

No Fees per Government Code 27383
RECORDING REQUESTED BY:
Ventura Local Agency
Formation Commission


20070329-00066352-0 1/6
Ventura County Clerk and Recorder
Philip J. Schmit
03/29/2007 01:30:02 PM
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WHEN RECORDED MAIL TO:
Ventura LAFCO
L# 1850

**VENTURA
LOCAL AGENCY FORMATION COMMISSION
800 South Victoria Ave.
Ventura CA 93009-1850**

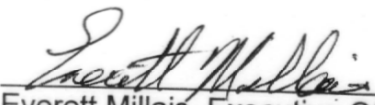
CERTIFICATE OF COMPLETION

Pursuant to Government Code Section 57200, this Certificate is issued by the Executive Officer of the Ventura Local Agency Formation Commission of Ventura County, California.

1. The short-term designation, as determined by LAFCO, is:
LAFCO 06-20 Ventura County Waterworks District No. 19 Annexation – Nichols
2. The name of each district or city involved in this change of organization and the kind or type of change of organization ordered for each city or district is as follows:
Ventura County Waterworks District No. 19
3. APN: 150-0-270-225
4. The above listed district is located within the following county: Ventura
5. A description of the boundaries of the above cited change of organization is shown on the attached legal descriptions and maps, marked Exhibit "A", and by this reference incorporated herein.
6. The territory is uninhabited.
7. This change of organization has been approved subject to the following terms and conditions, if any: None.
8. Resolution LAFCO 06-20 ordering this change of organization was adopted on February 21, 2007 by the Ventura Local Agency Formation Commission.

I hereby certify that the resolution cited above includes any terms and conditions, and the map and legal description. I declare under penalty of perjury that the foregoing is true and correct.

Dated: 3-29-07


Everett Millais, Executive Officer
Ventura LAFCO

LAFCO 06-20

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE VENTURA COUNTY
WATERWORKS DISTRICT NO. 19 ANNEXATION –
NICHOLS**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the proposal as required by law; and

WHEREAS, the proposal was duly considered on February 21, 2007; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Staff Report and recommendation, the environmental document and determination, Sphere of Influence and applicable local plans and policies; and

WHEREAS, all landowners within the affected territory have consented to the proposal; and

WHEREAS, proof has been given to the Commission that the affected territory has less than 12 registered voters and is considered uninhabited; and

WHEREAS, information satisfactory to the Commission has been presented that no subject agency has submitted written opposition to the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within Ventura County Waterworks District No. 19 and within the affected territory, and the organization of local governmental agencies within Ventura County; and

WHEREAS, the Commission certifies that it has reviewed and considered the Mitigated Negative Declaration prepared by the Lead Agency; and

WHEREAS the Commission has found that the Mitigated Negative Declaration discloses impacts that are mitigated to a level of insignificance.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The LAFCO Staff Report and Recommendation for approval of the proposal dated February 21, 2007, is adopted.
- (2) The annexation to the Ventura County Waterworks District No.19 is hereby approved, and the boundaries are established as set forth in the attached Exhibit A.
- (3) The affected territory is uninhabited as defined by Government Code §56046.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 06-20 VENTURA COUNTY WATERWORKS DISTRICT NO. 19 - ANNEXATION – NICHOLS.**
- (5) The Commission has reviewed and considered the information contained in the Mitigated Negative Declaration for Parcel Map Waiver 1249 prepared by the County of Ventura as lead agency, and adopts the lead agency's Findings, Mitigation Measures and Mitigation Monitoring and Reporting Program.
- (6) The Commission directs staff to file a Notice of Determination in the same manner as the lead agency under CEQA Guidelines §15094 and §15096(i).
- (7) The Commission waives conducting authority proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have not submitted written opposition to the waiver of conducting authority proceedings [Government Code §56663].

- (8) This change of reorganization shall not be recorded until all LAFCO fees have been paid and until fees necessary for filing with the State Board of Equalization have been submitted to the Executive Officer.

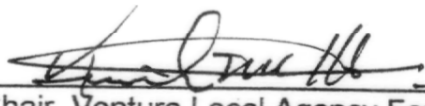
This resolution was adopted on February 21, 2007.

AYES: Commissioners Hess, Lange, Long, Lotts, Parks, Waunch and Zaragoza

NOES: None

ABSTAINS: None

Dated: 3/21/07



Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: Ventura County Waterworks District No. 19
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning
Ventura County Elections-Registrar of Voters

LAFCO 06-20 Waterworks District No.19 Annexation – Nichols
Resolution of Approval
February 21, 2007
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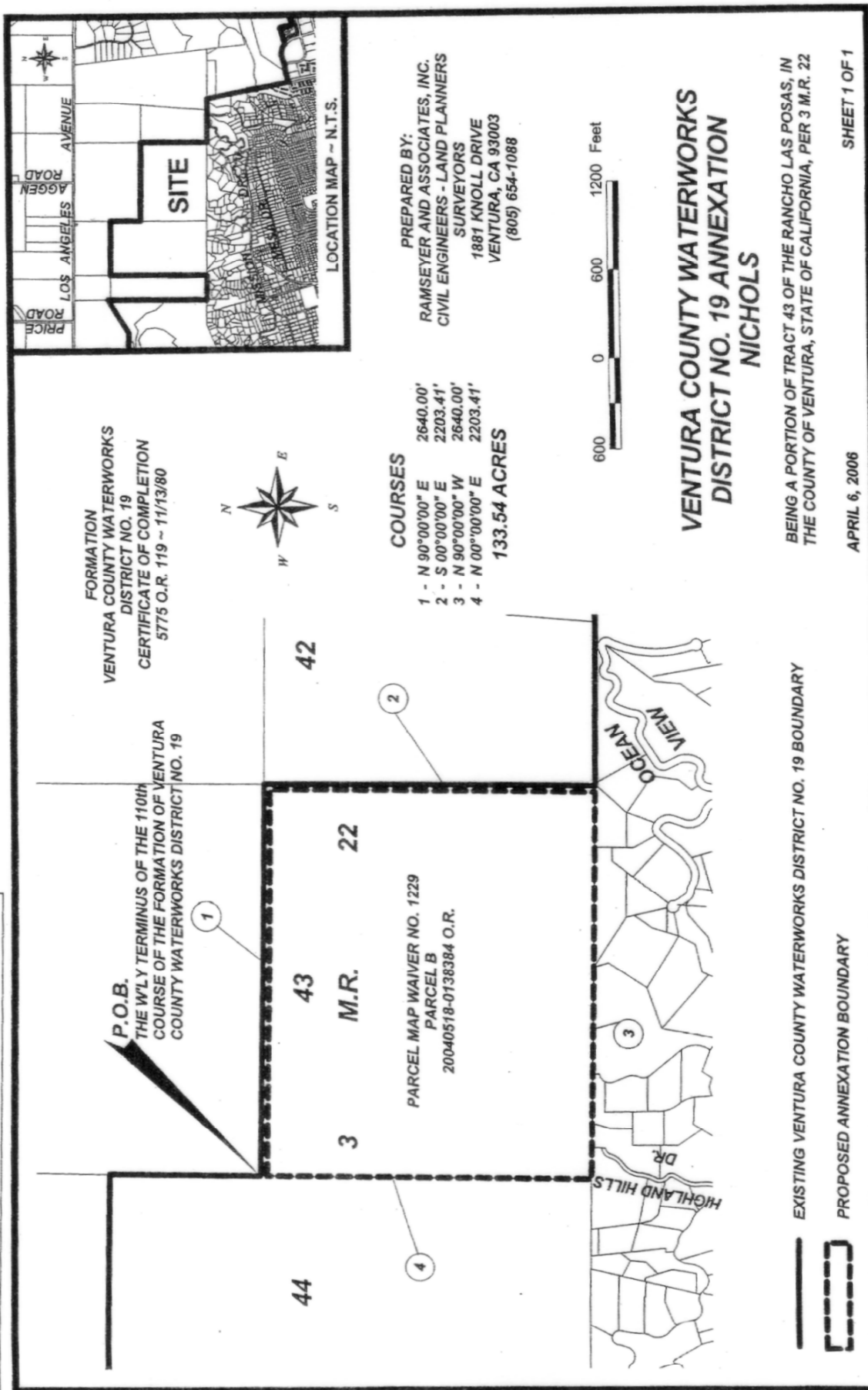
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

Greg Moten

Date: 1/12/07

EXHIBIT A



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

WORK ORDER 2006-04 - NICHOLS

06-20

VENTURA COUNTY WATERWORKS
DISTRICT NO. 19 ANNEXATION
NICHOLS

EXHIBIT A

Being a portion of Tract 43 of the Rancho Las Posas, in the County of Ventura, State of California, as said Tract 43 is shown on the map recorded in the office of the County Recorder of said County in Book 3, Page 22 of Miscellaneous Records (Maps), described as follows:

Beginning at a point in the westerly line of said Tract 43, said point also being the westerly terminus of the 110th course of the Formation of the Ventura County Waterworks District No. 19, as described and shown in the Certificate of Completion recorded in the Office of said County Recorder on November 13, 1980, in Book 5775, Page 119 of Official Records; thence, along the existing boundary of said Ventura County Waterworks District No. 19 by the following two courses:

- 1st. North 90°00'00" East 2640.00 feet to the easterly line of said Tract 43; thence, along said easterly line,
- 2nd. South 00°00'00" East 2203.41 feet to the southerly line of said Tract 43; thence, leaving said existing district boundary along said southerly line,
- 3rd. North 90°00'00" West 2640.00 feet to said westerly line of said Tract 43; thence, along said westerly line,
- 4th. North 00°00'00" East 2203.41 feet to the point of beginning and containing 133.54 acres.

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

Certified by:

Date: 1/12/07

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 the basis for an offer for sale of the land described.