



**STAFF REPORT**

Meeting Date: July 20, 2005

**LAFCO CASE  
NAME & NO:**

LAFCO 05-11 City of Fillmore Reorganization – Water Recycling Facility – Perry Ranch

**PROPOSAL:**

The proposal is to annex area to the City of Fillmore to provide urban services for a wastewater recycling plant and new business park development, and to detach the same area from the Ventura County Fire Protection District and the Ventura County Resource Conservation District.

**SIZE:**

Approximately 47 acres of an approximately 83-acre Assessor parcel.

**LOCATION:**

The proposal area, consisting of a portion of one Assessor parcel, plus a portion of “E” Street and a portion of SR 126, is located south of State Route 126, east of Sespe Creek, and west (in part) of “E” Street, in the Fillmore sphere of influence.

**PROPONENT:**

City of Fillmore by resolution.

**NOTICE:**

This matter has been noticed as prescribed by law.

**ASSESSOR’S PARCEL INFORMATION:** 046-0-050-020

**COMMISSIONERS AND STAFF**

**COUNTY:**  
Linda Parks, Vice Chair  
Kathy Long  
*Alternate:*  
Steve Bennett

**CITY:**  
Don Waunch  
John Zaragoza  
*Alternate:*  
Janice Parvin

**SPECIAL DISTRICT:**  
Dick Richardson, Chair  
Ted Grandsen  
*Alternate:*  
George Lange

**PUBLIC:**  
Kenneth M. Hess  
  
*Alternate:*  
Louis Cunningham

**EXECUTIVE OFFICER:**  
Everett Millais

**LAFCO ANALYST:**  
Kim Uhlich

**OFFICE MANAGER/CLERK:**  
Debbie Schubert

**LEGAL COUNSEL:**  
Leroy Smith

**RECOMMENDATIONS**

- A. Certify that the Commission has reviewed and considered the information contained in the 1988 Fillmore General Plan EIR summary, the 2003 Fillmore General Plan Update and Supplement EIRs, and the Fillmore Water Recycling Plant EIR prepared by the City of Fillmore as lead agency, and adopt the lead agency’s Findings, Mitigation Measures, Mitigation Monitoring Programs and Statements of Overriding Considerations for the reorganization proposal.
  
- B. Adopt the attached resolution (LAFCO 05-11) making determinations and approving the Fillmore Reorganization – Water Recycling Facility (Perry Ranch).

**GENERAL ANALYSIS**

**1. Affected Agencies**

<p>Agencies whose <u>boundary</u> contains or would contain the proposal area territory</p>	<p>United Water Conservation District</p> <p>Ventura County Resource Conservation District *</p> <p>Ventura County Fire Protection District *</p> <p>Ventura County Watershed Protection District</p> <p>Ventura Regional Sanitation District</p> <p>Bardsdale Cemetery District</p> <p>County Service Area 32 *</p>
<p>Agencies whose <u>sphere</u> contains or would contain the proposal area territory</p>	<p>Fillmore-Piru Memorial District</p>

\* To be removed as part of the subject reorganization proposal. Territory proposed to be annexed to a City that also contains a County Service Area (CSA) is automatically removed from that CSA upon annexation as proscribed by CSA enabling legislation.

## 2. Land Use

### Site Information

	<b>Land Use</b>	<b>Zone District Classification</b>	<b>General Plan Designation</b>
<b>Existing</b>	Vacant (previously in agricultural use)	<b>County:</b> AE-40Ac (Agricultural Exclusive, 40 Acre minimum)  <b>City:</b> NA	<b>County:</b> Agricultural –Urban Reserve, Open Space – Urban Reserve  <b>City:</b> Business Park
<b>Proposed</b>	The City of Fillmore has approved a pre-zone proposal for development of a wastewater recycling facility and a commercial/industrial business park.	<b>County:</b> NA  <b>City:</b> Pre-Zoned to BP-2 (Business Park)	<b>County:</b> NA  <b>City:</b> Business Park

### Conformity with Plans

The proposal area is within the Sphere of Influence of the City of Fillmore, therefore the City's General Plan takes precedence according to LAFCO policies. The City's 1988 General Plan designated the proposal area as Industrial Park, and the 2003 General Plan designates it as Business Park. The City has pre-zoned the proposal area for business park development. According to the City's Business Park Ordinance, public service and utility facilities (which includes wastewater treatment plants) are permitted with a Conditional Use Permit in this zoning district. As such, the proposed uses of the project area are consistent with the City's General Plan and zoning designations.

The Ventura County General Plan land use designation for the site is Agricultural-Urban Reserve. As such, the site would be subject to the County SOAR Ordinance only as long as it remains under County jurisdiction.

The Parcel is located within the CURB boundary of the City of Fillmore.

Surrounding Land Uses and Zoning and General Plan Designations

Except for a small area to the northeast of the proposal area, the majority of the area surrounding the subject parcel is outside of the City. The western portion of the subject Assessor parcel is also outside of the City Sphere of Influence, which is the basis for the proposal to annex only a portion of the subject parcel (the portion within the existing sphere). Land uses to the east and south of the proposal area are primarily agricultural, the Sespe Creek channel lies to the immediate west, and SR 126 is to the north.

Topography, Natural Features and Drainage

The proposal area is generally level with a slope of between zero to five percent. Drainage occurs in a southwesterly direction toward the Sespe Creek/Santa Clara River junction. The Sespe Creek channel is located approximately 250 feet west of the proposal area and the Santa Clara River is located approximately 1,250 feet to the south.

According to the EIR for the Fillmore Water Recycling Plant EIR, the proposal area is located outside of, but immediately adjacent to, a FEMA designated 100-year flood zone. As a part of the proposed water recycling facility project, one of two potential levees is to be constructed either along the western boundary of the proposal area or along the northern boundary of the water recycling plant site within the proposal area.

**3. Impact on Prime Agricultural Land, Agriculture, and Open Space**

Agricultural Land and Agriculture

The proposal area is currently not in active agricultural production. Citrus orchards are located to the immediate south and east. According to the Fillmore Water Recycling Plant Environmental Impact Report (EIR), the area for the proposed water recycling plant is designated as Farmland of Statewide Importance by the Important Farmlands Inventory system. The majority of the remaining portion of the proposal area is considered to be Farmland of Statewide Importance and a small portion is classified as Prime Farmland.

The project area is not subject to a Land Conservation Act contract or a Farmland Security Zone agreement, and is not located within a greenbelt.

### Open Space

The proposal area is not considered open space pursuant to Government Code Sections 56059 and 65560.

## **4. Population**

According to the County of Ventura Registrar of Voters, there are no registered voters in the proposal area. As such, the proposal area is considered to be uninhabited under the provisions of LAFCO law relating to protest proceedings.

## **5. Services and Controls – Need, Cost, Adequacy and Availability**

The proposal involves the annexation of a portion of one Assessor parcel into the City of Fillmore and the detachment of the same area from the Ventura County Resource Conservation District and the Ventura County Fire Protection District.

### A. City of Fillmore Services

The development project proposed requires the full range of municipal services provided by the City, including water, sanitary sewer/wastewater (to be provided by the proposed water recycling plant), drainage, police, fire and street lighting services. The City has represented that it is able to provide all necessary services with funding provided through all applicable revenue sources.

### B. Water

One of the mandatory factors the Commission must consider when acting on a proposal for a change of organization or reorganization is the timely availability of water supplies adequate for projected needs. (Government Code §56668(k)) The City of Fillmore and surrounding areas are within the United Water Conservation District, but the City is both the wholesale and retail water purveyor for the City. 100% of the City's water supply comes from groundwater sources. The aquifer that is the source of the City's water is managed by United Water Conservation District under a Groundwater Management Plan administered by the District. The City has a Memorandum of Understanding (MOU) with United Water Conservation District for groundwater extraction. The City represents that it has adequate water supplies to serve the uses proposed to be developed in the proposal area.

## **6. Boundaries and Lines of Assessment**

The boundaries for the Reorganization proposal are definite and certain. The maps and legal descriptions for this proposal received from the proponent have been checked by the County Surveyor and have been certified as being accurate and sufficient for the preparation of a certificate of completion pursuant to Government Code Section 57201 and for filing with the State Board of Equalization.

Although the proposal will split Assessor's parcel number 046-0-050-020, the County Assessor's office has indicated that this will not create an assessment problem.

The proposal is not coterminous with legal lot boundaries. The legal lot consists of Assessor Parcels 046-0-050-020 and 046-0-020-070, which total approximately 153 acres. To address this issue, the City proposes to process a parcel map that will, create a lot line along the annexation boundary and create a total of three lots from the proposal area. This process will result in a remainder parcel in the unincorporated area totaling approximately 106 acres.

The City indicates that the parcel map process will be undertaken following recordation of the approved Reorganization. The County zoning for the remainder portion of the lot is AE-40 ac., thus the parcel map process will not result in the creation of an illegal remainder lot with respect to the County Zoning Ordinance. However, Section 66424.6(d) of the Subdivision Map Act provides that a remainder parcel may subsequently be sold without any further requirement of the filing of a parcel map, but the local agency (the County) may require a certificate of compliance or a conditional certificate of compliance.

The City has indicated that they may wish to modify the proposed annexation boundary line shown on the map (Exhibit A of Attachment 2) by approximately six inches to ensure that the pending parcel map boundaries align with the annexation boundary. As such, it is recommended that LAFCO require a new map and legal description to be prepared prior to recordation of the proposal.

## **7. Assessed Value, Tax Rates and Indebtedness**

For property tax purposes, the property is now in tax rate area 62004. This tax rate area has a tax rate of \$1.118314 per \$100 of assessed valuation. Upon completion of proceedings, the parcel will be assigned to a new tax rate area (01003) with a tax rate of \$1.118314 per \$100 of assessed valuation. Thus, the proposal will result in no change in property tax rates.

The parcel is owned by the Anthony V. Marinelli Et Al, and has an assessed land value of \$324,173 per the 2004-2005 tax roll.

The City has indicated that the area will not be subject to any City bonded indebtedness upon annexation. At this time, there are no known special taxes or assessments that would apply. However, prior to serving future business park development, the City has indicated that they intend to form a new assessment district to fund storm drainage, landscape maintenance, lighting and other services.

A joint resolution between the County of Ventura and the City of Fillmore provides for an exchange of property tax revenues for transfers of service responsibilities resulting from boundary changes. This resolution stipulates that beginning in the fiscal year the area becomes annexed the County will transfer 13.74 percent of the property tax revenues received by the County from the annexed area to the City. The resolution further requires that the County transfer 100 percent of the property taxes currently received by the County Fire Protection District to the City of Fillmore.

## **8. Environmental Impact of the Proposal**

The City of Fillmore is the lead agency for this proposal under CEQA and certified several Final EIRs that address impacts associated with different portions of the proposal area. A Final EIR for the 1988 Fillmore General Plan was certified on February 14, 1989. A final EIR for the (2003) Fillmore General Plan Update (State Clearinghouse No. 1999121075) was certified on May 13, 2003, and a Supplement to the 2003 Final EIR was certified on June 28, 2005. The 2003 Fillmore General Plan Update EIR and the EIR Supplement documents were previously distributed to the Commission. For the portion of the proposal area upon which the City proposes to construct a water recycling plant, the City certified a final EIR (State Clearinghouse No. 2004051020) on May 24, 2005. Copies of the 2003 General Plan Update EIR and the Water Recycling Plant EIR will be made available at the LAFCO hearing for review.

The loss of agricultural land on the portion of the proposal area designated for business park development was addressed in the City of Fillmore 1988 General Plan Update EIR. Excerpts of the 1988 EIR are included with this staff report (Attachment 3). Prior to approving the 1988 General Plan, the City adopted a Statement of Overriding Considerations for the significant unavoidable environmental impacts relating to conversion of agricultural land, biological resources, air quality, noise, and growth inducement (Attachment 4).

The subsequently adopted 2003 Fillmore General Plan Update FEIR and Supplement to the 2003 Final EIR addressed no changes to either land use designations or policies that affect the proposal area. As part of their certification of the 2003 FEIR, the City adopted a Statement of Overriding Considerations and mitigation monitoring program for the unavoidable significant impacts relating to aesthetics, agriculture, noise, biological resources, and transportation/circulation (Attachment 5). The City subsequently adopted the same Statement of Overriding Considerations for the FEIR Supplement (Attachment 6). The mitigation monitoring program for the 2003 Fillmore General Plan Update FEIR is attached as a separate document (Attachment 7). It should also be noted that the City's Resolution initiating the Reorganization request and approving a zone change for the proposal area referenced the 2003 General Plan Update EIR.

The loss of agricultural land associated with the portion of the proposal area to be developed with a water recycling plant was addressed in the Fillmore Water Recycling Plant EIR. The EIR concluded that construction of the water recycling plant would result in significant dust impacts on adjacent agricultural resources as well as significant adverse effects related to the conversion of 12.5 acres of Farmland of Statewide Importance to industrial and access road uses. With mitigation measures identified in the EIR, it was concluded that the dust related impacts to adjacent agricultural operations could be mitigated to less than significant levels, but that the permanent loss of Farmland of Statewide Importance could not be mitigated to less than significant. As such, the City adopted a mitigation monitoring plan for a number of significant environmental impacts and a Statement of Overriding Considerations for the unavoidable significant impacts relating to the conversion of 12.5 acres of Farmland of Statewide Importance, biological resources, noise and hydrology/water quality. (Attachments, 8, 9 and 10).

It is recommended that the Commission adopt the following as part of the proposal:

- The City's mitigation measures and statement of overriding considerations for the 1988 General Plan EIR (Attachments 3 and 4)
- The City's mitigation measures, the monitoring program and the statement of overriding considerations for the 2003 General Plan Update EIR (2003 EIR document, Attachments 5, 6, and 7)
- The City's mitigation measures, the monitoring program and the statement of overriding considerations for the Fillmore Water Recycling Plant EIR (Attachments 8, 9, and 10)

## **9. Regional Housing Needs**

According to the California Housing and Community Development Department the City of Fillmore adopted an updated General Plan Housing Element on May 13, 2003 and completed State review for compliance on July 24, 2003. The annexation proposal area will be developed consistent with the City's 2003 General Plan. Therefore, the proposal will have no effect on the fair share of the regional housing needs for the City of Fillmore.

## **10. Landowner and Annexing Agency Consent**

The City represents that the property owners has given their consent to annex.

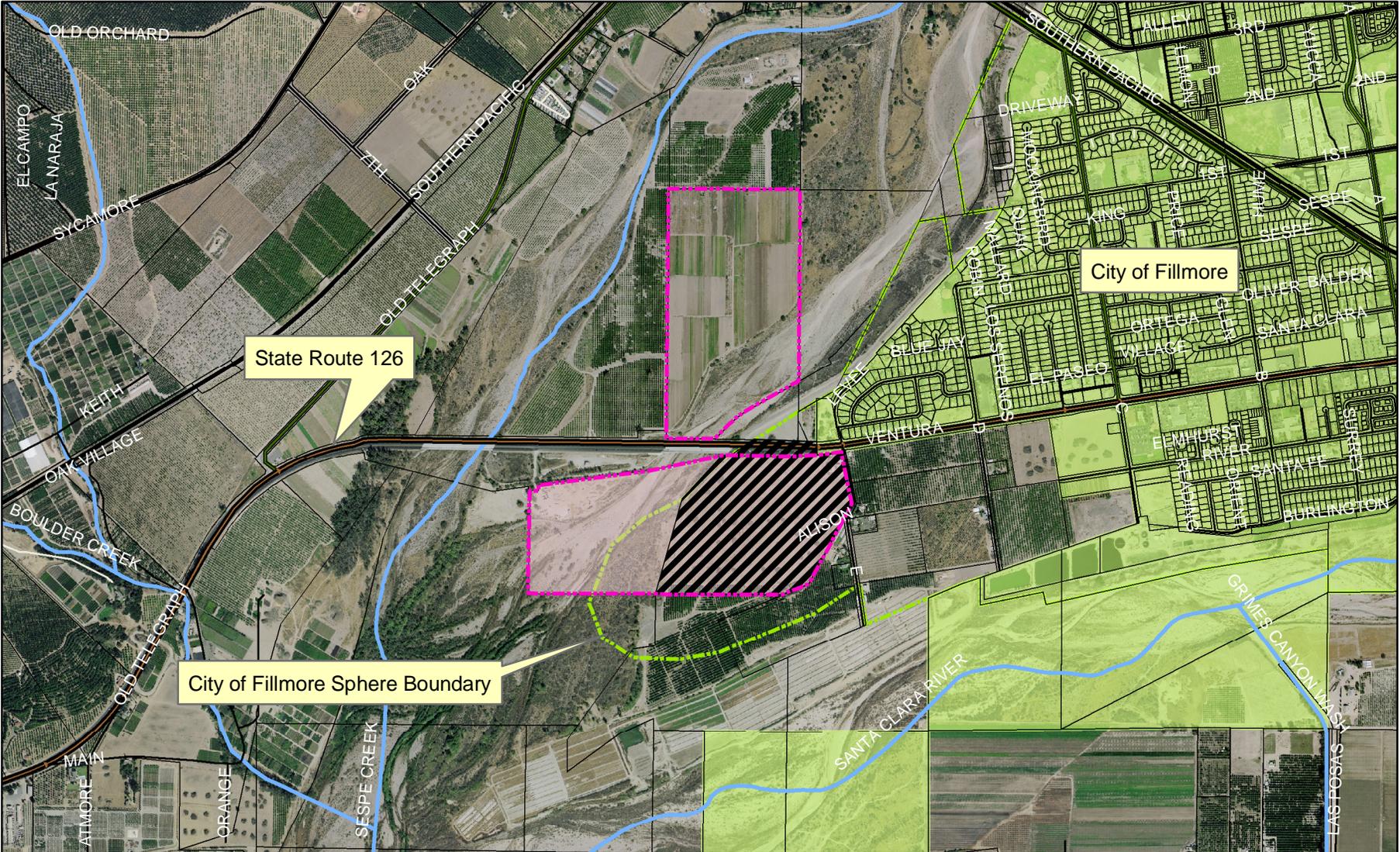
**ALTERNATIVE ACTIONS AVAILABLE:**

- A. If the Commission, following public testimony and review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
  
- B. If the Commission, following public testimony and review of materials submitted, wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

BY: \_\_\_\_\_  
Everett Millais, Executive Officer

- Attachments:
- (1) Vicinity Map
  - (2) LAFCO 05-11 Resolution
  - (3) Summary of Environmental Impacts and Mitigation Measures, 1988 Fillmore General Plan Update
  - (4) Fillmore City Council Resolution Certifying 1988 General Plan EIR
  - (5) Fillmore City Council Resolution Certifying 2003 General Plan EIR
  - (6) Fillmore City Council Resolution Certifying 2003 General Plan EIR Supplement
  - (7) Mitigation Monitoring and Reporting Program, 2003 General Plan EIR
  - (8) Fillmore City Council Resolution Certifying Water Recycling Plant EIR
  - (9) Mitigation Monitoring and Reporting Program, Water Recycling Plant EIR
  - (10) Statement of Overriding Considerations, Water Recycling Plant EIR

Note: Attachments 3 through 10 are on file at the LAFCO office. For more information, or to obtain copies, please call 654-2576.

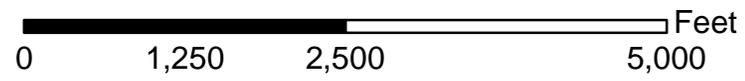


**Legend**

-  Fillmore Reorganization Proposal Area
-  Assessor\_Parcel\_046-0-050-020
-  Legal\_Lot

**Ventura LAFCO Vicinity Map**

LAFCO 05-11 City of Fillmore Reorganization -  
Water Recycling Facility - Perry Ranch



**LAFCO 05-11**

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE CITY OF FILLMORE REORGANIZATION – WATER RECYCLING FACILITY/ PERRY RANCH; ANNEXATION TO THE CITY OF FILLMORE, DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT AND THE VENTURA COUNTY FIRE PROTECTION 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 July 20, 2005; 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 documents and determinations, 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 Ventura Local Agency Formation Commission as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated July 20, 2005 is adopted.

- (2) The Reorganization, consisting of an annexation to the City of Fillmore and a detachment from the Ventura County Resource Conservation District and Ventura County Fire Protection District, is hereby approved and the boundaries are established generally as set forth in the attached Exhibit A.
- (3) The territory is uninhabited as defined by Government Code §56046.
- (4) The subject proposal is assigned the following distinctive short form designation:

**LAFCO 05-11 – CITY OF FILLMORE REORGANIZATION – WATER RECYCLING**

- (5) The Commission has reviewed and considered the information contained in the 1988 Fillmore General Plan Update Environmental Impact Report summary, 2003 Fillmore General Plan Update Final Environmental Impact Report, Supplement to the 2003 Final Environmental Impact Report, Water Recycling Plant Final Environmental Impact Report prepared by the City of Fillmore as lead agency, and adopts the lead agency's Findings, Mitigation Measures and Statements of Overriding Considerations for the 1988 Fillmore General Plan Update Environmental Impact Report; 2003 Fillmore General Plan Update Final Environmental Impact Report; Supplement to the 2003 Final Environmental Impact Report; and Water Recycling Plant Final Environmental Impact Report. The Commission further adopts the lead agency's Mitigation Monitoring Programs for the 2003 General Plan Update Final Environmental Impact Report and Water Recycling Plant Final Environmental Impact Report. [CEQA Guidelines §15090, §15091, §15093, and §15096 (f)(g)(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 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.**
  
- (11) **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.**

This resolution was adopted on July 20, 2005.

AYES:

NOES:

ABSTAINS:

Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

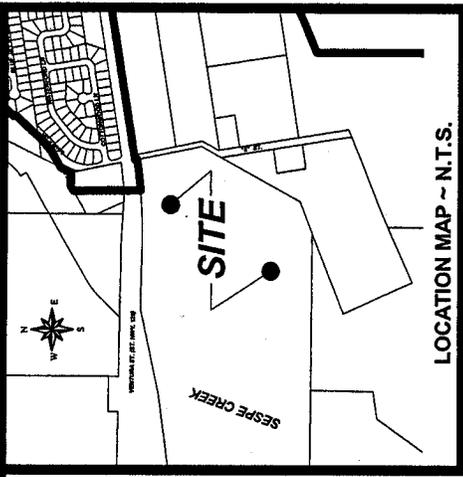
Attachment: Exhibit A

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

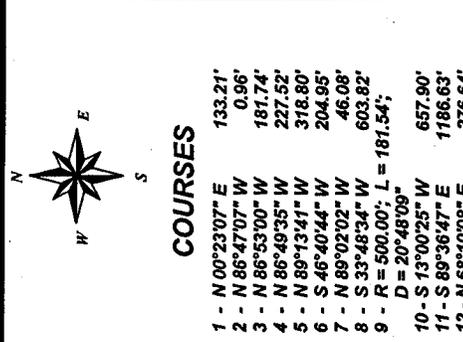
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Rawlins*

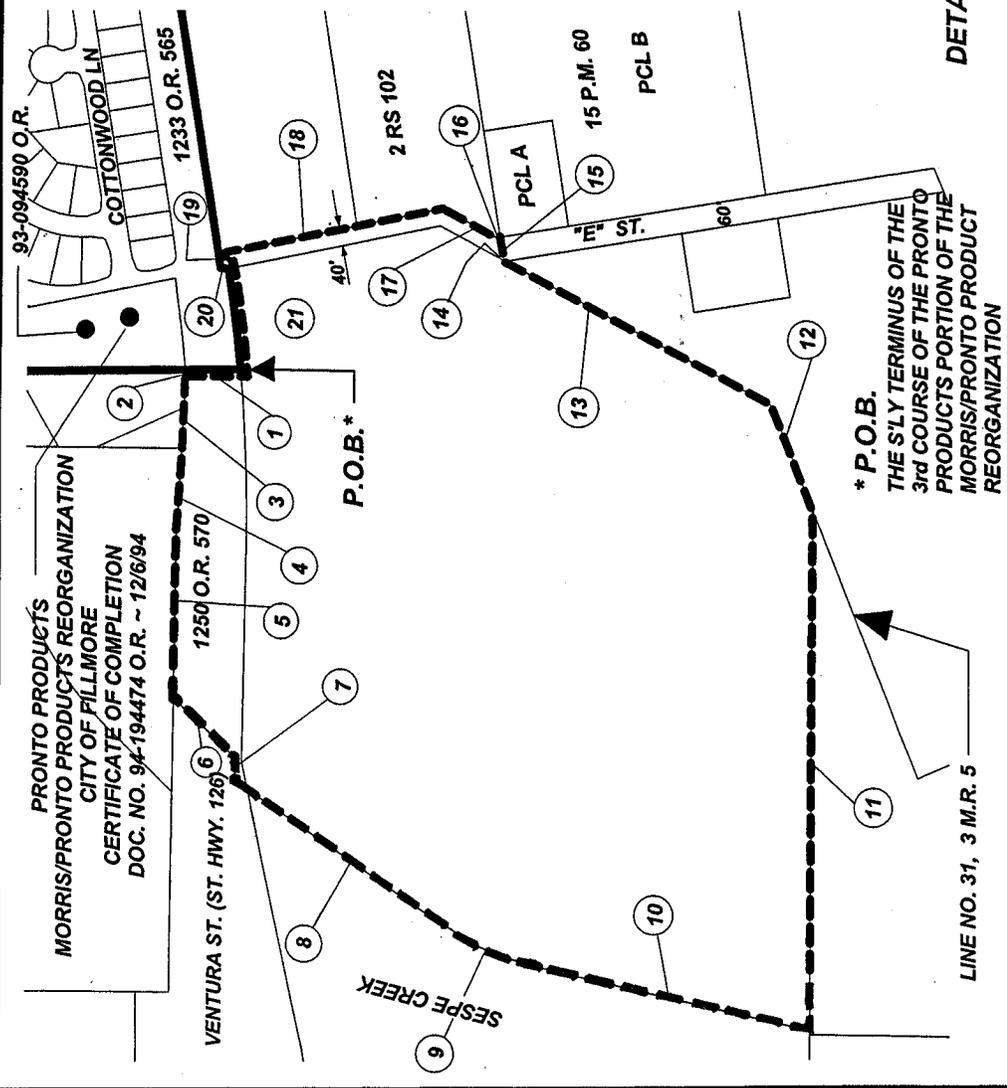
Date: *6/24/05*



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



47.16 ACRES



**CITY OF FILLMORE REORGANIZATION WATER RECYCLING**

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

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 25, THE SE 1/4 OF THE SE 1/4 OF SECTION 26, LOT 1 OF SECTION 35, AND LOT 1 OF SECTION 36, T. 4 N., R. 20 W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER THE OFFICIAL PLAT DATED 12/18/74

MAY 30, 2005

SHEET 1 OF 1

## Exhibit A

### CITY OF FILLMORE REORGANIZATION WATER RECYCLING ANNEXATION TO THE CITY OF FILLMORE AND DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT

Being a portion of the Southwest Quarter of the Southwest Quarter of Section 25, the Southeast Quarter of the Southeast Quarter of Section 26, Lot 1 of Section 35, and Lot 1 of Section 36, Township 4 North, Range 20 West, San Bernardino Meridian, in the unincorporated territory of the County of Ventura, State of California, according to the official plat of the survey of said land filed in the district land office on December 18, 1874, described as follows:

Beginning at the intersection of the southerly boundary State Highway 126, as described in the Grant Deed recorded in the office of the County Recorder of said County on October 7, 1954, in Book 1233, Page 565 of Official Records, and the southerly prolongation of the westerly line of the parcel described in the Grant Deed recorded in the office of the County Recorder of said County on May 26, 1993, as Document No. 93-094590 of Official Records, said intersection also being the southerly terminus of the 3rd course of the Pronto Products portion of the Morris/Pronto Products Reorganization, Annexation to the City of Fillmore, as shown and described in the Certificate of Completion recorded in the office of the County Recorder of said County on December 6, 1994, as Document No. 94-194474 of Official Records; thence, along said southerly prolongation and the existing boundary of said City of Fillmore by the following course,

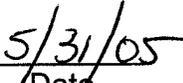
1st: North 0°23'07" East 133.21 feet to the intersection with the northerly boundary of State Highway 126, as described in the Grant Deed recorded in the office of the County Recorder of said County on December 15, 1954, in Book 1250, Page 570 of Official Records; thence along the northerly boundary of said State Highway 126 by the following four courses:

2nd: North 86°47'07" West 0.96 feet; thence,

- 3rd: North 86°53'00" West 181.74 feet; thence,
- 4th: North 86°49'35" West 227.52 feet; thence,
- 5th: North 89°13'41" West 318.80 feet; thence,
- 6th: South 46°40'44" West 204.95 feet; thence,
- 7th: North 89°02'02" West 46.08 feet; thence,
- 8th: South 33°48'34" West 603.82 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 500.00 feet; thence,
- 9th: Southwesterly along said curve 181.54 feet through a central angle of 20°48'09"; thence, tangent to said curve,
- 10th: South 13°00'25" West 657.90 feet to the intersection with the South line of said Lot 1 of Section 35; thence, along said South line,
- 11th: South 89°36'47" East 1186.63 feet to the intersection with Line No. 31 of the Fillmore Subdivision of the Rancho Sespe, as shown on the map recorded in the office of the County Recorder of said County in Book 3, Page 5 of Miscellaneous Records (Maps); thence, along the boundary of said Rancho by the following two courses:
  - 12th: North 68°10'08" East 276.64 feet; thence,
  - 13th: North 28°33'32" East 643.96 feet to the intersection with the westerly line of "E" Street, 60.00 feet wide, as shown on the Record of Survey entitled "Map of part of Fillmore Subdivision of the Sespe Rancho", filed in the office of the County Recorder of said County in Book 2, Page 106 of Records of Survey; thence along said westerly line,
  - 14th: South 8°57'03" East 4.03 feet to the intersection with the westerly prolongation of the northerly line of Parcel A of the Parcel Map shown on the map filed in the office of the County Recorder of said County in Book 15, Page 60 of Parcel Maps; thence along said prolongation,
  - 15th: North 81°05'32" East 60.00 feet to the intersection with the easterly line of said "E" Street; thence along said easterly line of said "E" Street by the following three courses:
    - 16th: North 8°57'03" West 16.56 feet; thence,
    - 17th: North 28°31'22" East 148.01 feet; thence,
    - 18th: North 11°22'10" West 544.46 feet to the existing boundary of said City of Fillmore; thence, along said existing city boundary by the following three courses:
      - 19th: South 81°06'50" West 40.00 feet; thence,

20th: South 11°22'10" East 21.32 feet to the beginning of a nontangent curve concave northerly having a radius of 4071.00 feet and a radial bearing to said beginning of said curve that bears South 8°36'14" East; thence, along said curve,  
21st: Westerly 260.02 feet through a central angle of 3°39'35" to the point of beginning and containing 47.16 acres.

  
Larry J. Frager  
P.L.S. 7998 (Expires 12/31/06)

  
Date

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: 