6187 INEZ ST
1350220405	
1350220415	6197 INEZ ST



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**Anex 1-12-8527  
Exhibit "B"**

**(ANNEXATION MAPS)**

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**CITY OF SAN BUENAVENTURA REORGANIZATION  
PARCEL A  
ISLANDS REORGANIZATION  
ANNEXATION NO. 1-12-8527 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 AREAS 14 & 32**

That portion of Lots 95, 102 and 103 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 the intersection of the south line of Moon Drive (formerly Seventh Street), 60.00 feet wide, and the west line of Grand Avenue, 100.00 feet wide, said intersection also being the northerly terminus of the 14th course of the Petit Addition No. 1, Annexation No. 193 to the City of San Buenaventura, as described and shown in the Certificate of Completion filed with the California Secretary of State on February 16, 1977 and recorded in the Office of said County Recorder in Book 4792, Page 391 of Official Records; thence, along said west line of Grand Avenue and along the existing Boundary of said City of San Buenaventura by the following 34 courses:

- 1st - South 10°30'00" East 450.00 feet; thence, leaving said west line of said Grand Avenue,
- 2nd - North 79°30'00" East 250.00 feet; thence,
- 3rd - South 10°30'00" East 110.00 feet; thence,
- 4th - North 79°30'00" East 120.00 feet to the west line of James Avenue, 50.00 feet wide; thence, along said west line,
- 5th - South 10°30'00" East 50.00 feet to the westerly prolongation of the south line of Bell Street, 50.00 feet wide; thence, along said prolongation and south line,
- 6th - North 79°30'00" East 363.57 feet; thence, leaving said south line of said Bell Street,
- 7th - North 10°30'00" West 310.00 feet; thence,
- 8th - North 79°30'00" East 332.61 feet; thence,

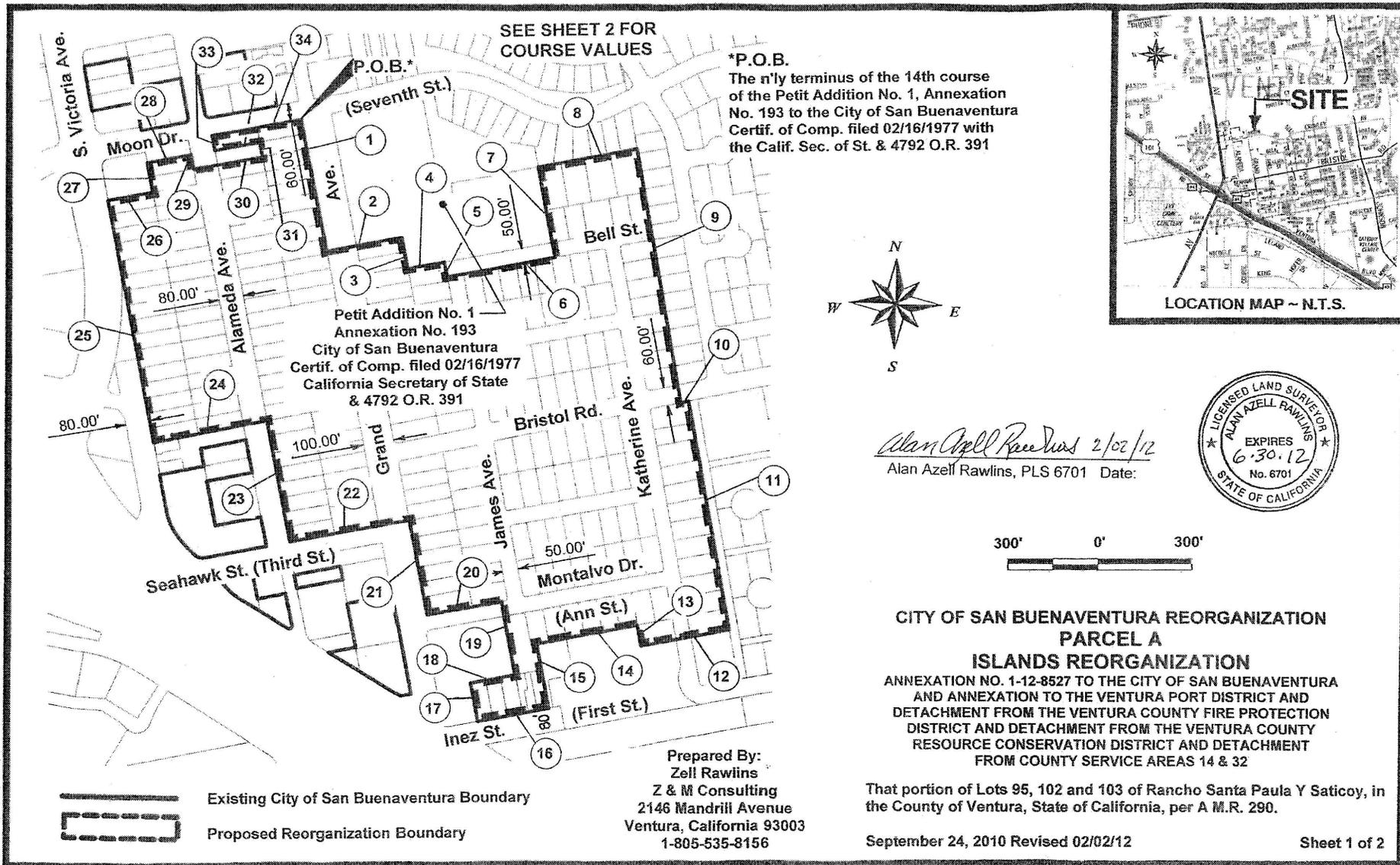
- 9th - South 09°45'00" East 859.54 feet to the south line of Bristol Road, 60.00 feet wide; thence, along said south line,
- 10th - North 79°30'00" East 25.00 feet; thence, leaving said south line of said Bristol Road,
- 11th - South 09°57'00" East 772.57 feet; thence,
- 12th - South 79°30'00" West 295.39 feet; thence,
- 13th - North 10°30'00" West 72.00 feet; thence,
- 14th - South 79°30'00" West 337.12 feet; thence,
- 15th - South 10°30'00" East 220.00 feet to the north line of Inez Street (formerly First Street), 80.00 feet wide; thence, along said north line,
- 16th - South 79°30'00" West 240.00 feet; thence, leaving said north line of said Inez Street
- 17th - North 10°30'00" West 130.00 feet; thence,
- 18th - North 79°30'00" East 150.00 feet; thence,
- 19th - North 10°30'00" West 250.00 feet to the north line of Montalvo Drive (formerly Ann Street), 50.00 feet wide; thence, along said north line,
- 20th - South 79°30'00" West 250.00 feet to the east line of said Grand Avenue, 100.00 feet wide; thence, along said east line,
- 21st - North 10°30'00" West 320.00 feet to the easterly prolongation of the north line of Seahawk Street (formerly Third Street), 60.00 feet wide; thence, along said prolongation and said north line,
- 22nd - South 79°30'00" West 400.00 feet to the east line of Alameda Avenue, 80.00 feet wide; thence, along said east line,
- 23rd - North 10°30'00" West 410.00 feet; thence, leaving said east line of said Alameda Avenue,
- 24th - South 79°30'00" West 380.00 feet to the east line of Victoria Avenue, 80.00 feet wide; thence, along said east line,
- 25th - North 10°30'00" West 820.00 feet; thence, leaving said east line of said Victoria Avenue,

26th - North 79°30'00" East 150.00 feet; thence,  
27th - North 10°30'00" West 100.00 feet; thence,  
28th - North 79°30'00" East 150.00 feet to the west line of said Alameda Street, 80.00 feet wide; thence, along said west line,  
29th - South 10°30'00" East 50.00 feet; thence, leaving said west line of said Alameda Street,  
30th - North 79°30'00" East 230.00 feet; thence,  
31st - North 10°30'00" West 50.00 feet; thence,  
32nd - South 79°30'00" West 150.00 feet to said east line of said Alameda Street, 80.00 feet wide; thence, along said east line,  
33rd - North 10°30'00" West 50.00 feet to said south line of said Moon Drive, 60.00 feet wide; thence, along said south line,  
34th - North 79°30'00" East 300.00 feet to the point of beginning and containing 50.37 acres.

 2/02/12  
Alan Azell Rawlins, PLS 6701 Date:

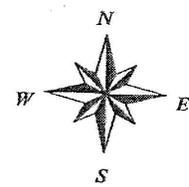
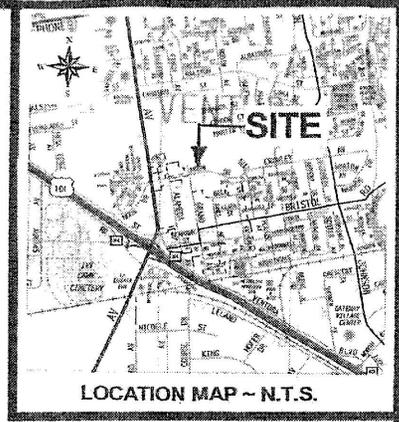


For assessment purposes only. This description of land is not a legal description as defined in the Subdivision Map Act and may not be used as a basis for an offer for sale of the land described.



SEE SHEET 2 FOR  
COURSE VALUES

\*P.O.B.  
The n'ly terminus of the 14th course  
of the Petit Addition No. 1, Annexation  
No. 193 to the City of San Buenaventura  
Certif. of Comp. filed 02/16/1977 with  
the Calif. Sec. of St. & 4792 O.R. 391



*Alan Azell Rawlins* 2/02/12  
Alan Azell Rawlins, PLS 6701 Date:



**CITY OF SAN BUENAVENTURA REORGANIZATION  
PARCEL A  
ISLANDS REORGANIZATION**

ANNEXATION NO. 1-12-8527 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 AREAS 14 & 32

That portion of Lots 95, 102 and 103 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

Sheet 1 of 2

Existing City of San Buenaventura Boundary  
 Proposed Reorganization Boundary

Prepared By:  
Zell Rawlins  
Z & M Consulting  
2146 Mandrill Avenue  
Ventura, California 93003  
1-805-535-8156

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.

1st - S 10°30'00" E 450.00'  
 2nd - N 79°30'00" E 250.00'  
 3rd - S 10°30'00" E 110.00'  
 4th - N 79°30'00" E 120.00'  
 5th - S 10°30'00" E 50.00'  
 6th - N 79°30'00" E 363.57'  
 7th - N 10°30'00" W 310.00'  
 8th - N 79°30'00" E 332.61'  
 9th - S 09°45'00" E 859.54'  
 10th - N 79°30'00" E 25.00'  
 11th - S 09°57'00" E 772.57'  
 12th - S 79°30'00" W 295.39'  
 13th - N 10°30'00" W 72.00'  
 14th - S 79°30'00" W 337.12'  
 15th - S 10°30'00" E 220.00'  
 16th - S 79°30'00" W 240.00'  
 17th - N 10°30'00" W 130.00'  
 18th - N 79°30'00" E 150.00'  
 19th - N 10°30'00" W 250.00'  
 20th - S 79°30'00" W 250.00'  
 21st - N 10°30'00" W 320.00'  
 22nd - S 79°30'00" W 400.00'

23rd - N 10°30'00" W 410.00'  
 24th - S 79°30'00" W 380.00'  
 25th - N 10°30'00" W 820.00'  
 26th - N 79°30'00" E 150.00'  
 27th - N 10°30'00" W 100.00'  
 28th - N 79°30'00" E 150.00'  
 29th - S 10°30'00" E 50.00'  
 30th - N 79°30'00" E 230.00'  
 31st - N 10°30'00" W 50.00'  
 32nd - S 79°30'00" W 150.00'  
 33rd - N 10°30'00" W 50.00'  
 34th - N 79°30'00" E 300.00'

50.37 Acres.

Prepared By:  
 Zeli Rawlins  
 Z & M Consulting  
 2146 Mandrill Avenue  
 Ventura, California 93003  
 1-805-535-8156

**COURSES FOR  
 CITY OF SAN BUENAVENTURA REORGANIZATION  
 PARCEL A  
 ISLANDS REORGANIZATIONS**

ANNEXATION NO. 1-12-8527 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 AREAS 14 & 32

That portion of Lots 95, 102 and 103 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

Sheet 2 of 2

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

**CITY OF SAN BUENAVENTURA REORGANIZATION  
PARCEL B  
ISLANDS REORGANIZATION  
ANNEXATION NO. 1-12-8577 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 AREAS 14 & 32**

That portion of Lot 95 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 north line of Eighth Street, 60.00 feet wide, said point also being the northerly terminus of the 1st course of Parcel A of the Chappell Reorganization, Annexation No. 273 to the City of San Buenaventura, as described and shown in the Certificate of Completion, recorded February 21, 1986, in the Office of said County Recorder, as Document No. 86-021315 of Official Records; thence, leaving said north line of said Eighth Street along the existing Boundary of said City of San Buenaventura by the following four courses:

- 1st - North 10°30'00" West 150.00 feet; thence,
- 2nd - North 79°30'00" East 150.00 feet; thence,
- 3rd - South 10°30'00" East 150.00 feet to said north line of said Eighth Street, 60.00 feet wide; thence, along said north line,
- 4th - South 79°30'00" West 150.00 feet to the point of beginning and containing 0.52 acre.

  
Alan Azell Rawlins, PLS 6701 Date: 2/02/12



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

**CITY OF SAN BUENAVENTURA REORGANIZATION  
PARCEL C  
ISLANDS REORGANIZATION  
ANNEXATION NO. 1-12-8527 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 AREAS 14 & 32**

That portion of Lot 95 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 north line of Moon Drive (formerly Seventh Street), 60.00 feet wide, said point also being the northerly terminus of the 1st course of the Petit Addition No. 1, Annexation No. 193 to the City of San Buenaventura, as described and shown in the Certificate of Completion filed with the California Secretary of State on February 16, 1977 and recorded in the Office of said County Recorder in Book 4792, Page 391 of Official Records; thence leaving said north line of said Moon Drive, along the existing Boundary of said City of San Buenaventura by the following nine courses:

- 1st - North 10°30'00" West 100.00 feet; thence,
- 2nd - South 79°30'00" West 150.00 feet to the east line of Victoria Avenue, 122.00 feet wide; thence, along said east line,
- 3rd - North 10°30'00" West 150.00 feet; thence, leaving said east line of said Victoria Avenue,
- 4th - North 79°30'00" East 150.00 feet; thence,
- 5th - South 10°30'00" East 100.00 feet; thence,
- 6th - North 79°30'00" East 160.00 feet to the west line of Alameda Avenue, 60.00 feet wide; thence, along said east line by the following two (2) courses:
- 7th - South 10°30'00" East 143.50 feet to the beginning of a nontangent curve concaved northwesterly, having a radius of 15.00 feet, and having a radial to said beginning of said curve bearing South 66°56'34" East; thence, along said curve,
- 8th - Southwesterly and westerly 12.26 feet through a central angle of 46°50'55" to said north line of said Moon Drive, 60.00 feet wide; thence, along said north line,

9th - South 79°30'00" West 150.00 feet to the point of beginning and containing 1.07 acres.

Alan Azell Rawlins 2/02/12  
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

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**CITY OF SAN BUENAVENTURA REORGANIZATION  
PARCEL D  
ISLANDS REORGANIZATION  
ANNEXATION NO. 1-12-8527 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 AREAS 14 & 32**

That portion of Lot 95 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 north line of Moon Drive (formerly Seventh Street), 60.00 feet wide, said point also being the southerly terminus of the 2nd course of the Bishop Reorganization, Annexation No. 238 to the City of San Buenaventura, as described and shown in the Certificate of Completion recorded on March 21, 1980 in the Office of said County Recorder in Book 5620, Page 594 Official Records; thence, along said north line by the following two courses and along the existing Boundary of said City of San Buenaventura by the following seven courses:

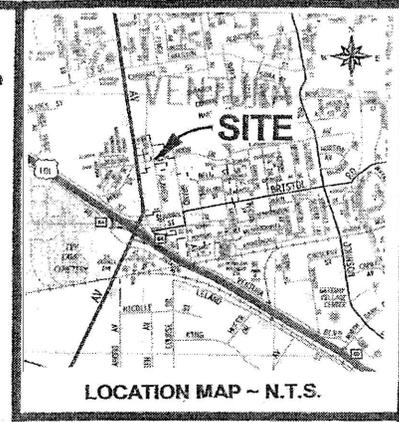
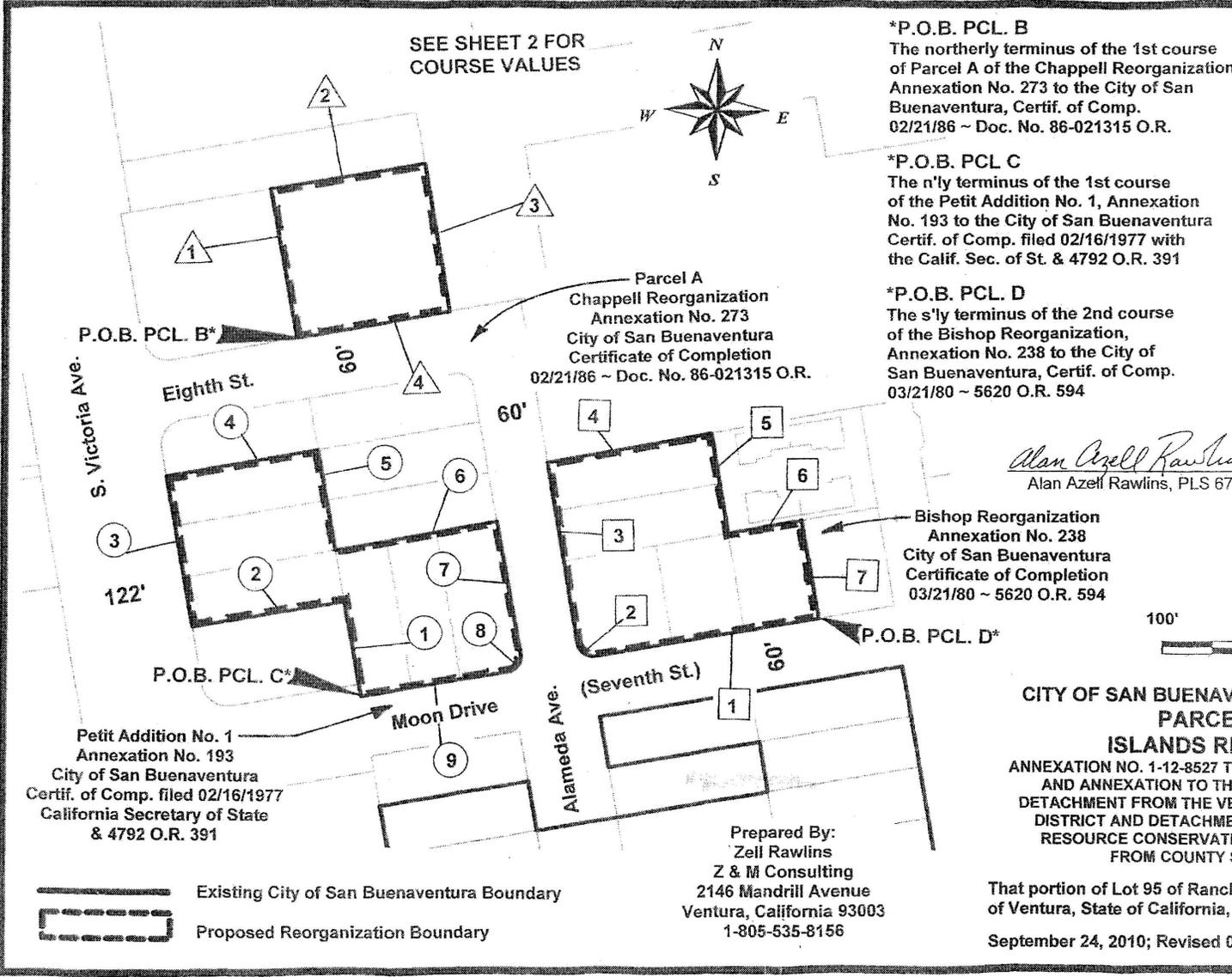
- 1st - South 79°30'00" West 225.00 feet to the beginning of a nontangent curve concaved northeasterly, having a radius of 15.00 feet, and having a radial to said beginning of said curve bearing South 00°54'21" East; thence, along said curve,
- 2nd - Westerly and northwesterly 12.26 feet through a central angle of 46°50'55" to the east line of Alameda Avenue, 60.00 feet wide; thence, along said east line,
- 3rd - North 10°30'00" West 193.50 feet; thence, leaving said east line of said Alameda Avenue,
- 4th - North 79°30'00" East 160.00 feet; thence,
- 5th - South 10°30'00" East 100.00 feet; thence,
- 6th - North 79°30'00" East 75.00 feet; thence,
- 7th - South 10°30'00" East 100.00 feet to the point of beginning and containing 0.91 acre.

  
Alan Azell Rawlins, PLS 6701 Date: 2/02/12

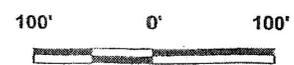


For assessment purposes only. This description of land is not a legal description as defined in the Subdivision Map Act and may not be used as a basis for an offer for sale of the land described

2010:/10-11D.doc ~ 09/17/10; Revised 2012-02D.doc ~ 02/02/12



*Alan Azell Rawlins* 2/02/12  
Alan Azell Rawlins, PLS 6701 Date:



**CITY OF SAN BUENAVENTURA REORGANIZATION PARCELS B, C, & D ISLANDS REORGANIZATION**  
ANNEXATION NO. 1-12-8527 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 AREAS 14 & 32

That portion of Lot 95 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

Sheet 1 of 2

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.



**Courses for Parcel B**

- 1st - N 10°30'00" W 150.00'
- 2nd - N 79°30'00" E 150.00'
- 3rd - S 10°30'00" E 150.00'
- 4th - S 79°30'00" W 150.00'

**0.52 Acre**



**Courses for Parcel D**

- 1st - S 79°30'00" W 225.00'
- 2nd - R = 15.00'; L = 12.26'; D = 46°50'55";  
Rad. Bearing = S 00°54'21" E
- 3rd - N 10°30'00" W 193.50'
- 4th - N 79°30'00" E 160.00'
- 5th - S 10°30'00" E 100.00'
- 6th - N 79°30'00" E 75.00'
- 7th - S 10°30'00" E 100.00'

**0.91 Acre**



**Courses for Parcel C**

- 1st - N 10°30'00" W 100.00'
- 2nd - S 79°30'00" W 150.00'
- 3rd - N 10°30'00" W 150.00'
- 4th - N 79°30'00" E 150.00'
- 5th - S 10°30'00" E 100.00'
- 6th - N 79°30'00" E 160.00'
- 7th - S 10°30'00" E 143.50'
- 8th - R = 15.00'; L = 12.26'; D = 46°50'55"  
Rad. Bearing = S 66°56'34" E
- 9th - S 79°30'00" W 150.00'

**1.07 Acres**

Prepared By:  
Zell Rawlins  
Z & M Consulting  
2146 Mandrill Avenue  
Ventura, California 93003  
1-805-535-8156

**COURSES FOR  
CITY OF SAN BUENAVENTURA REORGANIZATION  
PARCELS B, C, & D  
ISLANDS REORGANIZATION**

ANNEXATION NO. 1-12-8527 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 AREAS 14 & 32

That portion of Lot 95 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

Sheet 2 of 2

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

**CITY OF SAN BUENAVENTURA REORGANIZATION  
PARCEL E  
ISLANDS REORGANIZATION  
ANNEXATION NO. 1-12-8527 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 AREAS 14 & 32**

That portion of Lots 95 and 103 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 the intersection of the north line of Seahawk Street (formerly Third Street), 60.00 feet wide, and the west line of Alameda Avenue, 80.00 feet wide, said intersection also being the easterly terminus of the 9th course of the Wilding Addition No. 1, Annexation No. 218 to the City of San Buenaventura, as described and shown in the Certificate of Completion recorded on December 19, 1978 in the Office of said County Recorder in Book 5287, Page 623 of Official Records; thence, along said west line and along the existing Boundary of said City of San Buenaventura by the following 13 courses:

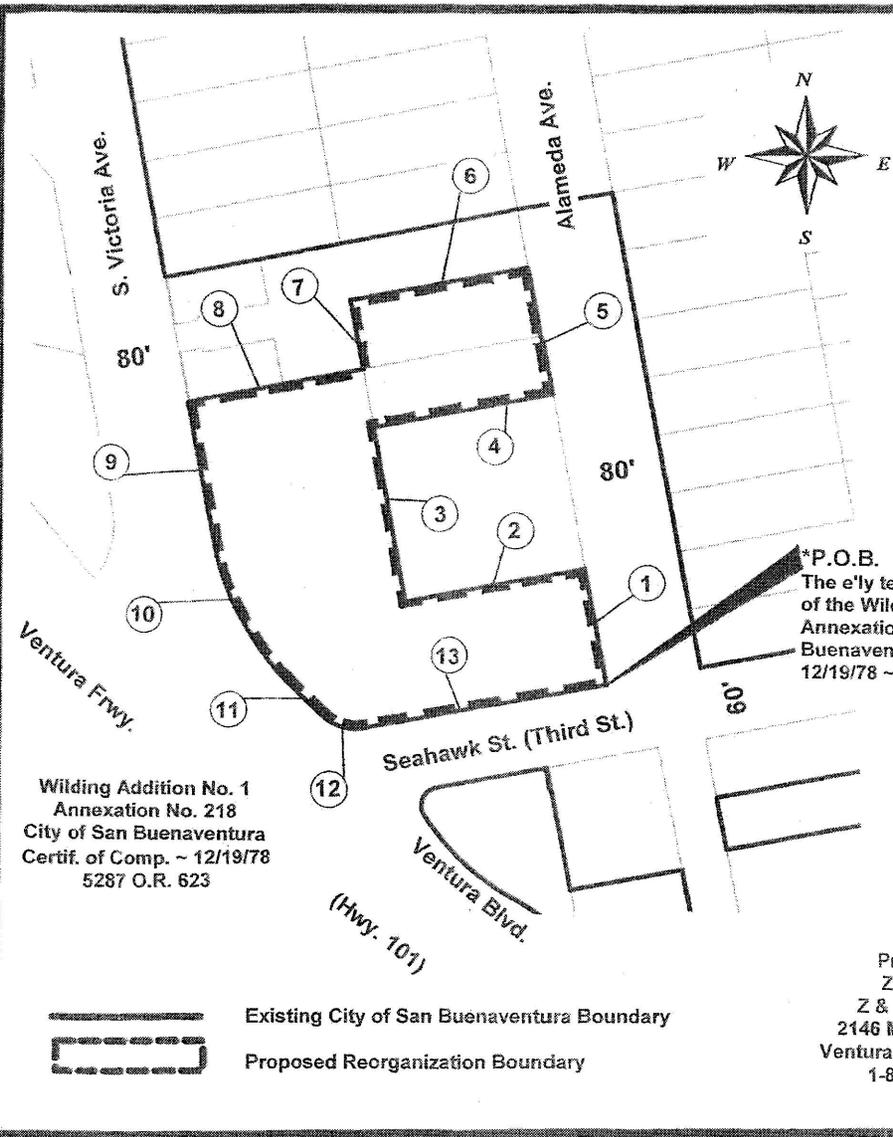
- 1st - North 10°30'00" West 100.00 feet; thence, leaving said west line of said Alameda Avenue,
- 2nd - South 79°30'00" West 150.00 feet; thence,
- 3rd - North 10°30'00" West 150.00 feet; thence,
- 4th - North 79°30'00" East 150.00 feet to said west line of said Alameda Avenue, 80.00 feet wide; thence, along said west line,
- 5th - North 10°30'00" West 110.00 feet; thence, leaving said west line of said Alameda Avenue,
- 6th - South 79°30'00" West 150.00 feet; thence,
- 7th - South 10°30'00" East 60.00 feet; thence,
- 8th - South 79°30'00" West 150.00 feet to the east line of Victoria Avenue, 80.00 feet wide; thence, along said east line by the following two courses:
- 9th - South 10°30'00" East 136.73 feet to the beginning of a curve concaved northeasterly and having a radius of 238.00 feet; thence, along said curve,

- 10th - Southerly and southeasterly 123.95 feet through a central angle of 29°50'23" to the northeast line of Ventura Boulevard, variable width; thence, along said northeast line by the following two courses:
- 11th - South 44°14'41" East 33.64 feet to the beginning of a curve concaved northerly and having a radius of 38.00 feet; thence, along said curve,
- 12th - Southeasterly and easterly 36.31 feet through a central angle of 54°44'41" to said north line of said Seahawk Street, 60.00 feet wide; thence, along said north line,
- 13th - North 79°30'00" East 219.16 feet to the point of beginning and containing 1.68 acres.

Alan Azell Rawlins 2/02/12  
Alan Azell Rawlins, PLS 6701 Date:



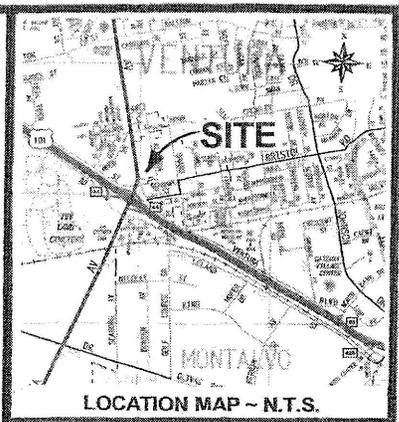
For assessment purposes only. This description of land is not a legal description as defined in the Subdivision Map Act and may not be used as a basis for an offer for sale of the land described



**Courses**

1st	- N 10°30'00" W	100.00'
2nd	- S 79°30'00" W	150.00'
3rd	- N 10°30'00" W	150.00'
4th	- N 79°30'00" E	150.00'
5th	- N 10°30'00" W	110.00'
6th	- S 79°30'00" W	150.00'
7th	- S 10°30'00" E	60.00'
8th	- S 79°30'00" W	150.00'
9th	- S 10°30'00" E	136.73'
10th	- R = 238.00'; L = 123.95'; D = 29°50'23"	
11th	- S 44°14'41" E	33.64'
12th	- R = 38.00'; L = 36.31'; D = 54°44'41"	
13th	- N 79°30'00" E	219.16'

1.68 Acres



\*P.O.B.  
 The e'ly terminus of the 9th course  
 of the Wilding Addition No. 1,  
 Annexation No. 218 to the City of San  
 Buenaventura, Certif. of Comp.  
 12/19/78 ~ 5287 O.R. 623

*Alan Azell Rawlins 2/02/12*  
 Alan Azell Rawlins, PLS 6701 Date:



Wilding Addition No. 1  
 Annexation No. 218  
 City of San Buenaventura  
 Certif. of Comp. ~ 12/19/78  
 5287 O.R. 623

 Existing City of San Buenaventura Boundary  
 Proposed Reorganization Boundary

Prepared By:  
 Zell Rawlins  
 Z & M Consulting  
 2146 Mandrill Avenue  
 Ventura, California 93003  
 1-805-535-8156

**CITY OF SAN BUENAVENTURA REORGANIZATION  
 PARCEL E  
 ISLANDS REORGANIZATION**  
 ANNEXATION NO. 1-12-8527 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 AREAS 14 & 32

That portion of Lots 95 and 103 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 Sheet 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.

**CITY OF SAN BUENAVENTURA REORGANIZATION  
PARCEL F  
ISLANDS REORGANIZATION  
ANNEXATION NO. 1-12-8527 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 AREAS 14 & 32**

That portion of Lot 103 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 Seahawk Street (formerly Third Street), 60.00 feet wide, said point also being the northerly terminus of the 2nd course of Parcel A of the Derryberry Reorganization No. 1, Annexation No. 252 to the City of San Buenaventura, as described and shown in the Certificate of Completion recorded on October 5, 1981 in the Office of said County Recorder as Document No. 094137 of Official Records; thence, along leaving said south line along the existing Boundary of said City of San Buenaventura by the following eight courses:

- 1st - South 10°30'00" East 100.00 feet; thence,
- 2nd - North 79°30'00" East 95.00 feet to the west line of Alameda Avenue, 40.00 feet wide; thence, along said west line by the following two courses:
- 3rd - South 10°30'00" East 114.59 feet to the beginning of a curve concaved northwesterly and having a radius of 10.00 feet; thence, along said curve,
- 4th - Southerly, southwesterly, westerly, and northwesterly 23.08 feet through a central angle of 132°15'00" to the northeast line of Ventura Boulevard, variable width; thence, along said northeast line by the following three courses:
- 5th - North 58°15'00" West 169.73 feet to the beginning of a curve concaved northeasterly and having a radius of 275.00 feet; thence, along said curve,
- 6th - Northwesterly 108.25 feet through a central angle of 22°33'12" to a compound curve concaved easterly and having a radius of 15.00 feet; thence, along said curve,
- 7th - Northwesterly, northerly, northeasterly, and easterly 30.16 feet through a central angle of 115°11'48" to said south line of said Seahawk Street; thence, along said south line,

8th - North 79°30'00" East 97.72 feet to the point of beginning and containing 0.45 acre.

Alan Azell Rawlins 2/02/12  
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:/10-11F.doc ~ 09/17/10; Revised 2012-02F.doc ~ 02/02/12

**CITY OF SAN BUENAVENTURA REORGANIZATION  
PARCEL G  
ISLANDS REORGANIZATION  
ANNEXATION NO. 1-12-8527 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 AREAS 14 & 32**

That portion of Lot 103 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 east line of Alameda Avenue, 40.00 feet wide, said point also being the westerly terminus of the 7th course of Parcel A of the Derryberry Reorganization, Annexation No. 252 to the City of San Buenaventura, as described and shown in the Certificate of Completion recorded October 5, 1981 in the Office of said County Recorder as Document No.094137 of Official Records; thence, leaving said east line along the existing Boundary of said City of San Buenaventura by the following four courses:

- 1st - North 79°30'00" East 150.00 feet; thence,
- 2nd - South 10°30'00" East 45.00 feet; thence,
- 3rd - South 79°30'00" West 150.00 feet to said east line of said Alameda Avenue; thence, along said east line,
- 4th - North 10°30'00" West 45.00 feet to the point of beginning and containing 0.16 acre.

  
Alan Azell Rawlins, PLS 6701 Date: 2/02/12



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:/10-11G.doc ~ 09/17/10; Revised 2012-02G.doc ~ 02/02/12

**CITY OF SAN BUENAVENTURA REORGANIZATION  
PARCEL H  
ISLANDS REORGANIZATION  
ANNEXATION NO. 1-12-8527 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 AREAS 14 & 32**

That portion of Lot 103 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:

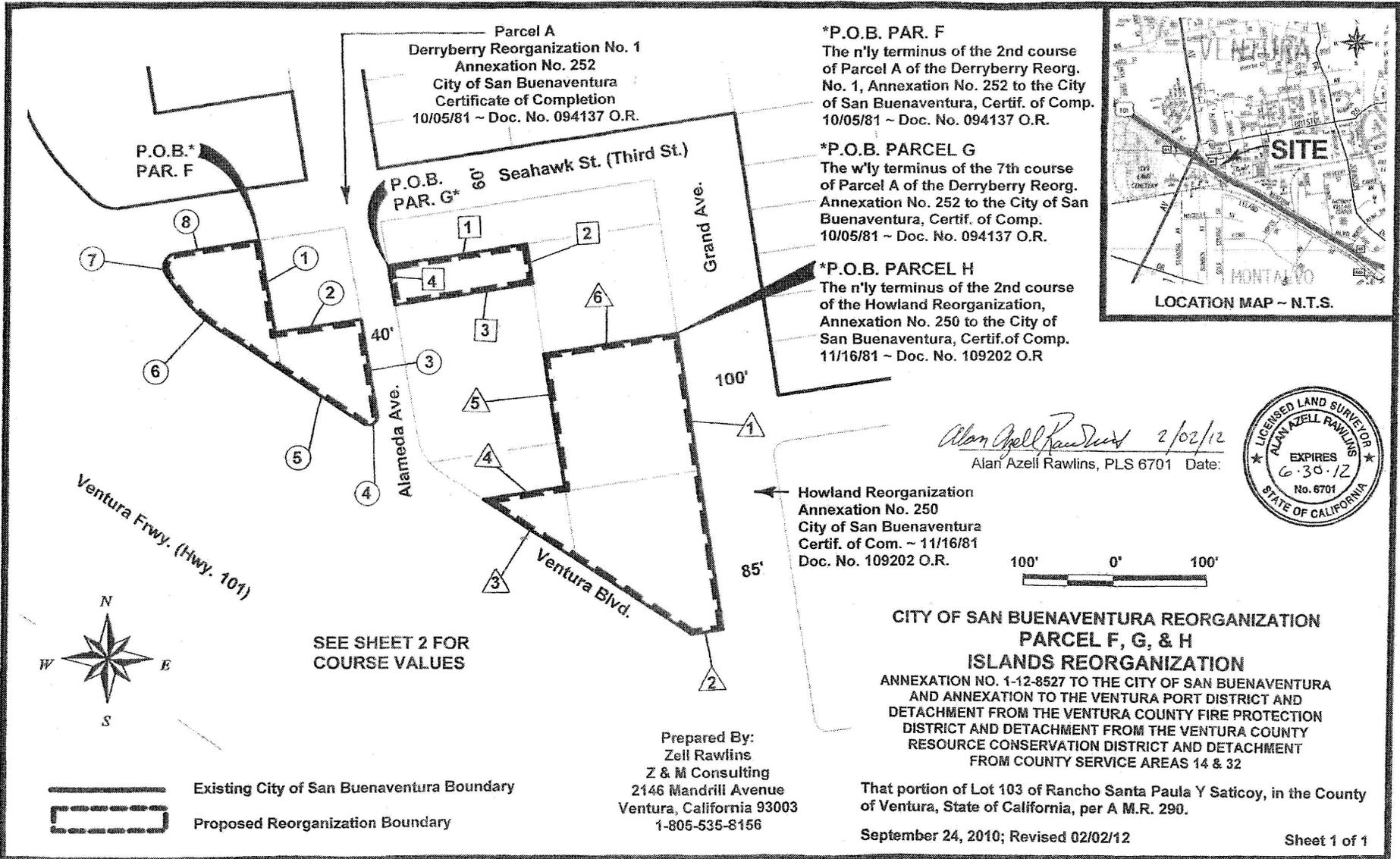
Beginning at a point in the west line of Grand Avenue, 100.00 feet wide, said point also being the northerly terminus of the 2nd course of the Howland Reorganization, Annexation No. 250 to the City of San Buenaventura, as described and shown in the Certificate of Completion recorded on November 16, 1981 in the Office of said County Recorder as Document No. 109202 of Official Records; thence, along said west line by the following two courses and along the existing Boundary of said City of San Buenaventura by the following six courses:

- 1st - South 10°30'00" East 335.00 feet; thence,
- 2nd - South 79°30'00" West 39.01 feet to the northeast line of Ventura Boulevard, variable width; thence, along said northeast line,
- 3rd - North 58°15'00" West 275.15 feet; thence, leaving said northeast line of said Ventura Boulevard,
- 4th - North 79°30'00" East 92.68 feet; thence,
- 5th - North 10°30'00" West 150.00 feet; thence,
- 6th - North 79°30'00" East 150.00 feet to the point of beginning and containing 1.12 acres.

  
Alan Azell Rawlins, PLS 6701 Date: 2/02/12



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

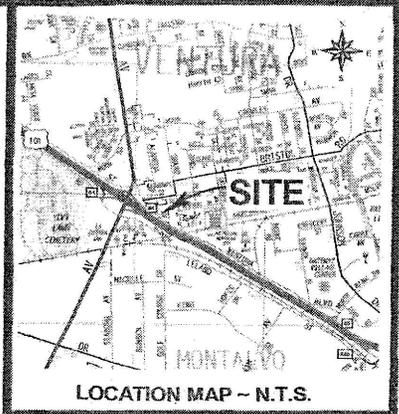


Parcel A  
 Derryberry Reorganization No. 1  
 Annexation No. 252  
 City of San Buenaventura  
 Certificate of Completion  
 10/05/81 ~ Doc. No. 094137 O.R.

\*P.O.B. PAR. F  
 The n'ly terminus of the 2nd course  
 of Parcel A of the Derryberry Reorg.  
 No. 1, Annexation No. 252 to the City  
 of San Buenaventura, Certif. of Comp.  
 10/05/81 ~ Doc. No. 094137 O.R.

\*P.O.B. PARCEL G  
 The w'ly terminus of the 7th course  
 of Parcel A of the Derryberry Reorg.  
 Annexation No. 252 to the City of San  
 Buenaventura, Certif. of Comp.  
 10/05/81 ~ Doc. No. 094137 O.R.

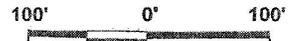
\*P.O.B. PARCEL H  
 The n'ly terminus of the 2nd course  
 of the Howland Reorganization,  
 Annexation No. 250 to the City of  
 San Buenaventura, Certif. of Comp.  
 11/16/81 ~ Doc. No. 109202 O.R.



*Alan Azell Rawlins* 2/02/12  
 Alan Azell Rawlins, PLS 6701 Date:



Howland Reorganization  
 Annexation No. 250  
 City of San Buenaventura  
 Certif. of Com. ~ 11/16/81  
 Doc. No. 109202 O.R.



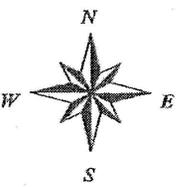
**CITY OF SAN BUENAVENTURA REORGANIZATION  
 PARCEL F, G, & H  
 ISLANDS REORGANIZATION**

ANNEXATION NO. 1-12-8527 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 AREAS 14 & 32

That portion of Lot 103 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

Sheet 1 of 1



SEE SHEET 2 FOR  
 COURSE VALUES

Existing City of San Buenaventura Boundary  
 Proposed Reorganization Boundary

Prepared By:  
 Zell Rawlins  
 Z & M Consulting  
 2146 Mandrill Avenue  
 Ventura, California 93003  
 1-805-535-8156

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.



**Courses for Parcel F**

- 1st - S 10°30'00" E 100.00'
- 2nd - N 79°30'00" E 95.00'
- 3rd - S 10°30'00" E 114.59'
- 4th - R = 10.00'; L = 23.08'; D = 132°15'00"
- 5th - N 58°15'00" W 169.73'
- 6th - R = 275.00'; L = 108.25'; D = 22°33'12"
- 7th - R = 15.00'; L = 30.16'; D = 115°11'48"
- 8th - N 79°30'00" E 97.72'

**0.45 Acre**



**Courses for Parcel G**

- 1st - N 79°30'00" E 150.00'
- 2nd - S 10°30'00" E 45.00'
- 3rd - S 79°30'00" W 150.00'
- 4th - N 10°30'00" W 45.00'

**0.16 Acre**



**Courses for Par. H**

- 1st - S 10°30'00" E 335.00'
- 2nd - S 79°30'00" W 39.01'
- 3rd - N 58°15'00" W 275.15'
- 4th - N 79°30'00" E 92.68'
- 5th - N 10°30'00" W 150.00'
- 6th - N 79°30'00" E 150.00'

**1.12 Acres**

Prepared By:  
 Zell Rawlins  
 Z & M Consulting  
 2146 Mandrill Avenue  
 Ventura, California 93003  
 1-805-535-8156

**COURSES FOR  
 CITY OF SAN BUENAVENTURA REORGANIZATION  
 PARCEL F, G, & H**

**ISLANDS REORGANIZATION  
 ANNEXATION NO. 1-12-8527 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 AREAS 14 & 32**

That portion of Lot 103 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

Sheet 2 of 2

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

**CITY OF SAN BUENAVENTURA REORGANIZATION  
PARCEL I  
ISLANDS REORGANIZATION  
ANNEXATION NO. 1-12-8527 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 AREAS 14 & 32**

All of Parcel B as shown on the parcel map filed in the Office of County Recorder in Book 12, Page 20 of Parcel Maps and being a portion of Rancho Santa Paula Y Saticoy, as shown on the map recorded in the Office of said County Recorder, in Book A, Page 290 of Miscellaneous Records, in the County of Ventura, State of California, described as follows:

Beginning at the northwest corner of said Parcel B, said corner also being the westerly terminus of the 3rd course of the Hopper Addition No. 1, Annexation No. 165 to the City of San Buenaventura, as filed with the California Secretary of State on September 16, 1974; thence, along the boundary of said Parcel B and the existing boundary of the City of San Buenaventura by the following four courses:

- 1st - South 88°24'55" East 128.30 feet; thence,
- 2nd - South 10°13'00" East 126.07 feet to the beginning of a nontangent curve concaved northerly, having a radius of 770.00 feet, and having a radial to said beginning of said curve bearing South 04°02'48" East; thence, along said curve,
- 3rd - Westerly 128.06 feet through a central angle of 09°31'43"; thence,
- 4th - North 10°13'00" West 128.05 feet to the point of beginning and containing 0.37 acre.

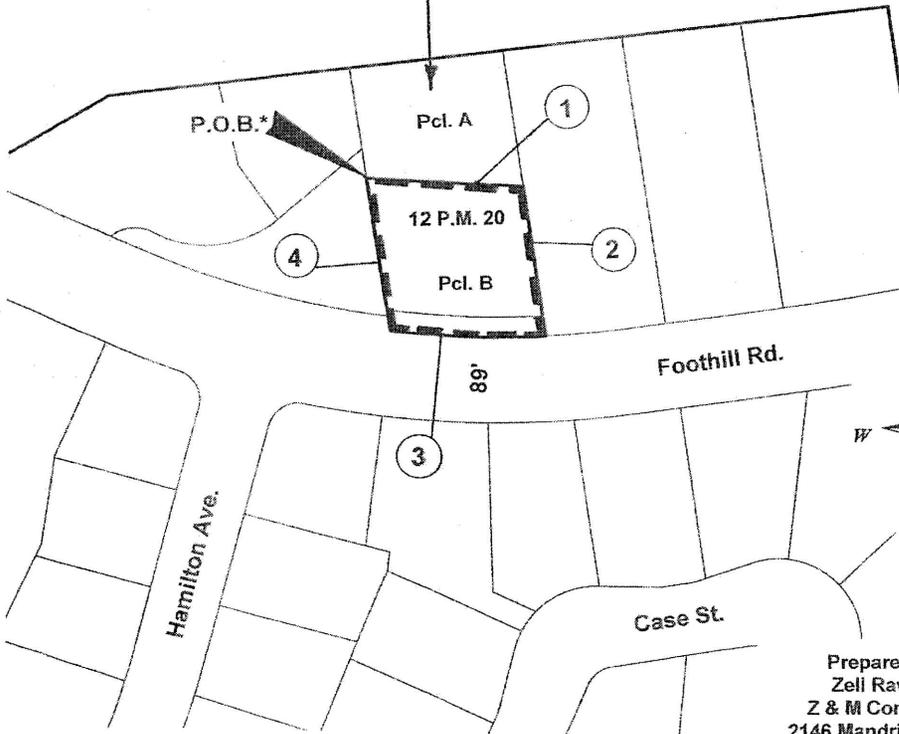
  
Alan Azell Rawlins, PLS 6701 Date: 2/02/12



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:/10-111.doc ~ 09/17/10; Revised 2012-021.doc ~ 02/02/12

Hopper Addition No. 1  
Annexation No. 165  
City of San Buenaventura  
California Secretary of St.  
09/16/74



Existing City of San Buenaventura Boundary  
Proposed Reorganization Boundary

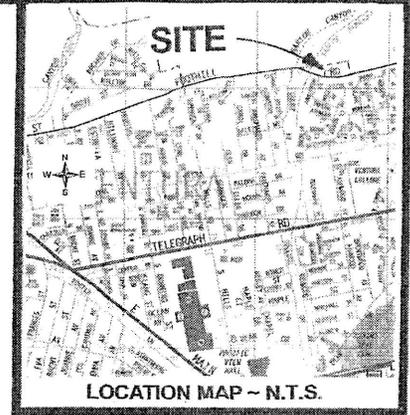
Prepared By:  
Zell Rawlins  
Z & M Consulting  
2146 Mandrill Avenue  
Ventura, California 93003  
1-805-535-8156

\*P.O.B.  
The w'ly terminus of the 3rd course  
of the Hopper Addition No. 1,  
Annexation No. 165 to the City of San  
Buenaventura, filed Calif. Sec. of St.  
09/16/74

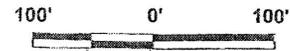
**Courses**

- 1st - S 88°24'55" E 128.30'
- 2nd - S 10°13'00" E 126.07'
- 3rd - R = 770.00'; L = 28.06'; D = 09°31'43";  
Radial Bearing S 04°02'48" E
- 4th - N 10°13'00" W 128.05'

0.37 Acre



*Alan Azell Rawlins 2/07/12*  
Alan Azell Rawlins, PLS 6701 Date:



**CITY OF SAN BUENAVENTURA REORGANIZATION  
PARCEL I**

**ISLANDS REORGANIZATION**

ANNEXATION NO. 1-12-8527 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 AREAS 14 & 32

All of Parcel B, per 12 P.M. 20, in Rancho Santa Paula Y Saticoy, per A  
M.R. 290, in the County of Ventura, State of California.

September 24, 2010; Revised 02/02/12

Sheet 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.

**ATTACHMENT C**

Planning Commission Staff Report dated March 6, 2012 and Notice of Exemption

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# PLANNING COMMISSION STAFF REPORT

<b>Agenda Item: 5</b>	<b>Hearing Date: March 6, 2012</b>
Case Nos.:	PROJ-3815
Applicant:	City of San Buenaventura
Planner:	Hollee L. King, AICP, Contract Planner Iain Holt, Senior Planner (805) 654-7752 Jeffrey Lambert, Community Development Director
Location:	254 Parcels within the unincorporated portion of County of Ventura known as the "Montalvo Area" and one (1) parcel off of Foothill Road.
Recommendation:	Recommend Approval to the City Council for a change of organization and pre-zoning for the Islands Reorganization.
Zoning:	Varied – See Attachment "A"
Land Use:	Varied – See Attachment "A"
Evaluation Documents:	General Plan Victoria Avenue Corridor Plan and Development Code Municipal Code Ventura LAFCO Commissioner's Handbook

## EXECUTIVE SUMMARY

The City of San Buenaventura is requesting approval of a reorganization of jurisdictional, service area and district boundaries between the City and the County of Ventura, and a pre-zoning (zone change) for 255 unincorporated parcels that are located in the County, but within the sphere of influence of the City of San Buenaventura (also known as "unincorporated islands"). There are a total of nine (9) unincorporated islands located within the sphere of influence of the City. Eight (8) of the unincorporated islands are in the Montalvo community area and one (1) unincorporated parcel is located at 4205 Foothill Road, just north of the Ventura College area (Attachment B).

## PROJECT DESCRIPTION

The reorganization consists of 1) an annexation of 255 parcels into the City of San Buenaventura, 2) annexation to the Ventura Port District, 3) detachment from the Ventura County Fire Protection District, 4) detachment from the Ventura County Resource Conservation District, 5) detachment from County Service Area No. 14, and 6) detachment from County Service Area No. 32, for 255 parcels located within the existing sphere of influence of the City of San Buenaventura and within the unincorporated areas of the County of Ventura. Most of the parcels are located in the general "Montalvo" area, and one parcel is located at 4205 Foothill Road.

The proposed project would also involve a Pre-Zone of the same parcels from County of Ventura zoning to City of Ventura zoning. Parcels will be pre-zoned with a corresponding city zone district that is equivalent with the previous county zoning for the parcel pursuant to Municipal Code Section 24.105.160 or as identified in the Victoria Avenue Corridor Plan and Development Code adopted by City Council on April 20, 2009.

## BACKGROUND

### *Ventura LAFCO Requirements*

On August 3, 2009, the City Council approved the Parklands Specific Plan, with a subsequent approval of a Development Agreement and an initiation of Annexation in June 2011. The Parklands Specific Plan was comprised of approximately 25,000 square feet of commercial development, and 499 residential units on approximately 66.7 total acres, with approximately 54.36 acres in the unincorporated area of Ventura County and within the City of Ventura's sphere of influence.

Section 3.2.3 of the Ventura Local Agency Formation Commission (LAFCO) Commissioner's Handbook provides specific policy language requiring the annexations of county islands. More specifically, any approval of a proposal for a change of organization or reorganization will be conditioned to provide that proceedings will not be completed 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, provided all of the following criteria are applicable:

- (a) The approved proposal was initiated by resolution of a city that surrounds or substantially surrounds one or more unincorporated island areas that meet the requirements of Section 56375.3;
- (b) The territory in the approved proposal consists of one or more areas that are each 40 acres or more in area;
- (c) The territory in the approved proposal will not be used exclusively for agriculture or open space purposes after the completion of proceedings;

Case Nos. Anex-1-12-8527, Z-1-12-8528

PC/03/06/2012/HK

Page 2

- (d) The territory in the approved proposal is not owned by a public agency or used for public purposes.

In regards to subsection (a), the City surrounds a cluster of eight unincorporated islands in the community of Montalvo and an additional unincorporated island, consisting of a single residential lot, located at 4205 Foothill Road. With regards to subsection (b), the Parklands development is larger than 40 acres. For subsections (c) and (d), the Parklands proposal will allow for the development of the Parklands Specific Plan which will convert the agricultural uses to urban development and the territory is not owned by a public agency or used for public purpose. On October 19, 2011, Ventura LAFCO heard and approved the Parklands Reorganization proposal and conditioned the Parklands Reorganization proposal to require that:

“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, including the unincorporated islands in the Montalvo community and the unincorporated island located north of Ventura College.”

Therefore, the Certificate of Completion may not be granted to the Parklands Specific Plan Annexation if the City does not initiate proceedings for the reorganization of the unincorporated islands.

Additionally, for further information, there are three other unincorporated parcels within the City limits; APN 138-0-050-090, APN 065-0-150-230, and APN 065-0-150-085. These parcels are not considered to be “islands” as they are not substantially developed and they are considered to be agricultural parcels. Also, each of the parcels is bounded by an incorporated right-of-way which does not constitute the definition of completely surrounded territory.

*Islands Reorganization Community Workshop:*

On January 31, 2012, a public workshop was held related to the project for Montalvo area residents. Approximately 50 residents (both property owners and renters) attended the workshop. The workshop presented information on the reorganization and a “services matrix” that compared current unincorporated County of Ventura services with City of Ventura services, such as Fire, Police, Water, Sewer, Trash, Recycling, Roads, Lighting, and Community Involvement (Attachment C). Input was received via comment forms that were distributed at the workshop. A summary of the comments is provided in this report (Attachment D). Many comments raised objection to annexation. Also, many of the comments were regarding city services and property taxes. As reported to the property owners and renters in the area, city services are expected to be lower in cost and about the same or better for response times and availability of services. Property taxes would also be reduced for property owners as the “United Water Import Fee” tax will be removed from the property tax

calculations, and as a result a savings of about \$40 to \$200 is expected per property owner (dependent on their assessed value).

## **STAFF ANALYSIS**

### *Annexation*

The project consists of 255 parcels that are located in the unincorporated area of the County of Ventura and within the City's Sphere of Influence. These parcels are known as "unincorporated islands". The proposed reorganization is in accordance with the Ventura LAFCO Commissioner's Handbook (May 2010), which requires that any LAFCO approval of a proposal for a change of organization that consists of any areas that are 40 acres or more in area, be conditioned to provide that proceedings will not be completed until and unless a subsequent proposal is filed with LAFCO to initiate proceedings for a reorganization of all unincorporated island areas that meet the provisions of Government Code Section 56375.3 by the subject city that surrounds the unincorporated island areas. Government Code Section 56375.3 allows LAFCO to waive protest proceedings for "territory [that] constitutes an entire unincorporated island, located within the limits of a city, or [that] constitutes a reorganization containing a number of individual unincorporated islands" and also that are "surrounded by the city to which [the reorganization] is proposed".

The Ventura LAFCO has policies on unincorporated island parcels that encourage the annexation of unincorporated island areas and creation of orderly, efficient boundaries. Further, the LAFCO Commissioner's Handbook has policies specifically discouraging unfavorable situations/conditions for unincorporated island areas such as out-of-area service agreements, cross-over of emergency services, and disorderly and inefficient service and jurisdictional boundaries. After the reorganization, the parcels within the Montalvo community area will no longer be required to pay out-of-area service fees to the City of Ventura. Additionally, services such as Fire and Police are expected to have better response times and clarity of jurisdiction. Most other services will be slightly altered or enhanced and costs are proposed to be lower for both the property owners and area renters.

The City of Ventura and the County of Ventura have a property tax exchange agreement for all annexations, detachments, and reorganizations that was adopted in 1980. Specifically, the agreement allows for property taxes to be transferred to another tax rate area that is consistent with other city properties in the same area. The one percent Proposition 13 property taxes collected for County services will now be transferred to the City to provide services such as street cleaning, lighting, and road maintenance. Additionally, for the Montalvo area, an assessment relating to the United Water Conservation District (UWCD) Import Assessment will be removed as a result of a change in the property tax rate area as property owners in the City do not pay for that additional assessment to UWCD.

*Pre-Zone (Zone Change)*

Section 24.105.130 of the Municipal Code provides that unincorporated territory may be pre-zoned by the City to determine the zoning classification that will apply to such territory if it is subsequently annexed to the City. The parcels listed in Table "A" in Attachment A, were part of the City's 1989 Comprehensive Plan Moon Drive Study Area which was superseded by the Victoria Avenue Corridor Plan and Development Code adopted by the City Council on April 20, 2009. As part of the regulating plan, the parcels were pre-zoned to the T4.9 zone district pursuant to Section 24.105.130 of the Municipal Code.

Further, Section 24.105.160 of the City's Municipal Code states that except for property located in the Coastal Zone, all property annexed to the City after March 1, 1980, shall be zoned, upon annexation, from the existing County zoning to the equivalent City zone classification, provided that the County have a county land use designation that is in conformance with the City's general plan, the property has not been otherwise pre- by the City, and consists of inhabited territory and is part of an area that is totally surrounded by the city. Using Section 24.105.160 of the City's Municipal Code, pre-zoning has been determined by the City using the existing County land use designation for each parcel and described further in Attachment A.

*Surrounding Land Uses*

Table 1: Existing Surrounding Zoning and Land Uses  
Table 5: Montalvo Community

	<b>Zone</b>	<b>Land Use</b>
<b>Project</b>	Varied	Commerce and Residential
<b>North</b>	T5.3 Town Center	Shopping Center
<b>East</b>	R-1-6, R-3-2, C1-A	Neighborhood High/Medium
<b>South</b>	CPD, MPD, M-2	Ventura Blvd/US Highway 101
<b>West</b>	T4.9 Urban General	Victoria Avenue

Table 2: Existing Surrounding Zoning and Land Uses  
4205 Foothill Road Parcel

	Zone	Land Use
<b>Project</b>	OS-10ac.	Single Family Residential
<b>North</b>	R-1-1AC	Single Family Residential
<b>East</b>	R-1-1AC	Single Family Residential
<b>South</b>	R-1-7	Single Family Residential
<b>West</b>	R-1-10	Single Family Residential

### CALIFORNIA ENVIRONMENTAL QUALITY ACT

A Notice of Exemption (NOE) will be filed by the City of San Buenaventura finding that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), as provided for under Section 15319(a) of the CEQA Guidelines as the project is for a reorganization of boundaries for the City for parcels containing existing public or private structures and with existing public utilities (Attachment G).

Furthermore, annexations of territory that statutorily meet the defined criteria pursuant to Government Code Section 56375.3, concerning the annexation of unincorporated islands, are to be considered as ministerial actions by the local LAFCO, and is not subject to CEQA for the LAFCO action.

### PENDING AND POTENTIAL ACTIONS

- City Council review and action on the Pre-zoning (Zone Change).
- City Council action to initiate Annexation.

### FUTURE ACTIONS

- LAFCO review and action on the Islands Reorganization proposal.

**NOTICE OF EXEMPTION**

**TO: County Clerk, County of Ventura  
800 South Victoria Ave  
Ventura, CA 93009**

**FROM: City of Ventura  
501 Poli Street  
Ventura, CA 93001**

The project or activity identified below is determined to be exempt from further environmental review requirement of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

**APN(s): See Attached**  
**Case Nos.: PROJ-3815, Anex-1-12-8527, Z-1-12-8528**  
**Location: See Attached**  
**Project Title: Islands Reorganization for the City of Ventura**  
**Name of Public Agency Approving Project: City of Ventura**  
**Applicant: City of Ventura**

**Project Description:**

The proposed project involves the reorganization and a pre-zoning of the unincorporated parcels (Montalvo Area and Foothill Road Parcel) that are located within the County of Ventura and within the sphere of influence of the City of San Buenaventura (also known as "unincorporated islands"). Most of the parcels are located in the general "Montalvo" area, and one parcel is located at 4205 Foothill Road. The reorganization consists of an annexation into the City of San Buenaventura, annexation to the Ventura Port District, detachment from the Ventura County Fire Protection District, detachment from the Ventura County Resource Conservation District, detachment from County Service Area No. 14, and detachment from County Service Area 32 for 255 parcels. The reorganization is in accordance with the Ventura Local Agency Formation Commission (LAFCO) Commissioner's Handbook (May 2010) that requires that any LAFCO approval of a proposal for a change of organization that consists of any areas that are 40 acres or more will be conditioned to provide that proceedings will not be completed until and unless a subsequent proposal is filed with LAFCO to initiate proceedings for a reorganization of all unincorporated island areas that meet the provisions of Government Code Section 56375.3 by the subject city that surrounds one or more unincorporated island areas. The pre-zoning is required to conform to city zoning and the City Code. Parcels will be pre-zoned with a corresponding city zone district that is equivalent with the previous county zoning for the parcel pursuant to Municipal Code Section 24.105.160 or as identified with the Victoria Corridor Plan and Development Code adopted by City Council April 20, 2009.

**Exempt Status: (Check one)**

- Ministerial
- Statutory
- Categorical Exemption
- Emergency Project
- No Possibility of Significant Effect [15061(b,3)]

**Cite specific CEQA Guideline Section:** The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), as provided for under Section 15319(a) of the CEQA Guidelines as the project is for a reorganization of boundaries for the City for parcels containing existing public or private structures and with existing public utilities.

**Reasons to support exemption findings:** The project would not create any significant environmental impacts. The project is for a reorganization of boundaries; there is no associated physical change to the environment.

Section 15319(a) categorically exempts "Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities." The project consists of 255 parcels in the unincorporated areas of the County of Ventura, and one parcel at 4205 Foothill Road, all within the sphere of influence for the City of San Buenaventura. All of the parcels have existing private structures and utilities are currently serving all of the properties. The project is being proposed to eliminate the unincorporated island areas of the City. The project is a logical and orderly reorganization of boundaries that coincides with existing or planned service areas within the City.

Further, the project would not trigger any of the exceptions to the exemptions listed under SEQA Guideline Section 15300.2. Therefore, no further environmental review is required. The exceptions to the categorical exemptions pursuant to Section 15300.2 of the State CEQA Guidelines are:

- (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state or local agencies.

This section does not apply to this project.

- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed reorganization would be consistent with the General Plan and Municipal Code. The project requires a pre-zoning that would allow the parcels to be in conformance with existing City zoning. The reorganization of boundaries would not result in any cumulative impacts as there would be no successive projects for reorganization for these parcels. Therefore the project will have no significant cumulative impact.

- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There are no unusual circumstances that would cause the project to have a significant effect on the environment. The properties are currently located in a developed urban neighborhood with existing public utilities. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

- (d) Scenic Highway. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.

The project would not result in any damage to scenic resources within a scenic highway as US Highway 101 and Foothill Road are not designated as official state highways. Therefore, the project will not have a significant effect on scenic resources within a scenic highway.

- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

- (f) Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.

The project consists of 255 parcels that are developed with existing structures that are mostly residential and some commercial structures. There are some structures in the area that were constructed over 50 years ago. There are no changes to historical resources nor the built environment as a result of this reorganization and therefore, will not cause a substantial adverse change in the significance of a historical resource.

Signature:  Date: 2/22/12 Title: Senior Planner

Signed by Lead Agency

**PROJECT APN's AND ADDRESSES**

<b>APN</b>	<b>ADDRESS</b>
780062070	4205 FOOTHILL RD
1350061010	5971 EIGHTH ST
1350062035	5971 MOON DR
1350062045	5941 MOON DR
1350062080	1930 VICTORIA AV S
1350062175	5995 MOON DR
1350062200	1950 VICTORIA AV S
1350062210	1960 VICTORIA AV S
1350063030	6061 MOON DR
1350063040	6041 MOON DR
1350063080	1942 ALAMEDA AV
1350063090	1952 ALAMEDA AV
1350063100	6033 MOON DR
1350071020	2021 ALAMEDA AV
1350071035	2035 ALAMEDA AV
1350071040	2051 ALAMEDA AV
1350071050	2065 ALAMEDA AV
1350071060	2077 ALAMEDA AV
1350071070	2091 ALAMEDA AV
1350071085	2107 ALAMEDA AV
1350071095	2123 ALAMEDA AV
1350071105	2135 ALAMEDA AV
1350071115	2151 ALAMEDA AV
1350071120	2165 ALAMEDA AV
1350071135	2177 ALAMEDA AV
1350071140	2191 ALAMEDA AV
1350071150	2192 VICTORIA AV S
1350071160	2178 VICTORIA AV S
1350071175	2164 VICTORIA AV S
1350071185	2148 VICTORIA AV S
1350071190	2138 VICTORIA AV S
1350071205	2124 VICTORIA AV S
1350071210	2108 VICTORIA AV S
1350071225	2092 VICTORIA AV S
1350071235	2080 VICTORIA AV S
1350071245	2064 VICTORIA AV S
1350071255	2050 VICTORIA AV S
1350072010	6082 MOON DR
1350072025	2021 GRAND AV
1350072035	2037 GRAND AV
1350072045	2051 GRAND AV
1350072055	2065 GRAND AV
1350072065	2077 GRAND AV
1350072070	2091 GRAND AV

1350072080	2107 GRAND AV
1350072095	2123 GRAND AV
1350072105	2135 GRAND AV
1350072110	2149 GRAND AV
1350072120	2165 GRAND AV
1350072135	2177 GRAND AV
1350072140	2192 ALAMEDA AV
1350072150	2178 ALAMEDA AV
1350072160	2164 ALAMEDA AV
1350072170	2150 ALAMEDA AV
1350072180	2138 ALAMEDA AV
1350072195	2122 ALAMEDA AV
1350072205	2108 ALAMEDA AV
1350072210	2092 ALAMEDA AV
1350072225	2074 ALAMEDA AV
1350072230	2064 ALAMEDA AV
1350072245	2048 ALAMEDA AV
1350072250	2036 ALAMEDA AV
1350072270	2008 ALAMEDA AV
1350073020	2157 JAMES AV
1350073035	2177 JAMES AV
1350073040	2178 GRAND AV
1350073050	2168 GRAND AV
1350073065	2154 GRAND AV
1350073075	2142 GRAND AV
1350073080	2130 GRAND AV
1350081015	6315 BELL ST
1350081020	6301 BELL ST
1350081030	6295 BELL ST
1350081040	6279 BELL ST
1350081080	6269 BELL PL
1350081095	6275 BELL PL
1350081105	6299 BELL PL
1350081115	6311 BELL PL
1350081125	6261 BELL ST
1350082010	6285 CLARA ST
1350082025	6271 CLARA ST
1350082030	6257 CLARA ST
1350082040	6245 CLARA ST
1350082050	6233 CLARA ST
1350082060	6221 CLARA ST
1350082070	6207 CLARA ST
1350082085	2180 JAMES AV
1350082095	6220 BELL ST
1350082105	6232 BELL ST
1350082115	6244 BELL ST
1350082125	6256 BELL ST
1350082135	6268 BELL ST

1350082145	6280 BELL ST
1350082150	6292 BELL ST
1350083010	6291 BRISTOL RD
1350083020	6275 BRISTOL RD
1350083035	6271 BRISTOL RD
1350083045	6251 BRISTOL RD
1350083050	6239 BRISTOL RD
1350083065	6233 BRISTOL RD
1350083075	6221 BRISTOL RD
1350083085	2282 JAMES AV
1350083090	6206 CLARA ST
1350083100	6220 CLARA ST
1350083115	6232 CLARA ST
1350083125	6244 CLARA ST
1350083130	6256 CLARA ST
1350083145	6272 CLARA ST
1350083155	6278 CLARA ST
1350083160	2245 KATHERINE AV
1350084015	6312 BELL ST
1350084020	2182 KATHERINE AV
1350084035	2210 KATHERINE AV
1350084045	2222 KATHERINE AV
1350084055	2232 KATHERINE AV
1350084065	2264 KATHERINE AV
1350084070	2270 KATHERINE AV
1350084085	2288 KATHERINE AV
1350141010	2205 ALAMEDA AV
1350141020	2221 ALAMEDA AV
1350141035	2235 ALAMEDA AV
1350141045	2249 ALAMEDA AV
1350141050	2263 ALAMEDA AV
1350141075	2285 ALAMEDA AV
1350141110	2262 VICTORIA AV S
1350141125	2250 VICTORIA AV S
1350141135	2238 VICTORIA AV S
1350141145	2224 VICTORIA AV S
1350141150	2208 VICTORIA AV S
1350141235	2307 ALAMEDA AV
1350141265	2350 VICTORIA AV S
1350142015	2207 GRAND AV
1350142025	2223 GRAND AV
1350142030	
1350142045	2251 GRAND AV
1350142050	2265 GRAND AV
1350142060	2277 GRAND AV
1350142085	2325 GRAND AV
1350142095	2341 GRAND AV
1350142100	2355 GRAND AV

1350142115	2377 GRAND AV
1350142125	6001 SEAHAWK ST
1350142140	2340 ALAMEDA AV
1350142155	2322 ALAMEDA AV
1350142160	2308 ALAMEDA AV
1350142170	2288 ALAMEDA AV
1350142185	2278 ALAMEDA AV
1350142190	2264 ALAMEDA AV
1350142200	2250 ALAMEDA AV
1350142215	2238 ALAMEDA AV
1350142220	2232 ALAMEDA AV
1350142235	2208 ALAMEDA AV
1350142245	2366 ALAMEDA AV
1350142255	2350 ALAMEDA AV
1350142265	2313 GRAND AV
1350142275	2313 GRAND AV
1350143010	2191 JAMES AV
1350143025	2207 JAMES AV
1350143035	2223 JAMES AV
1350143040	2237 JAMES AV
1350143055	2265 JAMES AV
1350143060	2279 JAMES AV
1350143070	6191 BRISTOL RD
1350143085	6153 BRISTOL RD
1350143090	2278 GRAND AV
1350143105	2266 GRAND AV
1350143110	2250 GRAND AV
1350143125	2238 GRAND AV
1350143130	2222 GRAND AV
1350143140	2208 GRAND AV
1350143155	2192 GRAND AV
1350151025	2423 ALAMEDA AV
1350151045	5950 SEAHAWK ST
1350152045	6035 VENTURA BL
1350152085	2422 ALAMEDA AV
1350152125	2521 GRAND AV
1350152155	2463 GRAND AV
1350191010	6170 BRISTOL RD
1350191025	2353 JAMES AV
1350191035	2381 JAMES AV
1350191040	2395 JAMES AV
1350191055	2401 JAMES AV
1350191065	2425 JAMES AV
1350191070	2451 JAMES AV
1350191080	2475 JAMES AV
1350191090	2466 GRAND AV
1350191105	2464 GRAND AV
1350191115	2442 GRAND AV

1350191125	2426 GRAND AV
1350191130	2410 GRAND AV
1350191140	2396 GRAND AV
1350191155	2388 GRAND AV
1350191165	2374 GRAND AV
1350191170	2358 GRAND AV
1350191180	2334 GRAND AV
1350192010	6208 BRISTOL RD
1350192020	6220 BRISTOL RD
1350192030	6232 BRISTOL RD
1350192040	6240 BRISTOL RD
1350192050	6256 BRISTOL RD
1350192065	6268 BRISTOL RD
1350192075	6280 BRISTOL RD
1350192085	6290 BRISTOL RD
1350192095	6287 GENEVA ST
1350192100	6279 GENEVA ST
1350192115	6263 GENEVA ST
1350192125	6251 GENEVA ST
1350192130	6239 GENEVA ST
1350192145	6227 GENEVA ST
1350192150	6215 GENEVA ST
1350192160	6201 GENEVA ST
1350193010	6208 GENEVA ST
1350193020	6220 GENEVA ST
1350193030	6232 GENEVA ST
1350193040	6244 GENEVA ST
1350193050	6256 GENEVA ST
1350193060	6268 GENEVA ST
1350193070	6280 GENEVA ST
1350193085	2415 KATHERINE AV
1350193095	6287 MONTALVO DR
1350193105	6279 MONTALVO DR
1350193110	6263 MONTALVO DR
1350193125	6251 MONTALVO DR
1350193135	6239 MONTALVO DR
1350193145	6227 MONTALVO DR
1350193150	6215 MONTALVO DR
1350193160	6201 MONTALVO DR
1350194015	2302 KATHERINE AV
1350194020	2326 KATHERINE AV
1350194035	2350 KATHERINE AV
1350194045	2376 KATHERINE AV
1350194050	2402 KATHERINE AV
1350194065	2410 KATHERINE AV
1350194075	2426 KATHERINE AV
1350194085	2456 KATHERINE AV
1350194090	2476 KATHERINE AV

1350220010	6200 MONTALVO DR
1350220020	6208 MONTALVO DR
1350220030	6220 MONTALVO DR
1350220040	6232 MONTALVO DR
1350220055	6244 MONTALVO DR
1350220065	6256 MONTALVO DR
1350220075	6268 MONTALVO DR
1350220080	6280 MONTALVO DR
1350220090	6290 MONTALVO DR
1350220105	2525 KATHERINE AV
1350220120	2502 KATHERINE AV
1350220130	2520 KATHERINE AV
1350220140	2530 KATHERINE AV
1350220245	6137 INEZ ST
1350220335	6155 INEZ ST
1350220355	
1350220395	6187 INEZ ST
1350220405	
1350220415	6197 INEZ ST

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**ATTACHMENT D**

Services Summary Matrix

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## MONTALVO ANNEXATION SERVICE MATRIX

Service/Utilities	Existing: County of Ventura	Proposed: City of Ventura
Police	Ventura County Sheriff; <ul style="list-style-type: none"> <li>• One patrol car on-duty from Santa Barbara County line, Ojai, and to Montalvo area</li> <li>• Response time slower</li> <li>• Jurisdiction between Sheriff/Police has been confusing</li> </ul>	City of Ventura Police <ul style="list-style-type: none"> <li>• Ventura Police Department goal is to respond to “in progress” crimes under 5 minutes, 90% of the time</li> <li>• Montalvo area beat – Beat 4; Two (2) patrol cars/officers at all times</li> <li>• Victoria Avenue beat – Beat 3; Two (2) patrol cars/officers at all times</li> <li>• Maximum deployment would be four (4) patrol cars with four (4) officers.</li> </ul>
Fire	Ventura County Fire Protection District; <ul style="list-style-type: none"> <li>• No County Fire Station not within City limits; Nearest is in El Rio, Oxnard area</li> <li>• Jurisdiction between County/City Fire has been confusing</li> </ul>	City of Ventura Fire Department; <ul style="list-style-type: none"> <li>• Three stations to serve Montalvo area; Stations # 3,#4, and #5</li> <li>• No changes in infrastructure, flow rates, or response times will occur.</li> <li>• Response time/investigations would be more efficient.</li> </ul>
Ventura Water	<ul style="list-style-type: none"> <li>• Rates are currently about 70% higher than City residents</li> <li>• Water rates are periodically subject to City increases after public review and comment and City Council approval.</li> </ul>	<ul style="list-style-type: none"> <li>• After annexation, rates will be reduced by 70%.</li> <li>• Water rates are periodically subject to City increases after public review and comment and City Council approval.</li> </ul>

Service/Utilities	Existing: County of Ventura	Proposed: City of Ventura
United Water Conservation Import Fee	<ul style="list-style-type: none"> <li>• Property is assessed a 0.014160 per \$100 assessment fee</li> <li>• Approximately \$20 to \$200 per year dependent on property assessment</li> </ul>	<ul style="list-style-type: none"> <li>• After annexation, assessment fee will be removed</li> <li>• Reduced tax bill</li> </ul>
Sewer	<ul style="list-style-type: none"> <li>• Montalvo Community Service District (Montalvo Municipal Improvement District)</li> </ul>	<ul style="list-style-type: none"> <li>• Same; No Change</li> </ul>
Trash Service:	<ul style="list-style-type: none"> <li>• EJ Harrison's: \$34.84 monthly for large trash can</li> </ul>	<ul style="list-style-type: none"> <li>• EJ Harrison's: \$29.87 monthly for large trash can</li> </ul>
Recycling/Green Waste	<ul style="list-style-type: none"> <li>• EJ Harrison's:</li> <li>• Included in trash rate</li> <li>• Weekly hauling</li> <li>• HHW collection at County Pollution Center once a month except May, Nov., and Dec.</li> </ul>	<ul style="list-style-type: none"> <li>• EJ Harrison's:</li> <li>• Included in trash rate</li> <li>• Bi-weekly hauling</li> <li>• HHW collection at local Gold Coast Recycling center once a month except Dec.</li> </ul>
Roads	<ul style="list-style-type: none"> <li>• County Roads</li> </ul>	<ul style="list-style-type: none"> <li>• Roads will be annexed into City of Ventura and will be included in pavement maintenance plan survey for Fall 2012.</li> </ul>
Sidewalks	<ul style="list-style-type: none"> <li>• County does not require nor has plans for sidewalk or right-of-way improvements.</li> </ul>	<ul style="list-style-type: none"> <li>• Same; No Change</li> <li>• At this time there are no plans for sidewalk or right-of-way improvements.</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>• SCE provides lighting and maintenance</li> <li>• Property Tax funds go to County Service Area No. 14 to pay for lighting.</li> </ul>	<ul style="list-style-type: none"> <li>• SCE provides lighting and maintenance</li> <li>• Property tax funds for lighting will go to City of Ventura.</li> <li>• No increase/decrease in costs.</li> </ul>

Service/Utilities	Existing: County of Ventura	Proposed: City of Ventura
Land Use	<ul style="list-style-type: none"> <li>• Properties have County zoning.</li> <li>• Montalvo zoning – R-1, R-2, CPD</li> <li>• Parcels along Victoria Avenue: Varied zoning (R-1-6000, R-2-7000, and CPD) to T4.9 (Victoria Avenue parcels previously pre-zoned under Victoria Corridor Plan, 2009)</li> <li>• Property owners receive permits and permit assistance from County departments.</li> <li>• Zoning Enforcement through County</li> </ul>	<ul style="list-style-type: none"> <li>• After annexation, properties will be re-zoned to be consistent with city zoning. There will be no increase or decrease of density for proposed zoning.</li> <li>• R-1-6000 to R-1-6</li> <li>• R-2-7000 to R-2</li> <li>• CPD to CPD</li> <li>• Parcels along Victoria Avenue: (Same)</li> <li>• Existing structures permitted by County will be considered legal non-conforming after annexation.</li> <li>• Existing permitted uses permitted by the County will be considered legal non-conforming after annexation.</li> <li>• Animals pre-existing on-site will be considered legal non-conforming after annexation.</li> <li>• City has many programs available to property owners such as the second unit amnesty ordinance.</li> <li>• Property owners will receive permits and development assistance from the City.</li> <li>• Zoning Enforcement through City.</li> </ul>

Service/Utilities	Existing: County of Ventura	Proposed: City of Ventura
Civic Representation	<ul style="list-style-type: none"> <li>• Montalvo residents are not allowed to vote in City of Ventura elections</li> <li>• County of Ventura community outreach is for entire County area.</li> <li>• No community events within Montalvo area.</li> </ul>	<ul style="list-style-type: none"> <li>• After annexation, Montalvo residents would be able to vote in City elections</li> <li>• After annexation, greater voice for City projects as citizens of the City.</li> <li>• Potential of a Montalvo area candidate for City Council/Planning Commission/Design Review Committee/Other Commissions</li> <li>• City supports residents in developing a “community council”.</li> <li>• City website accessible to all residents of the City for city information, city events, city volunteering and community involvement opportunities.</li> </ul>