

RECORDED AT REQUEST OF
Ventura LAFCO #53

NO FEES PER GOVERNMENT Code
27383

WHEN RECORDED MAIL TO
Ventura LAFCO
L# 1850



20130522-00093133-0 1/26

Ventura County Clerk and Recorder
MARK A. LUNN
05/22/2013 03:36:50 PM
719403 \$.00 PE

(FOR RECORDER'S USE ONLY)

CORRECTION 2

CERTIFICATE OF COMPLETION CERTIFIED MAP AND LEGAL DESCRIPTION LAFCO 10-12 City of Santa Paula Reorganization – East Area 1

This is to correct the maps and legal descriptions (Exhibit A of the Resolution) recorded as part of the original Certificate of Completion, Instrument Number 20130212-00026869-0 and also recorded as part of Instrument Number 20130307-00041187-0

Page 1 CORRECTION 2 –Correcting the Certified Map and Legal Description only-(Exhibit A to the resolution of approval referenced in the Certificate of Completion and recorded as Instrument Number 20130307-00041187-0 and 20130212-00026869-0)

Page 2-8 *Certified Map and Legal Description as "Exhibit A" to the Resolution titled: "LAFCo 10-12 RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE CITY OF SANTA PAULA REORGANIZATION – EAST AREA 1; ANNEXATION TO THE CITY OF SANTA PAULA AND DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT, THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT, AND COUNTY SERVICE AREA NO. 32")*

Page 9-26 CORRECTION - Correcting the Certificate of Completion list of Assessor's Parcel numbers involved in the reorganization only- recorded March 7, 2013 as Instrument Number 20130307-00041187-0 – (Exhibit A1)

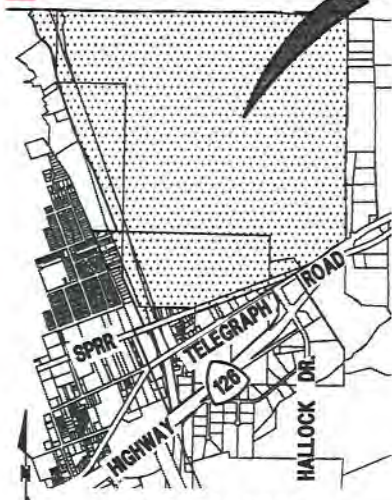
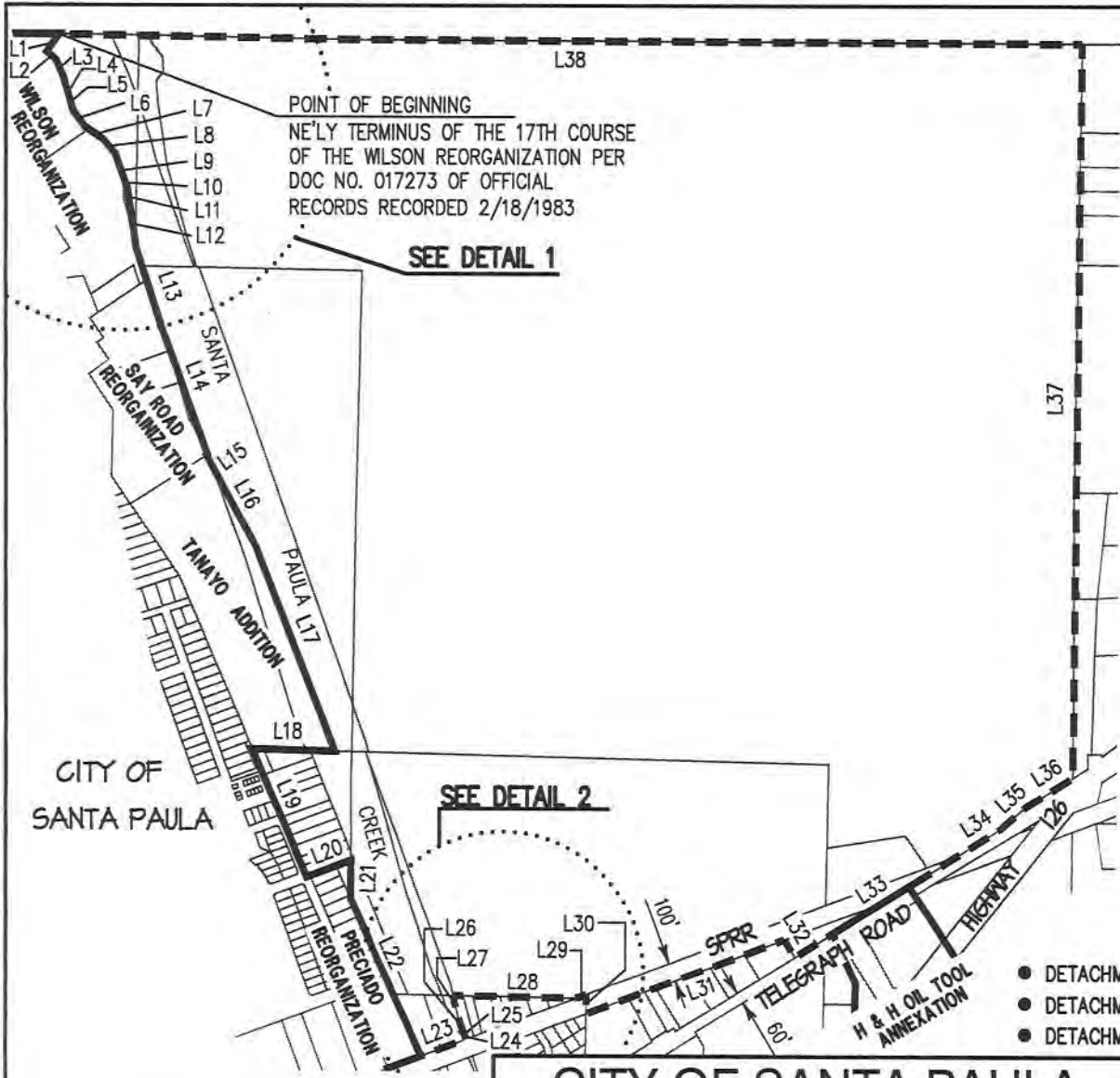
Page 12-26 Certificate of Completion originally recorded on February 12, 2013 as Instrument Number 20130212-0004689-0 (Exhibit A)

=====

Pages 2-8 (The *Certified Map* and Legal Description of this **CORRECTION 2** replaces pages 20-26 of this recoded document.)

10-12

To the Resolution SITE



LOCATION MAP
NOT TO SCALE

LEGEND

- PROPOSED CITY BOUNDARY
- EXISTING CITY BOUNDARY

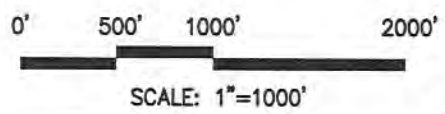
DISCLAIMER:

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.

- DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT
- DETACHMENT FROM THE VENTURA COUNTY SERVICES AREAS 32 & 33
- DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT

NOTE

SEE SHEET 2 FOR LINE DATA, ACREAGE, LEGEND AND DETAIL 1 & 2



CITY OF SANTA PAULA

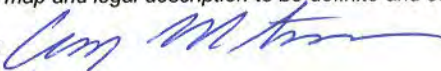
COMMUNITY SERVICES DEPARTMENT
ENGINEERING DIVISION

DOCUMENT No.	OFFICIAL RECORDS
RECORDING DATE:	
CLERK'S FILE NO.	
APPROVED BY:	
DRN BY: AET	REV DATE: APRIL 8, 2013

**PLAT TO ACCOMPANY LEGAL DESCRIPTION
EAST AREA 1 REORGANIZATION
ANNEXATION TO THE CITY OF SANTA PAULA**

PORTIONS OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 3 NORTH, RANGE 21 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF VENTURA, STATE OF CALIFORNIA

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

Certified by: 

Date: 5/14/2013

10-15

LINE DATA

LINE	BEARING	DISTANCE
L1	S34°29'17"W	116.96'
L2	S49°39'29"E	69.34'
L3	S24°32'03"E	100.22'
L4	S17°05'46"E	100.13'
L5	S16°26'17"E	100.28'
L6	S38°27'51"E	104.99'
L7	S56°51'01"E	123.81'
L8	S41°31'37"E	106.98'
L9	S20°43'13"E	200.00'
L10	S09°57'29"E	101.83'
L11	S09°24'54"E	102.01'
L12	S08°17'03"E	124.45'
L13	S18°43'47"E	545.32'
L14	S21°17'21"E	657.32'
L15	S54°53'50"W	12.06'
L16	S29°05'01"E	575.00'
L17	S22°25'21"E	1152.00'
L18	N89°33'55"W	460.00'
L19	S24°00'00"E	763.47'

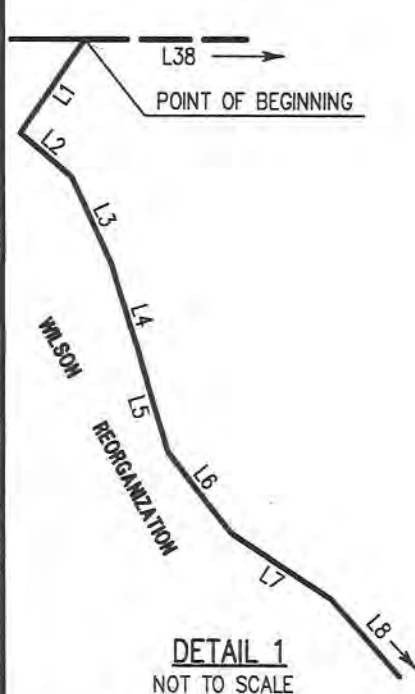
LINE	BEARING	DISTANCE
L20	N69°00'00"E	255.05'
L21	S00°40'00"W	188.02'
L22	S25°11'42"E	980.00'
L23	N69°35'17"E	268.82'
L24	N22°38'00"W	29.34'
L25	N70°28'47"W	3.17'
L26	N20°20'59"W	77.48'
L27	N12°23'23"W	143.77'
L28	S88°56'23"E	686.24'
L29	N69°35'17"E	60.41'
L30	S00°53'52"W	107.34'
L31	N69°35'17"E	1179.27'
L32	S31°38'43"E	113.30'
L33	N57°24'54"E	1077.57'
L34	N57°24'54"E	258.62'
L35	N48°53'00"E	202.24'
L36	N57°24'54"E	306.67'
L37	N00°17'19"W	3977.54'
L38	WEST	5677.57'

10-12 AREA

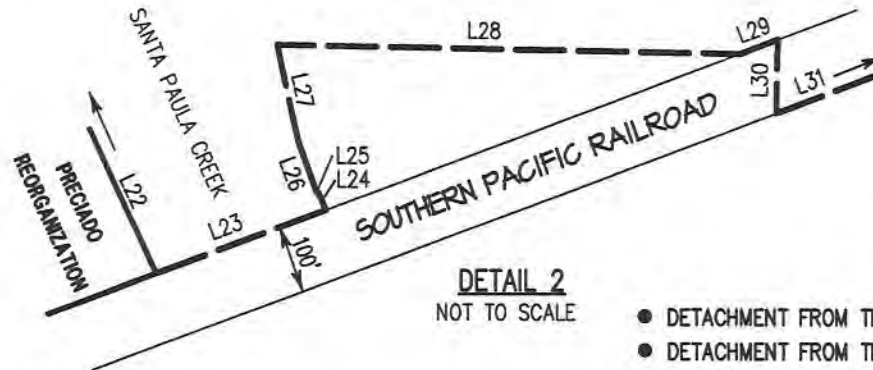
540.41 ACRES, MORE OR LESS

LEGEND

SPRR SOUTHERN PACIFIC RAILROAD



DETAIL 1
NOT TO SCALE



DETAIL 2
NOT TO SCALE

DISCLAIMER:

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.

- DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT
- DETACHMENT FROM THE VENTURA COUNTY SERVICES AREAS 32 & 33
- DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT

CITY OF SANTA PAULA

COMMUNITY SERVICES DEPARTMENT
ENGINEERING DIVISION

DOCUMENT No.	OFFICIAL RECORDS
RECORDING DATE:	
CLERK'S FILE NO.	
APPROVED BY:	
DRN BY: AET	REV DATE: APRIL 8, 2013

PLAT TO ACCOMPANY LEGAL DESCRIPTION
EAST AREA 1 REORGANIZATION
ANNEXATION TO THE CITY OF SANTA PAULA

PORTIONS OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 3 NORTH, RANGE 21 WEST,
SAN BERNARDINO MERIDIAN, COUNTY OF VENTURA, STATE OF CALIFORNIA

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

Certified by: 

Date: 5/14/2013

25
11-2
10
10-2

**CITY OF SANTA PAULA REORGANIZATION
EAST AREA 1
ANNEXATION TO THE CITY OF SANTA PAULA AND DETACHMENT FROM
THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT AND
DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT
AND DETACHMENT FROM COUNTY SERVICE AREAS 32 AND 33**

EXHIBIT A
*to the
resolution*

Those portions of Sections 1, 2, 11 and 12, Township 3 North, Range 21 West, San Bernardino Meridian, in the County of Ventura, State of California, as shown on the Official Plat of said land, described as follows:

Beginning at the northeast corner of Parcel 3 as shown on the Parcel Map filed in the Office of the County Recorder of said County of Ventura, in Book 37, Pages 21-23, inclusive, of Parcel Maps, said corner also being the northeasterly terminus of the 17th course of the Wilson Reorganization, Annexation to the City of Santa Paula and Detachment from the Ventura County Resource Conservation District and Detachment from the Ventura County Fire Protection District, as described and shown in the Certificate of Completion recorded February 18, 1983, in the Office of said County Recorder, in Document No. 017273 of Official Records; thence, along the boundary of said Parcel Map by the following 14 courses, and along the existing boundary of said City of Santa Paula by the following 22 courses:

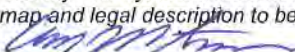
- 1st South 34°29'17" West, 116.96 feet; thence,
- 2nd South 49°39'29" East, 69.34 feet; thence,
- 3rd South 24°32'03" East, 100.22 feet; thence,
- 4th South 17°05'46" East, 100.13 feet; thence,
- 5th South 16°26'17" East, 100.28 feet; thence,
- 6th South 38°27'51" East, 104.99 feet; thence,
- 7th South 56°51'01" East, 123.81 feet; thence,
- 8th South 41°31'37" East, 106.98 feet; thence,
- 9th South 20°43'13" East, 200.00 feet; thence,
- 10th South 09°57'29" East, 101.83 feet; thence,
- 11th South 09°24'54" East, 102.01 feet; thence,
- 12th South 08°17'03" East, 124.45 feet; thence,
- 13th South 18°43'47" East, 545.32 feet; thence,

- 10-12
- 14th South 21°17'21" East, 657.32 feet; thence,
 - 15th South 54°53'50" West, 12.06 feet; thence,
 - 16th South 29°05'01" East, 575 feet, more or less; thence,
 - 17th South 22°25'21" East, 1152 feet, more or less; thence,
 - 18th North 89°33'55" West, 460 feet, more or less; thence,
 - 19th South 24°00'00" East, 763.47 feet; thence,
 - 20th North 69°00'00" East, 255.05 feet; thence,
 - 21st South 00°40'00" West, 188.02 feet; thence,
 - 22nd South 25°11'42" East, 980.00 feet to the north line of the Southern Pacific Railroad Right of Way, 100.00 feet wide; thence leaving said City of Santa Paula boundary and along said north line of railroad,
 - 23rd North 69°35'17" East, 268.82 feet to the most easterly corner of the deed to Ventura County Flood Control District recorded August 2, 1973 in Book 4148, at Page 292 of Official Records of said county; thence along the boundary of said deed by the following 2 courses:
 - 24th North 22°38'00" West, 29.34 feet; thence,
 - 25th North 70°28'47" West, 3.17 feet to the easterly line of the deed to Ventura County Flood Control District recorded September 10, 1999 in Document No. 99-174284 of Official Records of said county; thence along said easterly line,
 - 26th North 20°20'59" West, 77.48 feet to the easterly line of the deed to County of Ventura recorded December 18, 1928 in Book 236, at Page 317 of Official Records of said county; thence along last said easterly line,
 - 27th North 12°23'23" West, 143.77 feet to the north line of Lot 2 of said Section 11 as shown on the Record of Survey Map filed in the Office of said County Recorder, in Book 15, Page 51 of Records of Survey; thence, along said north line of Lot 2,
 - 28th South 88°56'23" East, 686.24 feet to said north line of the Southern Pacific Railroad Right of Way, 100.00 feet wide; thence along said north line of railroad,
 - 29th North 69°35'17" East, 60.41 feet to the northerly prolongation of the east line of Ferris Gardens as shown on the Record of Survey map filed in the Office of said County Recorder, in Book 4, at Page 37 of Records of Survey; thence along said prolongation,

- 30th South 00°53'52" West, 107.34 feet to the south line of said Southern Pacific Railroad Right of Way, 100.00 feet wide; thence along said south line,
- 31st North 69°35'17" East, 1179.27 feet to the most westerly corner of Parcel 1 as described in the deed recorded November 24, 1998, in Document No. 98-205985 of Official Records of said county; thence along the southwest line of said Parcel 1,
- 32nd South 31°38'43" East, 113.30 feet to the north line of Telegraph Road, 60.00 feet wide as described in the deed to Ventura County recorded May 3, 1916 in Book 150, at Page 121 of Deeds of said county ; thence along said north line,
- 33rd North 57°24'54" East, 1077.57 feet to said north line of said Southern Pacific Railroad Right of Way, 100.00 feet wide, at 251.50 feet the southwesterly terminus of the 9th course of the H & H Oil Tool Annexation to the City of Santa Paula as described and shown in the Certificate of Completion recorded October 27, 1978 in Book 5246, at Page 631 of Official Records of said county, at 750.00 feet the northeasterly terminus of said 9th course of the H & H Oil Tool Annexation; thence continuing along said north line of Telegraph Road (State Highway 126) by the following 3 courses:
- 34th North 57°24'54" East, 258.62 feet to the westerly corner of the deed to the State of California recorded September 21, 1953 in Book 1157, at Page 570 of Official Records of said county; thence along the northerly line of the last said deed by the following 2 courses,
- 35th North 48°53'00" East, 202.24 feet; thence,
- 36th North 57°24'54" East, 306.67 feet to the east line of the SW 1/4 of the SW 1/4 of said Section 1; thence along said east line to and along the east line of the NW 1/4 of the SW 1/4 of said Section 1 to and along the east line of the SW 1/4 of the NW 1/4 of said Section 1,
- 37th North 00°17'19" West, 3977.54 feet to the northeast corner of said SW 1/4 of the NW 1/4 of Section 1; thence along the north line of said SW 1/4 of the NW 1/4 of Section 1, to and along the north line of the SE 1/4 of the NE 1/4 of said Section 2, to and along the north line of the SW 1/4 of the NE 1/4 of said Section 2, to and along the north line of the SE 1/4 of the NW 1/4 of said Section 2, to and along the north line of the SW 1/4 of the NW 1/4 of said Section 2,
- 38th West, 5677.57 feet to the Point of Beginning.

Contains: 540.41 acres, more or less.

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: 5/14/2013

RECORDED AT REQUEST OF

Ventura LAFCO #53

NO FEES PER GOVERNMENT CODE 27383

WHEN RECORDED MAIL TO

Ventura LAFCO

L# 1850

**20130307-00041187-0 1/18**

Ventura County Clerk and Recorder

MARK A. LUNN

03/07/2013 09:01:12 AM

696013 \$ 00 CE

(FOR RECORDER'S USE ONLY)

CORRECTION**CERTIFICATE OF COMPLETION****LAFCO 10-12 City of Santa Paula Reorganization – East Area 1**

This is to correct the Certificate of Completion recorded as Instrument No. 20130212-00026869-0 recorded on February 12, 2013.

The Certificate of Completion recorded February 12, 2013 contains only a partial list of APN numbers involved in the reorganization "LAFCo 10-12 City of Santa Paula Reorganization – East Area 1". The complete list of APN numbers involved in this reorganization is labeled "Attachment "1" to the corrected Certificate of Completion dated March 6, 2013 and is part of this correction.

Page 1	CORRECTION
Page 2	Certificate of Completion (Correction) dated March 6, 2013
Page 3	Attachment 1 – A complete list of APN numbers involved in this reorganization
Page 4 – 18	Certificate of Completion dated February 12, 2013, recorded February 12, 2013 as Instrument Number 20130212-0004689-0 <i>EXHIBIT A1</i>

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCo

L# 1850

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

CORRECTION

CERTIFICATE OF COMPLETION

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

1. The short-term designation, as determined by LAFCo, is:
LAFCo 10-12 City of Santa Paula Reorganization – East Area 1
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 Santa Paula – Annexation
Ventura County Fire Protection District – Detachment
Ventura County Resource Conservation District – Detachment
Ventura County Service Area No. 32 – Detachment
3. The city and districts listed above are located within the following county: Ventura
4. APN Numbers: **SEE ATTACHMENT 1**
5. The Local Agency Formation Commission's resolution of approval, LAFCo 10-12, which was adopted on March 16, 2011 is made a part of this certificate by reference and sets forth the description of the boundaries of the proposal and any terms and conditions that apply.
6. The territory is uninhabited.

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

Dated: 3/5/13


Kim Uhlich, Executive Officer
Ventura LAFCo

LAFCo 10-12 City of Santa Paula Reorganization – East Area 1

Attachment 1 to the CORRECTED Certificate of Completion

ATTACHMENT 1

Assessor Parcel #	Site Address	Owner	Acreage
040-0-171-110	No address	Ventura County Flood Control District	0.57
040-0-171-125	No address	Ventura County Flood Control District	2.46
040-0-171-135	No address	Ventura County Flood Control District	5.50
040-0-171-145	No address	Ventura County Flood Control District	2.49
040-0-171-255	No address	Ventura County Flood Control District	17.07
040-0-180-435	No address	Limoneira Company	27.48
040-0-180-565	No address	Limoneira Company	405.18
107-0-045-015	18201 Telegraph Rd.	Daniel M Brucker	3.00
107-0-200-035	No address	Ventura County Flood Control District	1.09
107-0-200-055	No address	Ventura County Flood Control District	6.04
107-0-200-105	No address	Ventura County Flood Control District	1.69
107-0-200-115	No address	Limoneira Company	62.57
107-0-200-125	No address	Ventura County Flood Control District	1.43

Assessor Parcel #	Site Address	Owner	Acreage
107-0-180-160	443 Grant Line Street	Pete & Joe B Bracamontes	0.14
107-0-180-170	445 Grant Line Street	Efrain & Maria Cervantes	0.38
107-0-180-195	441 Grant Line Street	Jose & Maricela Guzman Salvador & Martha Garcia	0.38
107-0-180-210	439 Grant Line Street	Rufino & Virginia Rodriguez	0.31
107-0-180-230	435 Grant Line Street	Frank & Rebecca Perez Trust	0.31
107-0-180-250	429 Grant Line Street	Jose & Felisa Barcelona Trust	0.61
107-0-180-275	425 Grant Line Street	Armando C Vasquez	0.31
107-0-180-290	421 Grant Line Street	Jessie M Perez	0.36
107-0-180-310	409 Grant Line Street	Ruben E Gutierrez Daniel M Gutierrez	0.36
107-0-180-330	407 Grant Line Street	Mario Perez-Lopez Daniel L Perez	0.41
107-0-180-350	403 Grant Line Street	Josephine Bouvet Trust Est	0.31
107-0-180-375	401 Grant Line Street	Victor H Valencia	0.36

Assessor Parcel #	Site Address	Owner	Acreage
107-0-040-010	No address	Ventura County Transportation Comm.	4.45
107-0-041-080	No address	Harry Stangeland	0.32
107-0-041-095	18227 Telegraph Rd.	Armando & Rosa Mendez	0.40
107-0-170-110	No address	County of Ventura	1.09
107-0-170-180	No address	Ventura County Flood Control District	0.20
107-0-170-195	No address	Ventura County Flood Control District	0.60
107-0-170-215	No address	Ventura County Flood Control District	0.01
107-0-170-245	No address	Ventura County Flood Control District	0.01

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency Formation Commission

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, Ventura County, California.

1. The short-term designation, as determined by LAFCo, is:
LAFCo 10-12 City of Santa Paula Reorganization – East Area 1
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 Santa Paula – Annexation
Ventura County Fire Protection District – Detachment
Ventura County Resource Conservation District – Detachment
Ventura County Service Area No. 32 – Detachment
4. The city and districts listed above are located within the following county: Ventura
3. APN Numbers: 040-0-171-110; 040-0-171-125; 040-0-171-135; 040-0-171-145;
040-0-171-255; 040-0-180-435; 040-0-180-565; 107-0-045-015;
107-0-200-035; 107-0-200-055; 107-0-200-105; 107-0-200-115;
107-0-200-125
5. The Local Agency Formation Commission's resolution of approval, LAFCo 10-12, which was adopted on March 16, 2011 is made a part of this certificate by reference and sets forth the description of the boundaries of the proposal and any terms and conditions that apply.
6. The territory is uninhabited.

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

Dated: 2/12/13



Kim Uhlich, Executive Officer
Ventura LAFCo

EXHIBIT A



20130212-00026869-0 1/15

Ventura County Clerk and Recorder

MARK A. LUNN

02/12/2013 02:56:23 PM

689200 \$.00 PA

**I HEREBY CERTIFY THAT THIS
ANNEXED INSTRUMENT IS A
TRUE AND CORRECT COPY OF
THE DOCUMENT ON FILE IN THE
LAFCo OFFICE.**

BY



DATED

3-7-13

LAFCO 10-12

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF SANTA PAULA
REORGANIZATION – EAST AREA 1; ANNEXATION TO
THE CITY OF SANTA PAULA AND DETACHMENT FROM
THE VENTURA COUNTY FIRE PROTECTION DISTRICT,
THE VENTURA COUNTY RESOURCE CONSERVATION
DISTRICT, AND COUNTY SERVICE AREA NO. 32**

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

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

WHEREAS, the proposal was duly considered on March 16, 2011 and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCo Staff Reports and recommendation, the environmental document, 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 more than twelve registered voters and is considered inhabited; 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 Santa Paula (City) 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 Environmental Impact Report (FEIR) prepared by the lead agency; and

WHEREAS, the Commission has found that the FEIR 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 dated January 19, 2011 and the LAFCo Supplemental Staff Report dated March 16, 2011 and recommendations in the latter for approval of the proposal, except as modified herein, are adopted.
- (2) The reorganization is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (3) The boundaries of the proposal are found to be definite and certain as approved.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 10-12 CITY OF SANTA PAULA REORGANIZATION – EAST AREA 1.**
- (5) The Commission has reviewed and considered the information contained in the FEIR for the East Area 1 Specific Plan prepared for the City as lead agency as well as all comments received and determines that there are not any feasible mitigation measures or feasible alternatives, within the power and authority of LAFCo, which would substantially lessen or avoid any significant effect on the environment [CEQA Guidelines §15096(g)].

- (6) The Commission hereby adopts the lead agency's Findings, Mitigation Measures and Mitigation Monitoring and Reporting Program (Attachment 28 to the January 19 staff report).
- (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.
- (9) The Commission waives the restrictions of Government Code Section 56744 prohibiting the creation of unincorporated islands based on the finding that the area to be enclosed by the annexation (referred to in the staff report as the East Area 2 island) is so located that it cannot be reasonably annexed to another city or incorporated as a new city and that the application of the restrictions would be detrimental to the orderly development of the Santa Paula community in that, until the fiscal and other benefits of the development of East Area 1 are triggered by approval of annexation, the City would lack financial and other resources to adequately serve and improve the East Area 2 island; that additional time is necessary for the City to consider and approve a land use plan for the East Area 2 island, which the City ultimately intends to function as a gateway to the City; and that, to the extent the creation of the East Area 2 island otherwise would be detrimental to orderly development, such detriment is offset by the condition offered by the City, and incorporated below, requiring the City to file an application to annex the East Area 2 island before recordation of the East Area 1 reorganization.
- (10) The Commission waives Ventura LAFCo Commissioner's Handbook Section 3.3.2.2(a), (b) and (c) based on the finding set forth in the preceding section of this resolution.
- (11) The Commission waives Ventura LAFCo Commissioner's Handbook Section 3.3.5.1(b) based on the finding that annexing smaller portions of

the territory for the purpose of accommodating a maximum development timeframe of 5 years would result in illogical boundaries and would not promote orderly growth and development.

- (12) The affected territory is inhabited as defined by Government Code §56046.
- (13) Pursuant to Government Code Section 56663(d), written notice of the Commission proceedings has been provided to all registered voters and landowners within the affected territory and no written opposition to the waiver of protest proceedings has been received from the affected agency that will gain territory as a result of the proposal or from registered voters or landowners within the affected territory. The Commission hereby waives protest proceedings entirely.
- (14) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.
- (15) **Prior to recordation of the reorganization, the City of Santa Paula and developer shall execute an Operating Memorandum amending the Development Agreement between them to provide that the public safety facility shall be completed prior to occupancy of the 250th residential unit.**
- (16) **Prior to recordation of the reorganization, the City and developer shall execute an Operating Memorandum amending the Development Agreement between them to include the following language or language that is substantially consistent: To ensure that the City's wastewater infrastructure sufficiently meets the needs of the community, the parties agree to share in the costs of rehabilitating the Harvard Boulevard wastewater collection system. Costs will be paid from, without limitation, the City's 2010 Bond Issuance; wastewater impact fees including the \$1,234,819 identified in Section**

3.9 of the Development Agreement; the City's wastewater enterprise fund; and additional contributions from developer.

- (17) The reorganization shall not be recorded until the City submits to the LAFCo Executive Officer an executed agreement between the City and/or the developer and the Ventura County Watershed Protection District requiring the City and/or developer to pay a pro rata share of the cost to construct flood control improvements on the Santa Paula Creek. The Ventura County Watershed Protection District shall be responsible for determining what specific flood control improvements are necessary and calculating the pro rata share of cost to be assigned to the East Area 1 project.
- (18) The reorganization shall not be recorded until the City submits to the LAFCo Executive Officer a proposed condition of approval for the East Area 1 tentative map requiring a benefit assessment to fund ongoing maintenance of the Santa Paula Creek and Haun Creek channels as levied by the Ventura County Watershed Protection District. In conjunction with the submittal of the condition language, the City shall submit evidence of approval of the condition language by the Ventura County Watershed Protection District.
- (19) Prior to recordation of the reorganization, the City and developer shall execute an Operating Memorandum amending the Development Agreement between them to add Owner's Association. The Development Agreement does not define the phrase 'Owner's Association' set forth in sections 3.1.1(a), 3.1.2(a), (b), (c), 3.1.3 (a), (b), (c), (d), (e), 6.2(g), and 8.5. To clarify the Parties' intent, the term 'Owner's Association,' as set forth in these sections, means a publicly controlled assessment district including, without limitation, a landscape maintenance district, as determined by the City."
- (20) Prior to recordation of the reorganization, the City and developer shall execute an Operating Memorandum amending

the Development Agreement between them to include: "Fiscal Impact Deposit. The Fiscal Impact Deposit set forth in section 8.8 of the Development Agreement must be replenished by developer each time there is a transfer of any funds to the City's General Fund to maintain a \$2,000,000 balance until such time as the Development Agreement terminates or for twenty-five (25) years, whichever is sooner."

- (21) Prior to recordation of the reorganization, the City and developer shall execute an Operating Memorandum amending the Development Agreement between them to provide that the Santa Paula Street Bridge shall be constructed prior to occupancy of the 251st residential unit. Prior to the occupancy of the 1st structure built in East Area 1 (residential or commercial/ industrial), access to the project site shall be available from Hallock Drive (main access) and at least one other at grade emergency access point.
- (22) Prior to recordation of the reorganization, the City shall file an application to annex the entirety of the East Area 2 island.
- (23) This reorganization shall not be recorded until all LAFCo fees have been paid and until fees necessary for filing with the State Board of Equalization have been submitted to the LAFCo Executive Officer.
- (24) 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 March 16, 2011.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Cunningham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Long	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Freeman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Morehouse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commissioner Parks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Pringle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternate Commissioner Smith	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

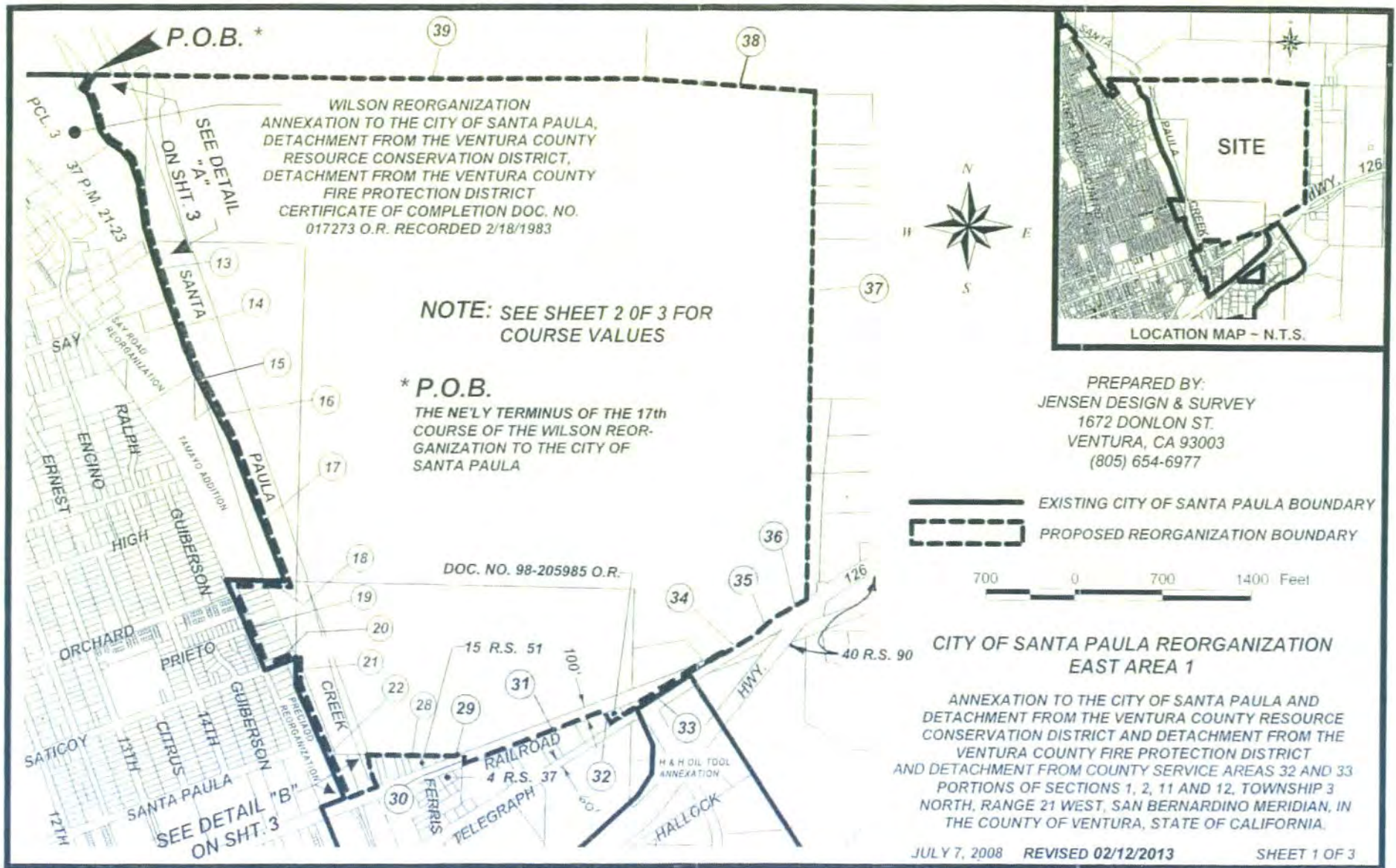
Dated: 3-16-2011


Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: City of Santa Paula
Southern California Edison Co.
Southern California Gas Co.
Ventura County Watershed Protection District
Ventura County Assessor
Ventura County Auditor
Ventura County Elections-Registrar of Voters
Ventura County Fire Protection District
Ventura County Planning
Ventura County Environmental Health
Ventura County Resource Conservation District
Ventura County Sheriff – EOC
Ventura County Surveyor

10-12



10-12

1st - S 34°29'17" W 116.96'
 2nd - S 49°39'29" E 69.34'
 3rd - S 24°32'03" E 100.22'
 4th - S 17°05'46" E 100.13'
 5th - S 16°26'17" E 100.28'
 6th - S 38°27'51" E 104.99'
 7th - S 56°51'01" E 123.81'
 8th - S 41°31'37" E 106.98'
 9th - S 20°43'13" E 200.00'
 10th - S 09°57'29" E 101.83'
 11th - S 09°24'54" E 102.01'
 12th - S 08°17'03" E 124.45'
 13th - S 18°43'47" E 545.32'
 14th - S 21°17'21" E 657.32'
 15th - S 54°53'50" W 12.06'
 16th - S 29°05'01" E 575'

17th - S 22°25'21" E 1152'
 18th - N 89°33'55" W 460'
 19th - S 24°00'00" E 763.47'
 20th - N 69°00'00" E 255.05'
 21st - S 00°40'00" W 188.02'
 22nd - S 25°11'42" E 980.00'
 23rd - N 69°35'17" E 268.82'
 24th - N 22°38'00" W 29.34'
 25th - N 70°28'47" W 3.17'
 26th - N 20°20'59" W 77.22'
 27th - N 13°19'25" W 144.03'
 28th - S 89°48'40" E 686.26'
 29th - N 68°43'00" E 60.41'
 30th - S 00°01'35" W 107.34'
 31st - N 68°43'00" E 1179.27'
 32nd - S 31°43'42" E 113.15'

33rd - N 57°24'54" E 1077.57'
 34th - N 57°24'54" E 258.62'
 35th - N 48°53'00" E 202.24'
 36th - N 57°24'54" E 306.67'
 37th - N 00°35'36" W 3968.58'
 38th - N 85°44'10" W 1342.20'
 39th - WEST 4343.46'

CONTAINS: 553.07 ACRES

PREPARED BY:
 JENSEN DESIGN & SURVEY
 1672 DONLON ST.
 VENTURA, CA. 93003
 (805) 654-6977

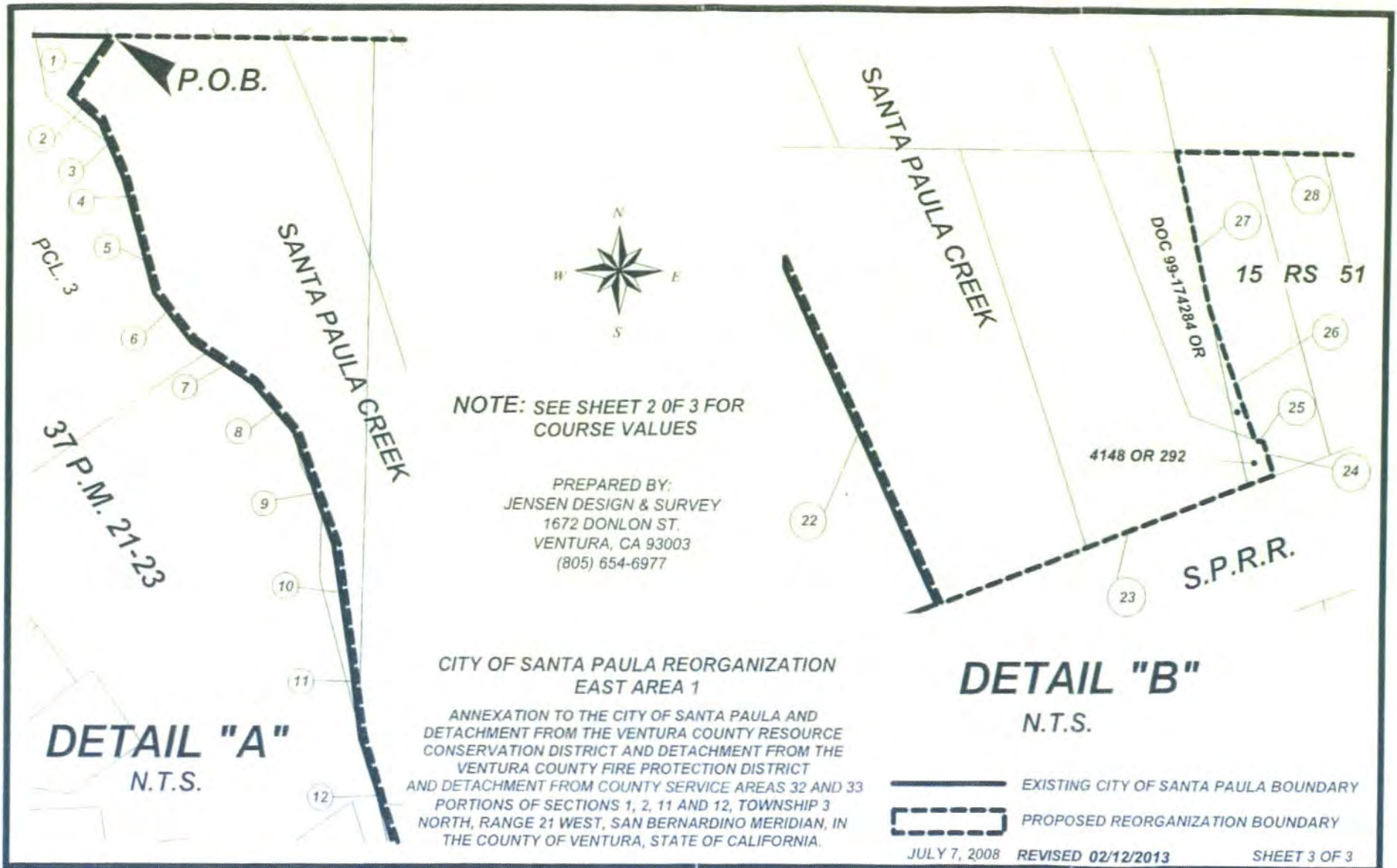
COURSES FOR

CITY OF SANTA PAULA REORGANIZATION
 EAST AREA 1

ANNEXATION TO THE CITY OF SANTA PAULA AND
 DETACHMENT FROM THE VENTURA COUNTY RESOURCE
 CONSERVATION DISTRICT AND DETACHMENT FROM THE
 VENTURA COUNTY FIRE PROTECTION DISTRICT
 AND DETACHMENT FROM COUNTY SERVICE AREAS 32 AND 33
 PORTIONS OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 3
 NORTH, RANGE 21 WEST, SAN BERNARDINO MERIDIAN, IN
 THE COUNTY OF VENTURA, STATE OF CALIFORNIA.

JULY 7, 2008 REVISED 02/12/2013

SHEET 2 OF 3



**CITY OF SANTA PAULA REORGANIZATION
EAST AREA 1
ANNEXATION TO THE CITY OF SANTA PAULA AND DETACHMENT FROM THE
VENTURA COUNTY RESOURCE CONSERVATION DISTRICT AND DETACHMENT
FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT AND
DETACHMENT FROM COUNTY SERVICE AREAS 32 AND 33**

Those portions of Sections 1, 2, 11 and 12, Township 3 North, Range 21 West, San Bernardino Meridian, in the County of Ventura, State of California, as shown on the Official Plat of said land, described as follows:

Beginning at the northeast corner of Parcel 3 as shown on the Parcel Map filed in the Office of the County Recorder of said County of Ventura, in Book 37, Pages 21-23, inclusive, of Parcel Maps, said corner also being the northeasterly terminus of the 17th course of the Wilson Reorganization, Annexation to the City of Santa Paula and Detachment from the Ventura County Resource Conservation District and Detachment from the Ventura County Fire Protection District, as described and shown in the Certificate of Completion recorded February 18, 1983, in the Office of said County Recorder, in Document No. 017273 of Official Records; thence, along the boundary of said Parcel Map by the following 14 courses, and along the existing boundary of said City of Santa Paula by the following 22 courses:

- 1st South 34°29'17" West, 116.96 feet; thence,
- 2nd South 49°39'29" East, 69.34 feet; thence,
- 3rd South 24°32'03" East, 100.22 feet; thence,
- 4th South 17°05'46" East, 100.13 feet; thence,
- 5th South 16°26'17" East, 100.28 feet; thence,
- 6th South 38°27'51" East, 104.99 feet; thence,
- 7th South 56°51'01" East, 123.81 feet; thence,
- 8th South 41°31'37" East, 106.98 feet; thence,
- 9th South 20°43'13" East, 200.00 feet; thence,
- 10th South 09°57'29" East, 101.83 feet; thence,
- 11th South 09°24'54" East, 102.01 feet; thence,
- 12th South 08°17'03" East, 124.45 feet; thence,
- 13th South 18°43'47" East, 545.32 feet; thence,

- 14th South 21°17'21" East, 657.32 feet, at 62.72 feet the most easterly corner of said Wilson Reorganization, also being the most northerly corner of the Say Road Reorganization, to the City of Santa Paula and Detachment from the Ventura Fire Protection District and Ventura County Resource Conservation District as described and shown in the Certificate of Completion recorded November 7, 2001 in Document No. 2001-0224465 of Official Records of said county, at 657.32 feet the most easterly corner of said Say Road Annexation; thence along the southeasterly line of said Say Road Annexation,
- 15th South 54°53'50" West, 12.06 feet to the most northerly corner of the Tamayo Addition to the City of Santa Paula, as filed with the Secretary of State on April 10, 1987; thence along the boundary of said Tamayo Addition by the following 3 courses,
- 16th South 29°05'01" East, 575 feet, more or less; thence,
- 17th South 22°25'21" East, 1152 feet, more or less, to the most easterly corner of said Tamayo Addition, being a point on the southerly line of said Section 2; thence along said southerly line,
- 18th North 89°33'55" West, 460 feet, more or less, to the northwesterly corner of Lot 1 of said Section 11; thence along the westerly line of said Lot 1 and existing boundary of the City of Santa Paula as incorporated by order of the Board of Supervisors on April 22, 1902,
- 19th South 24°00'00" East, 763.47 feet to the northwesterly corner of the Preciado Reorganization to the City of Santa Paula from the Ventura Fire Protection District and Ventura County Resource Conservation District as described and shown in the Certificate of Completion recorded April 18, 1986 in Document No. 86-046051 of Official Records of said county; thence along the boundary of said Preciado Reorganization by the following 3 courses,
- 20th North 69°00'00" East, 255.05 feet; thence,
- 21st South 00°40'00" West, 188.02 feet; thence,
- 22nd South 25°11'42" East, 980.00 feet to the north line of the Southern Pacific Railroad Right of Way, 100.00 feet wide; thence leaving said City of Santa Paula boundary along said north line,
- 23rd North 69°35'17" East, 268.82 feet to the most easterly corner of the deed to Ventura County Flood Control District recorded August 2, 1973 in Book 4148, at Page 292 of Official Records of said county; thence along the boundary of said Deed by the following 2 courses:
- 24th North 22°38'00" West, 29.34 feet; thence,
- 25th North 70°28'47" West, 3.17 feet to the easterly line of the deed to Ventura County Flood Control District recorded September 10, 1999 in Document No. 99-174284 of Official Records of said county; thence along said easterly line,

- 26th North 20°20'59" West, 77.22 feet to the easterly line of the deed to Ventura County recorded December 18, 1928 in Book 236, at Page 317 of Official Records of said county; thence along last said easterly line,
- 27th North 13°19'25" West, 144.03 feet to the north line of Lot 2 of said Section 11 as shown on the Record of Survey Map filed in the Office of said County Recorder, in Book 15, Page 51 of Records of Survey; thence, along said north line,
- 28th South 89°48'40" East, 686.26 feet to said north line of the Southern Pacific Railroad Right of Way, 100.00 feet wide; thence, along said north line,
- 29th North 68°43'00" East, 60.41 feet to the northerly prolongation of the east line of Ferris Gardens as shown on the Record of Survey map filed in the Office of said County Recorder, in Book 4, at Page 37 of Records of Survey; thence, along said prolongation,
- 30th South 00°01'35" West, 107.34 feet to the south line of said Southern Pacific Railroad Right of Way, 100.00 feet wide; thence, along said south line,
- 31st North 68°43'00" East, 1179.27 feet to the most westerly corner of Parcel 1 as described in the deed recorded November 24, 1998, in Document No. 98-205985 of Official Records of said county; thence, along the southwest line of said Parcel 1,
- 32nd South 31°43'42" East, 113.15 feet to the north line of Telegraph Road, 60.00 feet wide as described in the deed to Ventura County recorded May 3, 1916 in Book 150, at Page 121 of Deeds of said county ; thence along said north line,
- 33rd North 57°24'54" East, 1077.57 feet to the north line of said Southern Pacific Railroad Right of Way, 100.00 feet wide, at 251.50 feet the southwesterly terminus of the 9th course of the H & H Oil Tool Annexation to the City of Santa Paula as described and shown in the Certificate of Completion recorded October 27, 1978 in Book 5246, at Page 631 of Official Records of said county, at 750.00 feet the northeasterly terminus of said 9th course of the H & H Oil Tool Annexation; thence continuing along said north line of Telegraph Road (State Highway 126) by the following three courses:
- 34th North 57°24'54" East, 258.62 feet to the westerly corner of the deed to the State of California recorded September 21, 1953 in Book 1157, at Page 570 of Official Records of said county; thence along the northerly line of the last said deed by the following 2 courses,
- 35th North 48°53'00" East, 202.24 feet; thence,
- 36th North 57°24'54" East, 306.67 feet to the east line of the SW 1/4 of the SW 1/4 of said Section 1; thence along said east line to and along the east line of the NW 1/4 of the SW 1/4 of said Section 1 to and along the east line of the SW 1/4 of the NW 1/4 of said Section 1,
- 37th North 00°35'36" East, 3968.58 feet to the northeast corner of said SW 1/4 of the NW 1/4

of Section 1; thence along the north line of said SW 1/4 of the NW 1/4 of Section 1,

38th North 85°44'10" West, 1342.20 feet to northwest corner of said SW 1/4 of the NW 1/4 of Section 1; thence along the north line of the SE 1/4 of the NE 1/4 of said Section 2, to and along the north line of the SW 1/4 of the NE 1/4 of said Section 2, to and along the north line of the SE 1/4 of the NW 1/4 of said Section 2, to and along the north line of Lot 1 of the NW 1/4 of said Section 2,

39th West, 4343.46 feet to the Point of Beginning.

Contains: 553.07 acres, more or less.

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.