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Ventura County Recorder
Philip J. Schmit

Recorded at the request of:

**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:
03-10 City of Fillmore Reorganization – Heritage Valley
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:

City of Fillmore – Annexation
Ventura County Fire Protection District – Detachment
Ventura County Resource Conservation District - Detachment
3. All or portions of APN's: 041-0-260-020, -165, -395, -415, -425, -435, -475, -505, -600 and 041-0-290-075, 515, 580, 590, 645
4. The above listed city and districts are located within the following county: Ventura
5. A description of the boundaries of the above cited reorganization is shown on the attached legal description and map, 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 03-10 ordering this change of organization without notice or hearing was adopted on October 15, 2003, 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: May 18, 2004

Everett Millais
Everett Millais, Executive Officer
Ventura LAFCO

LAFCO 03-10

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF FILLMORE
REORGANIZATION – HERITAGE VALLEY; ANNEXATION
TO THE CITY OF FILLMORE, DETACHMENT FROM THE
VENTURA COUNTY FIRE PROTECTION DISTRICT AND
DETACHMENT FROM 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 consideration by the Commission on the proposal;

WHEREAS, the proposal was duly considered on October 15, 2003; 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 Executive Officer's Staff Report and recommendation, the environmental document and determination, and applicable local plans and policies; and

WHEREAS, proof has been given to the Commission that the affected territory is considered uninhabited pursuant to Government Code §56046; and

WHEREAS, proof has been given to the Commission that all property owners in the affected territory have consented to the proposal; and

WHEREAS, information satisfactory to the Commission has been presented that all agencies having land detached within the affected territory have given their written consent for the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County.

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

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated October 15, 2003 is adopted.
- (2) The Reorganization, consisting of an annexation to the City of Fillmore, a detachment from the Ventura County Fire Protection District and a detachment from the Ventura County Resource Conservation District, is hereby approved and the boundaries are established generally as set forth in the attached Exhibit A. A detachment from the Ventura County Watershed Protection District, as initiated by the City of Fillmore, is specifically not approved.
- (3) The territory is uninhabited as defined by Government Code §56046.
- (4) The subject proposal is assigned the following distinctive short form designation:

**LAFCO 03-10 - CITY OF FILLMORE REORGANIZATION –
HERITAGE VALLEY**

- (5) The Commission has reviewed and considered the information contained in the Environmental Impact Report prepared by the City of Fillmore as lead agency, and adopts the lead agency's Findings, Mitigation Measures, Statement of Overriding Considerations and Mitigation Monitoring Program. [CEQA Guidelines §15090, §15091, §15093, and §15096(h)].
- (6) The Commission determines that there are not any feasible alternative mitigation measures or feasible new mitigation measures, within the powers and authorities of LAFCO, which would substantially lessen or avoid any significant effect on the environment. [CEQA Guidelines §15096(g)]
- (7) 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).
- (8) 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.
- (9) 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 consented in writing to the waiver of conducting authority proceedings [Government Code §56663].

- (10) This reorganization shall not be recorded until maps and legal descriptions consistent with this approval and suitable for filing with the State Board of Equalization are received by the LAFCO Executive Officer and the Executive Officer has received verification from the Ventura County Surveyor that all map checking and processing fees have been paid.**
- (11) This reorganization shall not be recorded until all LAFCO fees have been paid, until fees necessary for filing with the State Board of Equalization have been submitted to the Executive Officer, and until the Ventura County Assessor provides the Executive Officer with information that all fees have been paid as required by the County of Ventura resolution establishing an assessor's fee for LAFCO filings.**
- (12) This reorganization shall not be recorded until the Executive Officer has proof that all property owners affected by this reorganization with property outside the City of Fillmore's City Urban Restriction Boundary (CURB) have executed and recorded a covenant, binding on future owners, heirs and assigns, consenting to the detachment of their property from the City of Fillmore and annexation to the Ventura County Fire Protection District and the Ventura County Resource Conservation District if on or before January 1, 2010 the City of Fillmore has no ownership interest in the property and if no public recreational improvements, such as public trails, have been constructed on the property. The covenant shall be in a format that meets the provisions of this condition to the satisfaction of the Executive Officer and LAFCO legal counsel prior to recordation.**

This resolution was adopted on October 15, 2003.

AYES: Commissioners Long, Zaragoza, Barajas, Richardson and Chair
Cunningham

NOES: Commissioner Curtis and Alternate Commissioner Parks

ABSTAINS: None

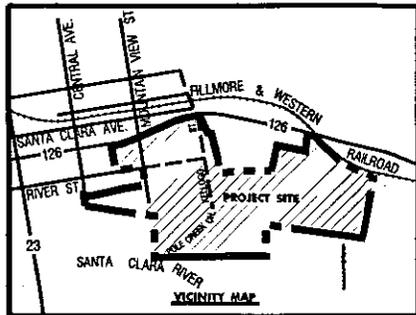
Dated: 10/15/03



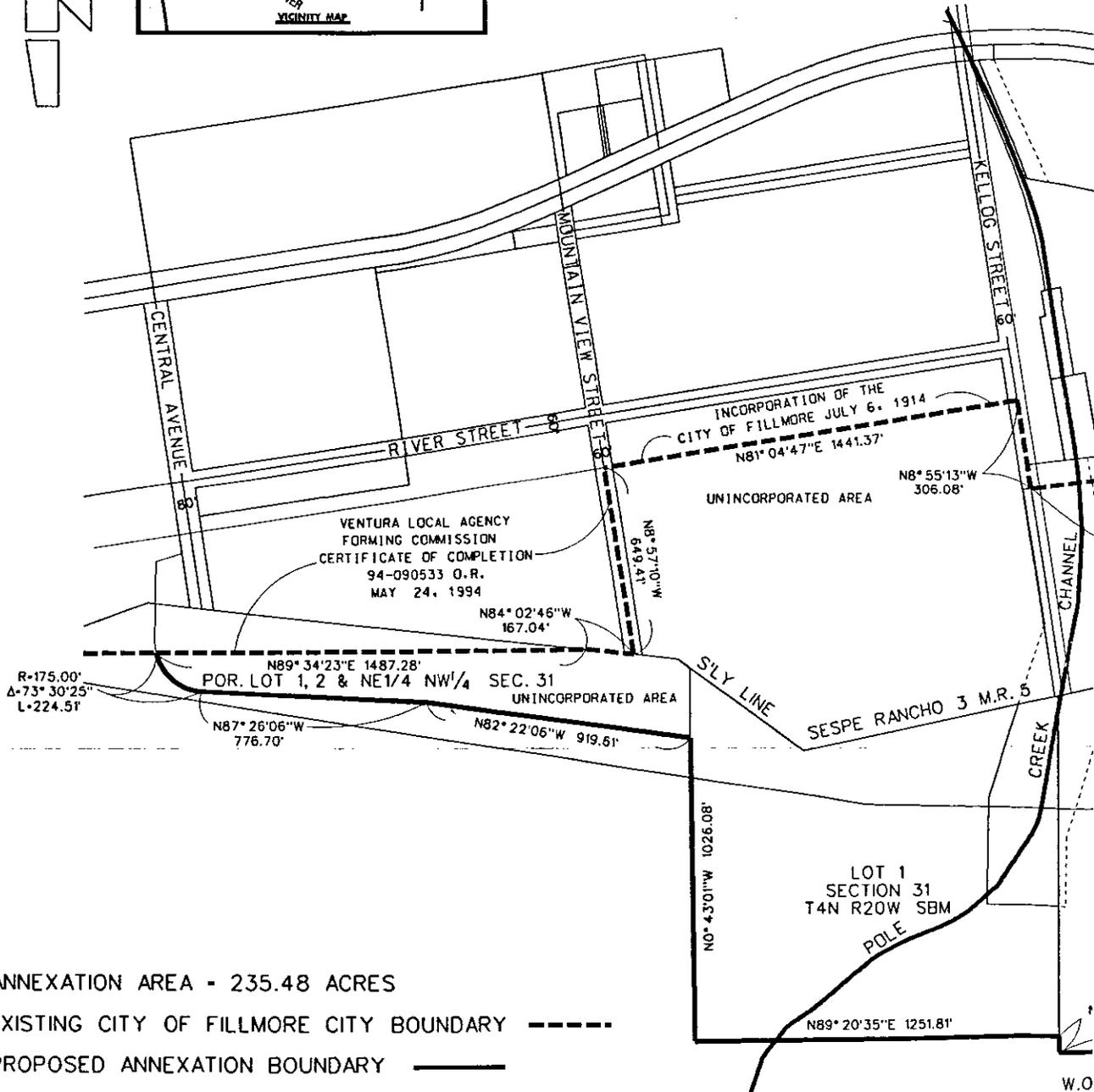
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies: City of Fillmore
Ventura Co. Fire Protection District
Ventura Co. Resource Conservation District
Ventura Co. Watershed Protection District
Ventura Co. Agricultural Commissioner
Ventura Co. Assessor
Ventura Co. Auditor
Ventura Co. Surveyor
Ventura Co. Planning
United Water Conservation District



A PORTION OF LOT 1, LOT 16 AND A PORTION OF THAT CIENEGA OF FILLMORE SUBDIVISION OF SESPE RANCHO IN VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF LOT 1, LOT 2 AND THE NORTHEAST QUARTER OF THE 1/4 SECTION 31 AND LOT 1 OF SECTION 32, BOTH OF TOWN 4 WEST, SAN BERNARDINO MERIDIAN ACCORDING TO THE OFFICIAL SURVEY OF SAID LAND FILED IN THE DISTRICT LAND OFFICE

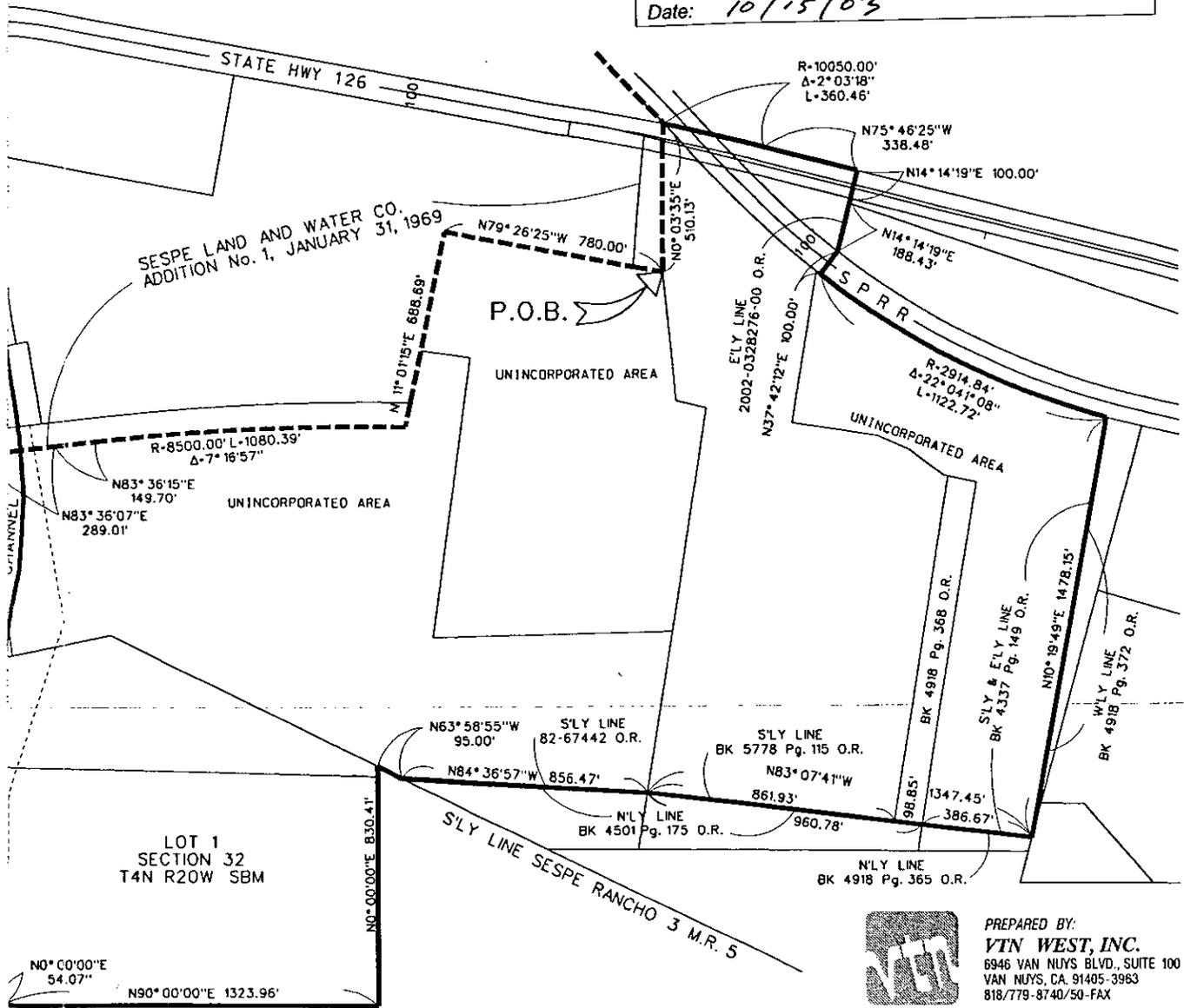


TRACT OF LAND MARKED
IN THE COUNTY OF
D IN BOOK 3, PAGE 5, OF
AID COUNTY AND A PORTION
E NORTHWEST QUARTER OF
WNSHIP 4 NORTH RANGE 19
OFFICIAL PLAT OF THE
OFFICE

CITY OF FILLMORE REORGANIZATION
HERITAGE VALLEY
CITY OF FILLMORE ANNEXATION;
DETACHMENT FROM THE VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT AND
DETACHMENT FROM THE VENTURA COUNTY
FIRE PROTECTION DISTRICT

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

Certified by: *Jell Rawlins*
Date: 10/15/03



PREPARED BY:
VTN WEST, INC.
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VAN NUYS, CA 91405-3983
818/779-8740/50-FAX