

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency
Formation Commission



Ventura County Clerk and Recorder
Philip J. Schmit
10/08/2008 10:55:13 AM
247975 \$.00 VI

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 Local Agency Formation Commission for Ventura County, California.

1. The short-term designation, as determined by LAFCO, is:
LAFCO 08-04 City of Fillmore Reorganization – Fillmore Business Park
2. The name of each district or city involved in this reorganization and the kind or type of change of organization ordered for each city or district is as follows:
City of Fillmore – Annexation
Ventura County Fire Protection District - Detachment
Ventura County Resource Conservation District - Detachment
3. APN Nos: 046-0-060-01, 046-0-060-11, 046-0-060-16, 046-0-060-17, 052-0-160-04, 052-0-160-05, 052-0-160-08.
4. The above listed district is located within the following county: Ventura
5. A description of the boundaries of the above cited reorganization 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 reorganization has been approved subject to the following terms and conditions, if any:
None.
8. Resolution LAFCO 08-04 ordering this reorganization was adopted on July 16, 2008 by the Local Agency Formation Commission for Ventura County.

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: 10/8/08

Kim Uhlich, Executive Officer
Ventura LAFCO

LAFCO 08-04

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF FILLMORE
REORGANIZATION – FILLMORE BUSINESS PARK;
ANNEXATION TO THE CITY OF FILLMORE AND
DETACHMENT FROM THE VENTURA COUNTY FIRE
PROTECTION DISTRICT AND THE VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT**

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 hearing as required by law; and

WHEREAS, the proposal was duly considered on June 11, 2008, and July 16, 2008, and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Staff Reports and recommendations dated June 11, 2008 and July 16, 2008, the environmental impact report dated March 11, 2008, and addendum dated July 8, 2008, and the resolutions certifying both documents, and Sphere of Influence and applicable local plans and policies; and

WHEREAS, not all landowners within the affected territory have consented to the proposal; and

WHEREAS, the affected territory has fewer than twelve registered voters and is considered uninhabited; and

WHEREAS, information satisfactory to the Commission has been presented that no subject or affected agencies have submitted written opposition to the proposal; and

WHEREAS, the Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the City of Fillmore and within the affected territory, and the organization of local governmental agencies within Ventura County;

WHEREAS, the Commission certifies that it has reviewed and considered the Final EIR prepared by the Lead Agency; and

WHEREAS the Commission has found that the Final EIR discloses impacts that are not significant or are mitigated to a level of insignificance; and

WHEREAS, the Commission has found that there remains significant and unavoidable impacts that cannot be mitigated to a level of insignificance and that these impact findings be made, in accordance with Section 15093 of the CEQA Guidelines;

WHEREAS, the Commission makes a statement of overriding considerations that based on substantial evidence in the record the benefits of the project outweigh the unavoidable adverse environmental effects;

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 June 11, 2008, is adopted.
- (2) The reorganization is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (3) The reorganization is subject to conducting authority proceedings as prescribed in Government Code Sections 57000 to 57090.
- (4) The boundaries of the proposal are found to be definite and certain as approved.
- (5) The subject proposal is assigned the following distinctive short form designation: **LAFCO 08-04 CITY OF FILLMORE REORGANIZATION – FILLMORE BUSINESS PARK.**
- (6) The Commission has reviewed and considered the information contained in the Fillmore Business Park Master Plan Final Environmental Impact Report prepared by the City of Fillmore as lead agency and determines that there are not any feasible mitigation measures or feasible alternatives, within the powers and authorities of LAFCO, which would

- substantially lessen or avoid any significant effect on the environment [CEQA Guidelines §15096(g)].
- (7) Information submitted to the Commission subsequent to the March 11, 2008 EIR did not show the existence of substantial information so as to require subsequent or supplemental environmental review.
 - (8) The Commission hereby adopts the lead agency's Findings, Mitigation Measures and Mitigation Monitoring and Reporting Program.
 - (9) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under CEQA Guidelines §15094 and §15096(i).
 - (10) The Commission determines that the project is in compliance with Government Code § 56741 as the territory to be annexed is located within one county and is contiguous with the boundaries of the City of Fillmore
 - (11) The affected territory is uninhabited as defined by Government Code §56046.
 - (12) The Commission hereby delegates to the Executive Officer the authority to determine the amount of protests pursuant to Government Code Section 57075(b).
 - (13) The subject territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City of Fillmore.
 - (14) **This reorganization shall not be recorded until all LAFCO fees have been paid and until fees necessary for filing with the State Board of Equalization have been submitted to the Executive Officer.**
 - (15) **This annexation shall not be recorded until a map and legal description consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCO Executive Officer.**

This resolution was adopted on July 16, 2008.

AYES: Commissioner Grandsen, Hess, Long, Parvin, and Zaragoza

NOES: Parks and Lange

ABSTAINS: None

Dated: 7-16-08


Chair, Ventura Local Agency Formation Commission

Copies: City of Fillmore
Southern California Edison Co.
Southern California Gas Co.
Ventura County Assessor
Ventura County Auditor
Ventura County Elections-Registrar of Voters
Ventura County Fire Protection District
Ventura County Planning
Ventura County Resource Conservation District
Ventura County Sheriff – EOC
Ventura County Surveyor
U.S. Bureau of Reclamation, South-Central California Area Office (SCCAO)

08-04

**CITY OF FILLMORE REORGANIZATION
FILLMORE BUSINESS PARK
ANNEXATION TO THE CITY OF FILLMORE
AND DETACHMENT FROM THE VENTURA COUNTY RESOURCE
CONSERVATION DISTRICT AND DETACHMENT FROM THE
VENTURA COUNTY FIRE PROTECTION DISTRICT**

EXHIBIT A

Those portions of Lots 74, 77, 78, "D" Street, and "E" Street of the Fillmore Subdivision of the Sespe Rancho, in the County of Ventura, State of California, as said lots and streets are shown on the map recorded in the Office of the County Recorder of said County in Book 3, Page 5 of Miscellaneous Records, described as follows:

Beginning at the intersection of the south line of State Highway 126 (Ventura Street), 100.00 feet wide, and the east line of said "E" Street, 60.00 feet wide, said intersection also being the northerly terminus of the 18th course of the City of Fillmore Reorganization entitled "Water Recycling Facility/Perry Ranch" as described and shown in the Certificate of Completion recorded in the Office of said County Recorder on November 1, 2005 in Document No. 20051101-0268189 of Official Records; thence, along said south line by the following course and along the existing City of Fillmore boundary by the following four (4) courses:

- 1st - North 80°45'00" East 2064.06 feet; thence,
- 2nd - South 9°15'00" East 640.81 feet; thence,
- 3rd - South 80°45'00" West 750.30 feet to the west line of said "D" Street, 60.00 feet wide; thence, along said west line,
- 4th - South 9°15'00" East 691.78 feet to the southeasterly corner of Parcel 4 of Parcel Map No. 2962 as filed in the Office of said County Recorder in Book 30, Page 59 of Parcel Maps; thence, along the south line of said Parcel 4,
- 5th - South 80°45'00" West 699.50 feet to the southeasterly corner of Parcel 2 of said Parcel Map No. 2962; thence, along the boundary of said Parcel 2 by the following two (2) courses:
- 6th - North 9°15'00" West 654.67 feet to the north line of said Parcel Map 2962; thence, along said north line and the westerly prolongation thereof,
- 7th - South 80°45'00" West 681.17 feet to a point in said east line of said "E" Street, 60.00 feet wide, said point also being the southerly terminus of the 16th course of said City of Fillmore Reorganization entitled "Water Recycling Facility/Perry Ranch"; thence, along said east line and said city boundary by the following three(3) courses:
- 8th - North 9°15'00" West 12.53 feet; thence,

9th - North 28° 13' 25" East 148.01 feet; thence,

10th - North 11° 40' 07" West 548.41 feet to the point of beginning and containing 41.93 acres.

PREPARED UNDER MY SUPERVISION



Larry J. Frager PLS 7998

Date 10/3/08



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.

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: 10/8/08

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

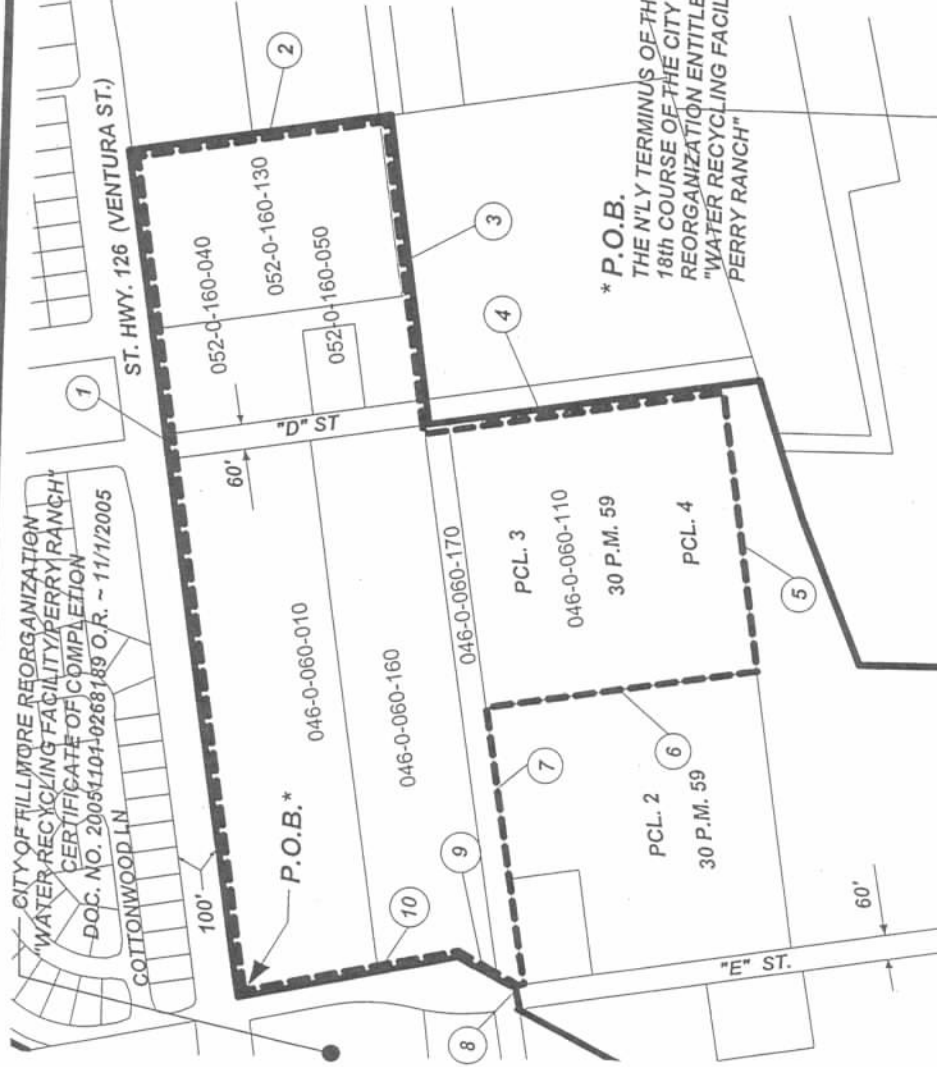
Certified by: *Chay mtn*

Date: 10/8/08

08-04

EXHIBIT A

CITY OF FILLMORE REORGANIZATION
"WATER RECYCLING FACILITY/PERRY RANCH"
CERTIFICATE OF COMPLETION
DOC. NO. 20051101-0268189 O.R. ~ 11/1/2005



COURSES

- 1 - N 80°45'00" E 2064.06'
- 2 - S 09°15'00" E 640.81'
- 3 - S 80°45'00" W 750.30'
- 4 - S 09°15'00" E 691.78'
- 5 - S 80°45'00" W 699.50'
- 6 - N 09°15'00" W 654.67'
- 7 - S 80°45'00" W 691.17'
- 8 - N 09°15'00" W 12.53'
- 9 - N 28°13'25" E 148.01'
- 10 - N 11°40'07" W 548.41'

41.93 ACRES



* P.O.B.
THE N'LY TERMINUS OF THE
18th COURSE OF THE CITY OF
REORGANIZATION ENTITLED
"WATER RECYCLING FACILITY/
PERRY RANCH"



Larry J. Frager
Larry J. Frager, PLS 7998
Date

**CITY OF FILLMORE REORGANIZATION
FILLMORE BUSINESS PARK**
ANNEXATION TO THE CITY OF FILLMORE AND
DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION
DISTRICT AND DETACHMENT FROM THE VENTURA
COUNTY RESOURCE CONSERVATION DISTRICT

PREPARED BY:
BENNER & CARPENTER, INC.
506 EAST MAIN STREET
SANTA PAULA, CA 93060
(805) 525-3396

EXISTING CITY OF FILLMORE BOUNDARY

PROPOSED REORGANIZATION BOUNDARY



PORTIONS OF LOTS 74, 77, 78, "D" STREET AND "E" STREET OF THE
FILLMORE SUBDIVISION OF THE SESPE RANCHO, IN THE COUNTY
OF VENTURA, STATE OF CALIFORNIA, PER 3 M.R. 5

MARCH 27, 2008 ~ REVISED OCTOBER 1, 2008

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 ON THE MAP HEREON