



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Department Name:** Public Works  
**Department No.:** 054  
**For Agenda Of:** 1/16/2007  
**Placement:** Administrative  
**Estimated Tme:**  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors

**FROM:** Department Phillip M. Demery, Director, x3010 *PMD*  
Director(s) Public Works Department

Jason Stilwell, Director, x2461  
Parks Department *JS*

Contact Info: Mark Schleich, Deputy Director, x3600  
Public Works Department

Jeff Stone, Deputy Director, x6123 *JS*  
Parks Department

**SUBJECT:** Initiation of the annexation of the Clubhouse Estates (Tract 14,629) and Vandenberg Village Country Club Golf Course (APN 097-371-009) to the North County Lighting District and to County Service Area 4 - Third Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Other Concurrence:** N/A

As to form: N/A

**Recommended Actions:**

That the Board of Supervisors:

- A. Adopt on January 16, 2007 the attached resolution initiating proceedings to annex territory Clubhouse Estates Tract 14,629 and Vandenberg Village Country Club Golf Course to the North County Lighting District and County Service Area 4.

**Summary Text:**

Clubhouse Estates (Tract 14,269) is a 162.31 acre parcel (APN 097-371-008) located in unincorporated Santa Barbara County territory in the Vandenberg Village area north of the city of Lompoc. The project

is located on either side of Clubhouse Drive northerly of Highway 1. In order to promote orderly boundaries, the annexation of the Vandenberg Village Country Club Golf Course (APN 097-371-009 comprised of 136.25 acres) is also included in this action since it should have been annexed to these service entities upon development and because its annexation will eliminate an island that would otherwise result without its annexation. The whole annexation proposal therefore consists of a total of 298.56 acres.

The existing County Comprehensive Plan designation for Clubhouse Estates (Tract 14,629) is Urban, RES 3.3 (zoned 10-R-1) for lots 1-10 located on the west side of Clubhouse Drive, and RES-1.8 (zoned 20-R-1), and PD (Planned Development) for lots 11-53 located on the east side of Clubhouse Drive. Lot 54 is being dedicated as a 128.99 acres open space parcel to the California Department of Fish & Game as a preserve and is zoned RR-10 and REC. The Comprehensive Plan designation of the Vandenberg Village Country Club Golf Course (APN 097-371-009) is Existing Public or Private Recreation and/or Open Space.

### **Background:**

Annexation to entities that provide services is required of new development in order to provide those services. County entities that will add services to this development are the North County Lighting District for public street lighting (administered by the Public Works Department) and County Service Area 4 for public open space (administered by the Parks Department). This action informs the Local Area Formation Commission (LAFCO) that the County wishes to proceed with these annexations. Other governmental agencies may also require annexations to their districts in order to provide their services to the development and separate actions by their boards to LAFCO are initiated.

### **Annexation Procedures**

Until 1994, County Service Area 4 (CSA 4) provided for both street lighting and open space maintenance. At that time, street lighting functions from CSA 4 were consolidated with the other street lighting districts located in the north part of the County to form the North County Lighting District. CSA 4 now exclusively provides for open space maintenance while the CSA 4 boundary is part of the North County Lighting District.

Pursuant to LAFCO requirements annexations to both entities is necessary to provide their associated services. In order to minimize expenses and promote efficiency the annexations to the North County Lighting District and CSA 4 will be conducted in one reorganization application to LAFCO. It will be initiated by the enclosed resolution of application and will be conducted in accordance with the procedures of the Santa Barbara Local Agency Formation Commission (LAFCO) pursuant to the Cortese/Knox/ Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.

### **Street Lighting**

New public roads within the Clubhouse Estates project area require street lighting provided by the North County Lighting District. The proposed street lighting improvements associated with the Clubhouse Estates tract consists of 10 PG&E standard residential cobra head light standards and poles (8 on Clubhouse Drive and 2 on Clubhouse Court). The new parcels created by the Clubhouse Estates tract

also require street lighting benefit from the existing street lights located within the CSA 4 boundary of the North County Lighting District. Street lighting serving the proposed private roads within the project will be funded privately through the homeowners association (HOA). Revenue to fund lighting and maintenance costs billed by the electric company (PG& E in the north county or Edison in the south county) for public street lights is generated from varying sources including 1% property tax allocations, benefit assessments, tract specific benefit zones, or a combination of these. The distribution of revenue from the 1% property tax is dependent on the Tax Rate Area (TRA) new parcels are assigned to upon annexation. It is recommended that the Clubhouse Estates tract be placed in TRA 72016 because this TRA matches that found on developed land adjacent to the project. TRA 72016 will provide for an approximate distribution of \$20.48 per \$100,000 of assessed value of each of the proposed 52 parcels to fund 2670. It is anticipated that this distribution will be sufficient to cover the estimated annual lightings costs of \$1,734.12. Therefore, the formation of a tract specific benefit zone is not necessary. Creation of a tract specific benefit zone would be necessary if there were no or insufficient funds from the 1% property tax allocation.

No new assessments to the Vandenberg Village Country Club Golf Course parcel (APN 097-371-009) are proposed. A redistribution of the 1% property tax allocations will occur from TRA 72018 to TRA 72016 providing revenue to the North County Lighting District in fund 2670.

### **Open Space Maintenance**

CSA 4 maintains approximately 52 acres of open space managed by the Parks Department. Funding is provided by a portion of the 1% property tax allocated to open space maintenance and in some cases in other portions of the County, from County governed community facilities districts. Although this project proposes to dedicate a large open space parcel to the California Department of Fish & Game as a preserve, revenue from the new parcels are necessary to provide funds for maintenance of the existing open space. An allocation from the 1% property tax assessed on the new parcels is proposed based on TRA 72016, which matches developed land adjacent to this project. Projected revenues from this TRA will provide approximately \$3.90 per \$100,000 of assessed value for each parcel to fund 2130. Annexation to CSA 4 will also maintain coterminous boundaries with the CSA 4 boundary of the North County Lighting District.

No new assessments to the Vandenberg Village Country Club Golf Course parcel (APN 097-371-009) are proposed. A redistribution of the 1% property tax allocations will occur from TRA 72018 to TRA 72016 providing revenue to CSA 4 in fund 2130.

### **Performance Measure:**

The County manages 702 street lights in the CSA 4 boundary of the North County Lighting District not including the street lights proposed with this project and manages 52 acres of open space in CSA 4.

### **Fiscal and Facilities Impacts:**

Budgeted: No

The Clubhouse Estates tract is a proposed housing project. Services by the North County Lighting District and CSA 4 are not required in the current fiscal year. The action is a requirement of the project included in its development conditions. At building occupancy approval, the developer is required to

pay street lighting costs from the date of occupancy through the end of the fiscal year in fiscal year the project is completed. Revenue will be generated when the new parcels are created and taxing authorization is given to the Auditor-Controller's office. The current annual cost for street lighting in the CSA 4 boundary of the North County Lighting District is approximately \$96,000. The current annual cost for open space maintenance in CSA 4 is approximately \$53,000.

**Fiscal Analysis:** The projected street lighting revenues resulting from this action are based on an approximate distribution of the 1% property tax of \$20.48 per \$100,000 of assessed value of each parcel. The projected open space maintenance revenue resulting from this action are based on an approximate distribution of the 1% property tax of \$3.90 per \$100,000 of assessed value of each parcel. The assessed value of the proposed Clubhouse Estates tract parcels has not been determined since they have not yet been created.

**Staffing Impacts:**

**Legal Positions:**

None

**FTEs:**

None

**Special Instructions:**

Direct the Clerk of the Board to forward a certified minute order and completely executed copies of the resolution to:

Robyn Smith - Public Works Department in Santa Maria at 620 West Foster Road  
Rochelle Camozzi - Public Works Department in Santa Barbara at 123 East Anapamu Street  
Kathleen Dowd - Public Works Department in Santa Barbara at 123 East Anapamu Street  
Jeff Stone - Parks Department in Santa Maria at 300 Goodwin Road  
Mike Gibson - Parks Department in Santa Barbara at 610 Mission Canyon Road  
Claude Garciacelay - Parks Department in Santa Barbara at 610 Mission Canyon Road  
Sharon Friedrichson - County Executive Office in Santa Barbara at 105 East Anapamu Street

**Attachments:**

Resolution

**Authored by:**

Martin Wilder, x8755  
Robyn Smith, x8756  
Jason Stilwell, x2461

**cc:** Rochelle Camozzi, Public Works Department  
Mike Gibson, Parks Department  
Sharon Friedrichsen, County Executive Office

RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SANTA BARBARA

INITIATING ANNEXATION OF TERRITORY ) RESOLUTION NO. \_\_\_\_\_  
TO NORTH COUNTY LIGHTING DISTRICT AND )  
COUNTY SERVICE AREA 4 )  
(Clubhouse Estates TR 14,629)

WHEREAS, the Board of Supervisors desires to initiate a proceeding for the adjustment of boundaries specified herein;

NOW, THEREFORE, the Board of Supervisors does hereby resolve and order as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/ Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.
2. This proposal is an annexation to the North County Lighting District and to County Service Area 4.
3. A description of the boundaries and a map of the affected territory are set forth in Exhibits "A1" "A2" and "B1" "B2" attached hereto and by reference incorporated herein;
4. The reason for the proposal is to comply with conditions imposed by the County to annex to the district and service area for street lighting and park maintenance services.
5. The proposal is consistent with the Spheres of Influence of the annexing districts.
6. Consent is hereby given to the waiver of conducting authority proceedings.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California,

this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the following votes:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

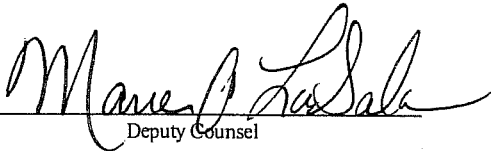
ATTEST:

\_\_\_\_\_  
Chair, Board of Supervisors  
County of Santa Barbara

CLERK OF THE BOARD  
MICHAEL J. BROWN

By \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:  
STEPHEN S. STARK  
COUNTY COUNSEL

By   
Deputy Counsel

APPROVED AS TO FORM:  
ROBERT W. GEIS  
AUDITOR-CONTROLLER

By   
Deputy

# EXHIBIT A1

## LEGAL DESCRIPTION

LAFCO \_\_\_\_\_ CLUB HOUSE REORGANIZATION: ANNEXATION TO COUNTY SERVICE AREA 4

PARCEL C OF PARCEL MAP NO. 11,989, RECORDED IN BOOK 13, PAGE 73 OF PARCEL MAPS, AND PARCEL DESCRIBED IN DEED RECORDED IN BOOK 1941, PAGE 430 OF OFFICIAL RECORDS, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF COURSE NUMBER 18 OF PARCEL SEVEN OF ANNEXATION RESOLUTION 23565;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL SEVEN THE FOLLOWING COURSES:

- 1) THENCE NORTH 25 DEGREES 53 MINUTES 21 SECONDS EAST, 280.71 FEET;
- 2) THENCE NORTH 53 DEGREES 46 MINUTES 58 SECONDS WEST, 210.71 FEET;
- 3) THENCE NORTH 27 DEGREES 34 MINUTES 56 SECONDS WEST, 374.87 FEET;
- 4) THENCE NORTH 10 DEGREES 33 MINUTES 00 SECONDS WEST, 545.38 FEET;
- 5) THENCE NORTH 13 DEGREES 29 MINUTES 34 SECONDS WEST, 651.37 FEET;
- 6) THENCE NORTH 30 DEGREES 27 MINUTES 04 SECONDS WEST, 474.17 FEET;
- 7) THENCE NORTH 48 DEGREES 12 MINUTES 20 SECONDS WEST, 192.70 FEET TO THE WESTERLY TERMINUS OF COURSE NUMBER 5 OF TRACT NO. 11,417 ANNEXATION PER SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION RESOLUTION NO. 72-452;

THENCE ALONG THE SOUTHERLY LINE OF SAID ANNEXATION THE FOLLOWING COURSES:

- 8) NORTH 41 DEGREES 48 MINUTES 25 SECONDS EAST, 119.31 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 320.00 FEET;
- 9) THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 367.57 FEET THROUGH A CENTRAL ANGLE OF 65 DEGREES 48 MINUTES 46 SECONDS TO A POINT OF REVERSE CURVATURE TO A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 430.00 FEET;
- 10) THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 2.46 FEET THROUGH A CENTRAL ANGLE OF 00 DEGREES 19 MINUTES 42 SECONDS;
- 11) THENCE SOUTH 17 DEGREES 17 MINUTES 29 SECONDS WEST, 135.00 FEET;
- 12) THENCE SOUTH 51 DEGREES 10 MINUTES 43 SECONDS EAST, 391.30 FEET;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL C OF PARCEL MAP NO. 11,989  
THE FOLLOWING COURSES:

- 13) THENCE SOUTH 25 DEGREES 17 MINUTES 57 SECONDS EAST, 192.67 FEET;
- 14) THENCE SOUTH 27 DEGREES 16 MINUTES 33 SECONDS WEST, 300.00 FEET;
- 15) THENCE SOUTH 62 DEGREES 43 MINUTES 27 SECONDS EAST, 200.00 FEET;
- 16) THENCE NORTH 27 DEGREES 16 MINUTES 33 SECONDS EAST, 300.00 FEET;
- 17) THENCE NORTH 87 DEGREES 35 MINUTES 13 SECONDS EAST, 257.23 FEET;
- 18) THENCE SOUTH 52 DEGREES 48 MINUTES 48 SECONDS EAST, 216.46 FEET TO  
THE WESTERLY LINE OF PARCEL SIX OF SAID ANNEXATION RESOLUTION  
23565;

THENCE ALONG THE WESTERLY LINE OF SAID ANNEXATION THE FOLLOWING  
COURSES:

- 19) THENCE SOUTH 18 DEGREES 05 MINUTES 54 SECONDS WEST, 516.37 FEET TO  
THE SOUTHERLY TERMINUS OF COURSE NUMBER 23 OF SAID ANNEXATION;
- 20) THENCE SOUTH 36 DEGREES 31 MINUTES 40 SECONDS EAST, 680.88 FEET;
- 21) THENCE SOUTH 54 DEGREES 26 MINUTES 30 SECONDS EAST, 113.22 FEET;
- 22) THENCE SOUTH 07 DEGREES 22 MINUTES 00 SECONDS EAST, 30.00 FEET;
- 23) THENCE NORTH 74 DEGREES 30 MINUTES 00 SECONDS EAST, 125.00 FEET TO  
THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST  
HAVING A RADIUS OF 255.00 FEET (A RADIAL LINE BEARS SOUTH 74 DEGREES  
30 MINUTES 00 SECONDS WEST);
- 24) THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 136.20  
FEET THROUGH A CENTRAL ANGLE OF 30 DEGREES 36 MINUTES 11 SECONDS;
- 25) THENCE NORTH 43 DEGREES 53 MINUTES 49 SECONDS EAST, 30.00 FEET TO  
THE CENTER LINE OF CLUB HOUSE ROAD, SAID POINT BEGINNING THE TRUE  
POINT OF BEGINNING OF SAID PARCEL NUMBER 6;
- 26) THENCE NORTH 43 DEGREES 53 MINUTES 49 SECONDS EAST, 140.00 FEET TO  

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THENCE ALONG THE SOUTHERLY LINE OF SAID ANNEXATION THE FOLLOWING  
COURSES:

- 27) THENCE SOUTH 56 DEGREES 45 MINUTES 40 SECONDS EAST, 365.01 FEET;
- 28) THENCE NORTH 64 DEGREES 05 MINUTES 00 SECONDS EAST, 156.00 FEET



- 29) THENCE NORTH 84 DEGREES 10 MINUTES 00 SECONDS EAST, 396.00 FEET;
- 30) THENCE SOUTH 81 DEGREES 10 MINUTES 00 SECONDS EAST, 129.00 FEET,
- 31) THENCE NORTH 84 DEGREES 10 MINUTES 00 SECONDS EAST, 530.00 FEET,
- 32) THENCE NORTH 66 DEGREES 50 MINUTES 00 SECONDS EAST, 288.00 FEET;
- 33) THENCE NORTH 56 DEGREES 15 MINUTES 00 SECONDS EAST, 288.00 FEET;
- 34) THENCE NORTH 39 DEGREES 21 MINUTES 29 SECONDS EAST, 879.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL C;

THENCE LEAVING SAID ANNEXATION THE FOLLOWING COURSES:

- 35) THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 2548.75 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL C;
- 36) THENCE SOUTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, 1021.48 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF BURTON MESA BOULEVARD, SAID POINT BEGINNING ON THE NORTHERLY LINE OF ANNEXATION RESOLUTION 66-79, BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 942.00 FEET (A RADIAL LINE BEARS NORTH 17 DEGREES 12 MINUTES 03 SECONDS EAST);
- 37) THENCE WESTERLY ALONG SAID ANNEXATION AND CURVE AN ARC DISTANCE OF 260.83 FEET THROUGH A CENTRAL ANGLE OF 15 DEGREES 51 MINUTES 53 SECONDS;

THENCE CONTINUING ALONG SAID ANNEXATION THE FOLLOWING COURSES:

- 38) THENCE NORTH 88 DEGREES 40 MINUTES 00 SECONDS WEST, 870.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1458.00 FEET;
- 39) THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 1011.09 FEET THROUGH A CENTRAL ANGLE OF 39 DEGREES 44 MINUTES 00 SECONDS;
- 40) THENCE NORTH 48 DEGREES 56 MINUTES 00 SECONDS WEST, 407.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1542.00 FEET;
- 41) THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 408.41 FEET THROUGH A CENTRAL ANGLE OF 15 DEGREES 10 MINUTES 31 SECONDS TO THE POINT OF BEGINNING.

CONTAINING 159.60 ACRES, MORE OR LESS

(SEE ATTACHED EXHIBIT MAP MADE A PART HEREOF)

KENNY L. FARGEN L.S. 4597 \_\_\_\_\_ DATE  
LICENSE EXPIRATION DATE: 9-30-07  
(FARGEN LEGAL DESCRIPTION.DOC)

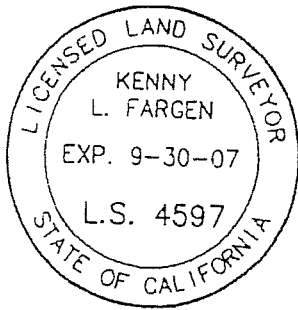


EXHIBIT A2

SANTA BARBARA CO. CA.

1985 FEB -3 AM 8:00

Order No. SB-1348786  
Escrow No.  
Loan No.

1985-005251

1	2/03/86	4.00	RE
2	2/03/86	1.00	RE
3	2/03/86	2.00	AU
30	2/03/86	726.55	
31	2/03/86	10.00	

WHEN RECORDED MAIL TO:  
The Village Country Club  
4300 Clubhouse Way  
Lompoc, California 93436

Attn: President

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:  
The Village Country Club  
4300 Clubhouse Way  
Lompoc, California 93436

DOCUMENTARY TRANSFER TAX \$726.55

X Computed on the consideration or value of property conveyed; OR  
..... Computed on the consideration or value less liens or encumbrances  
remaining at time of sale

SANTA BARBARA BANK & TRUST

Signature of Declarant or Agent determining tax - Firm Name

Attn: President

ADN-97-371-09-00-4

CORPORATION GRANT DEED

MONUMENT SURVEY--\$10.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
ADOBE CANYON CORPORATION

a corporation organized under the laws of the State of Nevada

does hereby

GRANT to THE VILLAGE COUNTRY CLUB, a California Nonprofit  
Mutual Benefit Corporation,

the real property in the ~~CITY~~ unincorporated area of the  
County of Santa Barbara

State of California, described as

on EXHIBIT A attached hereto and incorporated herein by this reference.

THIS DEED IS MADE AND ACCEPTED SUBJECT TO (i) THE LIEN OF ANY AND ALL REAL  
PROPERTY TAXES AND ASSESSMENTS NOT DELINQUENT AND (ii) EACH AND ALL OF THE  
FOLLOWING EXCEPTIONS:

- (a) An Easement affecting a portion of the real property conveyed hereby for water pipelines in favor of Vandenberg Utilities Company, recorded February 23, 1965, as Instrument No. 6367, in Book 2092, Page 939 of Official Records;
- (b) An Easement affecting a portion of the real property conveyed hereby for pipelines in favor of Vandenberg Disposal Company, recorded February 25, 1969, as Instrument No. 5296, in Book 2262, Page 1176 of Official Records;
- (c) An Easement affecting a portion of the real property conveyed hereby for conduits, poles, wires and cables in favor of Pacific Gas and Electric Company, recorded April 26, 1969, as Instrument No. 13625, in Book 2230, Page 60 of Official Records; and
- (d) An Agreement affecting the real property conveyed hereby regarding groundwater extractions dated August 25, 1983 by and between Adobe Canyon Corporation and the County of Santa Barbara, recorded November 25, 1983, as Instrument No. 83-62900 of Official Records.

Dated 12/16/85

ADOBE CANYON CORPORATION,  
a Nevada Corporation

STATE OF CALIFORNIA  
COUNTY OF  
San Francisco

By Gary W. Perkins, Vice-President

On December 16, 1985  
before me, the undersigned, a Notary Public in and for said  
State, personally appeared Gary W. Perkins

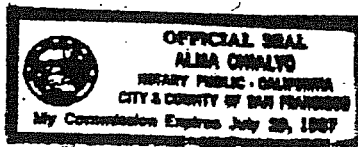
A. Ross Bowen, Assistant Secretary

known to me to be the Vice President, and  
A. Ross Bowen

known to me to be the Assistant Secretary of  
the corporation that executed the within instrument, and known  
to me to be the persons who executed the within instrument on  
behalf of the corporation therein named, and acknowledged to me  
that such corporation executed the within instrument pursuant to  
its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature A. Ross Bowen



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1144 (10/89)

EXHIBIT A TO GRANT DEED

DESCRIPTION:

All that certain land situated in the State of California in the unincorporated area of the County of Santa Barbara, described as follows:

Parcel B of Parcel Map No. 11989 on file in Book 13, Page 73 of Parcel Maps, in the office of the County Recorder of said County.

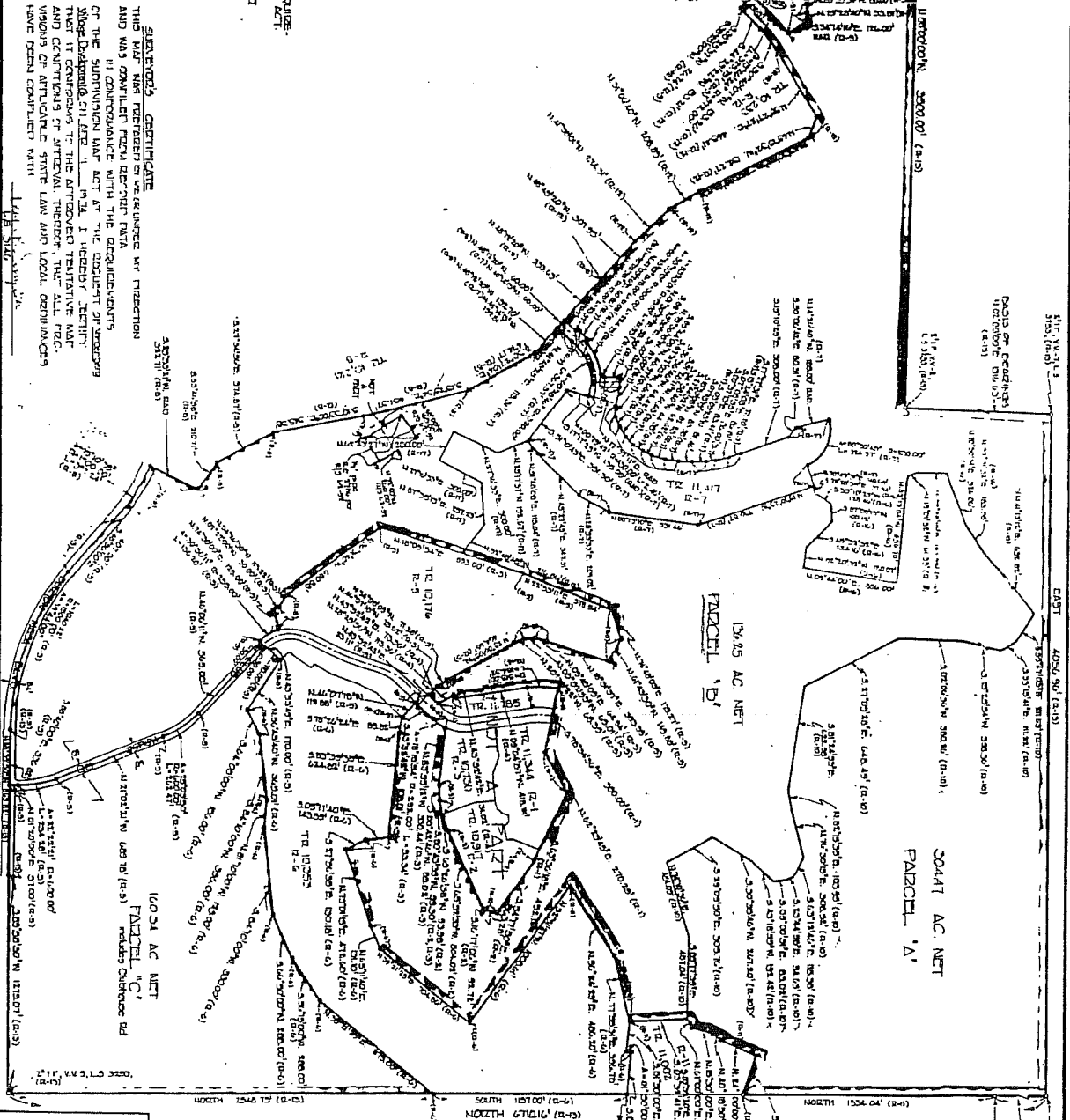
EXCEPTING AND RESERVING to Union Oil Company of California, its successors and assigns, all oil, gas, petroleum and other hydrocarbon substances, minerals and water in, under or recoverable from the portion of subsurface of the above described land lying below a plane parallel to and 500 feet vertically below the surface of said land, and the right to remove from, store in and inject into said portion of the subsurface of said land, oil, gas, petroleum and other hydrocarbon substances, minerals and water; and excepting and reserving to Grantor, its successors and assigns, right of way, easements and servitudes in and through said portion of the subsurface of said land for the purpose of exercising the rights herein excepted and reserved, including but not limited to the right from time to time to drill well holes, to case same and otherwise to complete and maintain wells into and through said portion of the subsurface of said land from surface locations outside of said land; PROVIDED, HOWEVER that the rights herein excepted and reserved do not and shall not include the right to enter upon the surface of said land or any portion thereof lying above a plane parallel to and 500 feet vertically below the surface of said land, and do not and shall not include the right to inject or store oil, gas, petroleum or other hydrocarbon substances, minerals and water into any portion of said land lying above a plane parallel to and 500 feet vertically below the surface of said land, as reserved in deed recorded September 12, 1961 as Instrument No. 32053 in Book 1870, Page 680 of Official Records, and as modified by deed to Adobe Canyon Corporation recorded November 15, 1974 as Instrument No. 40556, in Book 2541, Page 173 of Official Records.

PROVIDED, HOWEVER, that such conveyance is made without warranty, express or implied, as to the quantity of water available to Grantee by virtue of this conveyance.

**COUNTY SUPERVISORS CERTIFICATE**  
 THIS MAP HAS BEEN EXAMINED THIS 22<sup>ND</sup> DAY OF  
 FEBRUARY 1924 FOR CONFORMANCE WITH THE REQUIRE-  
 MENTS OF SECTION 1075 OF THE CALIFORNIA CIVIL  
 CODE.  
 COUNTY SUPERVISOR: *Dr. J. H. ...*

**RECORDER'S CERTIFICATE**  
 FILE NO. 34602. FEE: \$5.00  
 Filed this 3<sup>RD</sup>  
 day of Feb. 1924 at 4 PM in  
 Book 13 of Parcel Maps of Page 73.

At the request of Hugh B. Simpson  
 Deceased Plaintiff  
 County Recorder  
*W. F. ... Deputy*



**PARCEL MAP**  
 NO. 11,989  
 A PORTION OF PARCEL M15210N  
 IN THE  
 COUNTY OF SANTA BARBARA  
 STATE OF CALIFORNIA  
 SCALE: 1"=400' A.P.M. 9714  
 HUGH B. SIMPSON  
 2520 WASHINGTON STREET, CALIF.

RE-DEVELOPMENT DISTRICT  
 DISTRICT NO. 1  
 DISTRICT AREA: 1.25 AC.  
 DISTRICT PERMITS: 100-1000

- B1 - 100' x 100' (10,000)
- B2 - 100' x 100' (10,000)
- B3 - 100' x 100' (10,000)
- B4 - 100' x 100' (10,000)
- B5 - 100' x 100' (10,000)
- B6 - 100' x 100' (10,000)
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- B100 - 100' x 100' (10,000)

RE-DEVELOPMENT DISTRICT  
 DISTRICT NO. 1  
 DISTRICT AREA: 1.25 AC.  
 DISTRICT PERMITS: 100-1000

RE-DEVELOPMENT DISTRICT  
 DISTRICT NO. 1  
 DISTRICT AREA: 1.25 AC.  
 DISTRICT PERMITS: 100-1000

RE-DEVELOPMENT DISTRICT  
 DISTRICT NO. 1  
 DISTRICT AREA: 1.25 AC.  
 DISTRICT PERMITS: 100-1000

RE-DEVELOPMENT DISTRICT  
 DISTRICT NO. 1  
 DISTRICT AREA: 1.25 AC.  
 DISTRICT PERMITS: 100-1000

RE-DEVELOPMENT DISTRICT  
 DISTRICT NO. 1  
 DISTRICT AREA: 1.25 AC.  
 DISTRICT PERMITS: 100-1000

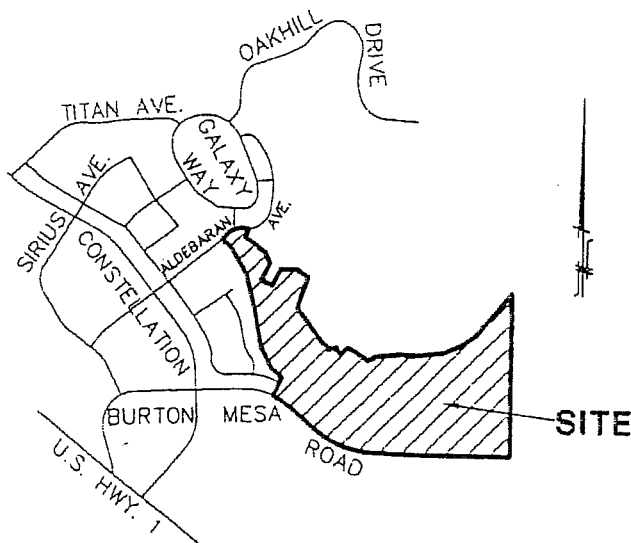
RE-DEVELOPMENT DISTRICT  
 DISTRICT NO. 1  
 DISTRICT AREA: 1.25 AC.  
 DISTRICT PERMITS: 100-1000

# EXHIBIT B1

## ANNEXATION TO THE COUNTY SERVICE AREA 4

### DESCRIPTION

PARCEL C OF PARCEL MAP NO. 11,989, RECORDED IN BOOK 13, PAGE 73 OF PARCEL MAPS, AND PARCEL DESCRIBED IN DEED RECORDED IN BOOK 1941, PAGE 430 OF OFFICIAL RECORDS, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.



### VICINITY MAP

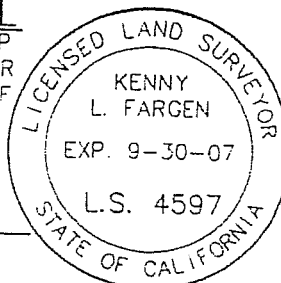
NO SCALE

APPROVED AS TO FORM AND  
SURVEYING CONTENT

MICHAEL B. EMMONS PLS 5899 DATE  
SANTA BARBARA COUNTY SURVEYOR  
LICENSE EXPIRATION: 12/31/2006

### SURVEYORS STATEMENT

I HEREBY STATE THAT THIS ANNEXATION MAP CORRECTLY REPRESENTS A MAP MADE BY ME OR UNDER MY DIRECTION UNDER THE PROVISIONS OF SECTION 8761 OF THE PROFESSIONAL LAND SURVEYORS ACT.



KENNY L. FARGEN L.S. 4597 DATE

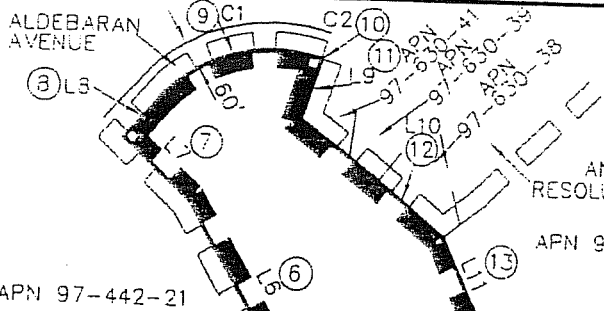
### FARGEN SURVEYS INC.

2450 PROFESSIONAL PARKWAY, SUITE 210  
SANTA MARIA, CALIFORNIA 93453  
PHONE: 805-934-5727  
FAX: 805-934-3448  
DATE PREPARED: JULY 11, 2006

ANNEXATION SHT1.DWG

JOB: 03046

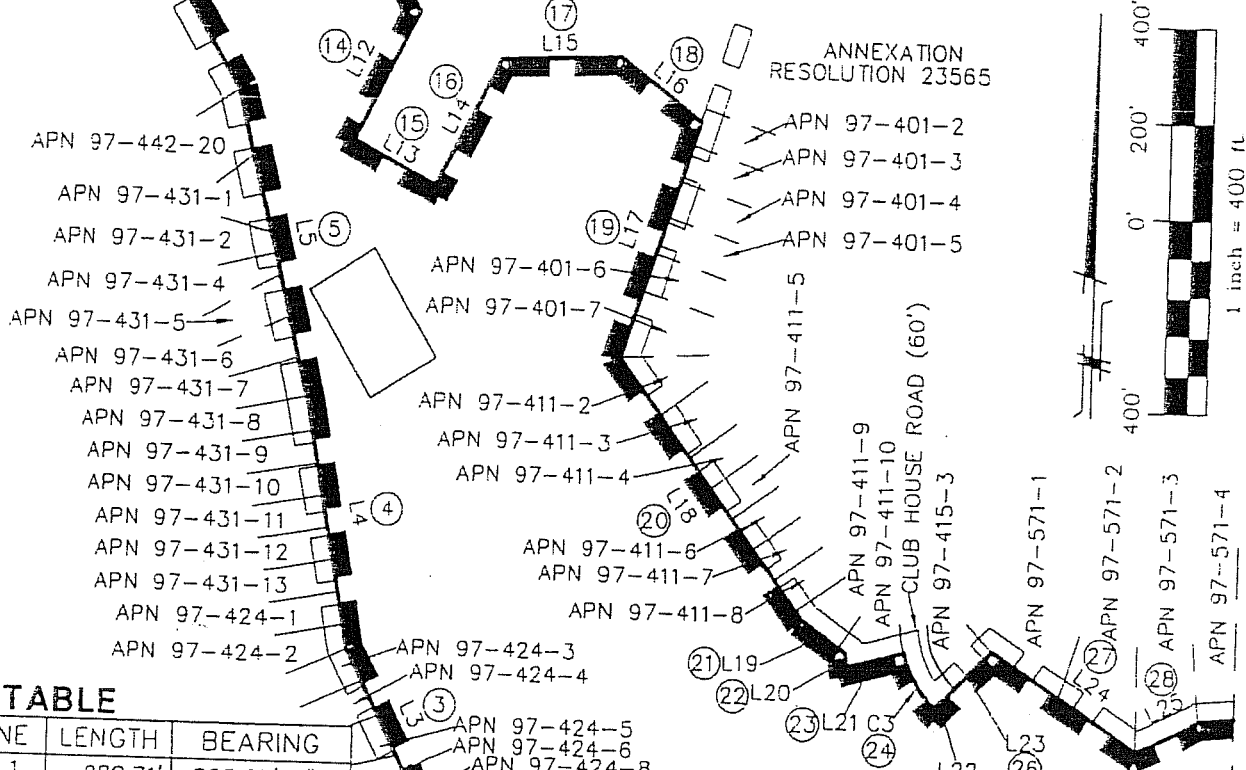
SHEET 1 OF 3



**CURVE TABLE**

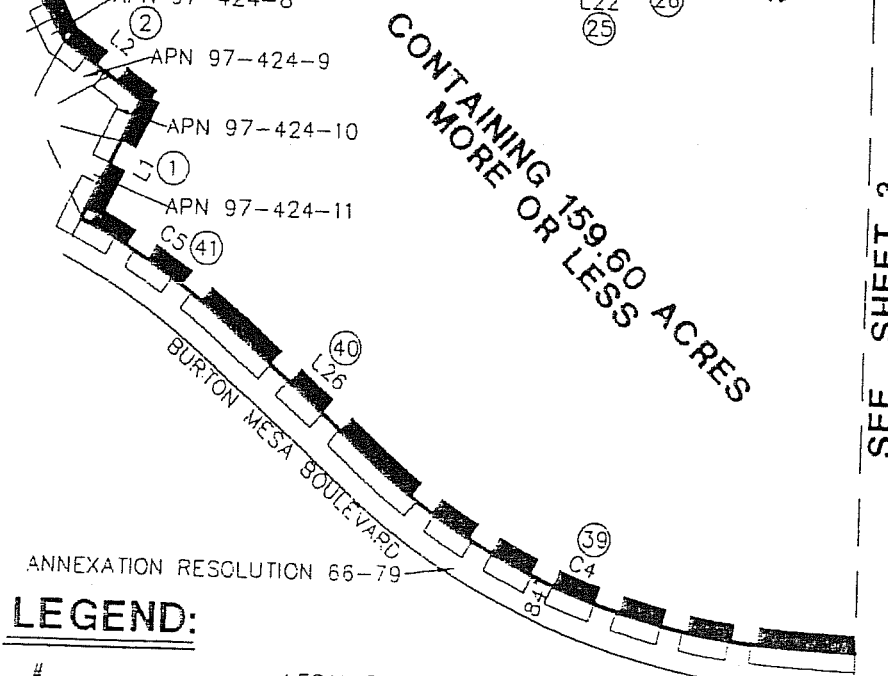
#	CURVE	LENGTH	RADIUS	DELTA
9	C1	367.57'	320.00'	65°48'46"
10	C2	1.89'	430.00'	0°15'05"
24	C3	136.20'	255.00'	30°36'11"
39	C4	1011.09'	1458.00'	39°44'01"
41	C5	408.47'	1542.00'	15°10'39"

ANNEXATION RESOLUTION 23565



**LINE TABLE**

#	LINE	LENGTH	BEARING
1	L1	280.71'	S25°53'21"W
2	L2	210.71'	N53°46'58"W
3	L3	374.87'	N27°34'56"W
4	L4	545.38'	N10°33'00"W
5	L5	651.37'	N13°29'34"W
6	L6	474.17'	N30°27'04"W
7	L7	192.70'	N48°12'20"W
8	L8	119.31'	N41°48'25"E
11	L9	136.36'	S17°17'29"W
12	L10	391.30'	S51°10'43"E
13	L11	192.67'	S25°17'57"E
14	L12	300.00'	S27°16'33"W
15	L13	200.00'	S62°43'27"E
16	L14	300.00'	N27°16'33"E
17	L15	257.23'	N87°35'13"E
18	L16	216.86'	S52°48'48"E
19	L17	516.37'	S18°05'54"W
20	L18	680.88'	S36°31'40"E
21	L19	113.22'	S54°26'30"E
22	L20	30.00'	S07°22'00"E
23	L21	125.00'	N74°30'00"E
25	L22	30.00'	N43°53'49"E
26	L23	140.00'	N43°53'49"E
27	L24	365.01'	S56°45'40"E
28	L25	156.00'	N64°05'00"E
40	L26	407.00'	N48°56'00"W



**LEGEND:**

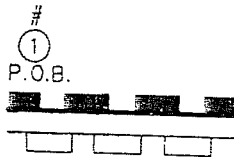
- #
- ① LEGAL DESCRIPTION COURSE NUMBER
- P.O.B. LEGAL DESCRIPTION COURSE NUMBER
- ANNEXATION BOUNDARY LINE
- EXISTING ANNEXATION BOUNDARY

SEE SHEET 3

### LINE TABLE

#	LINE	LENGTH	BEARING
28	L1	156.00'	N64°05'00"E
29	L2	396.00'	N84°10'00"E
30	L3	129.00'	S81°10'00"E
31	L4	530.00'	N84°10'00"E
32	L5	288.00'	N66°50'00"E
33	L6	288.00'	N56°15'00"E
34	L7	879.00'	N39°21'29"E
35	L8	2548.75'	S00°00'00"E
36	L9	1021.48'	S89°58'30"W
38	L10	870.00'	S88°40'00"E

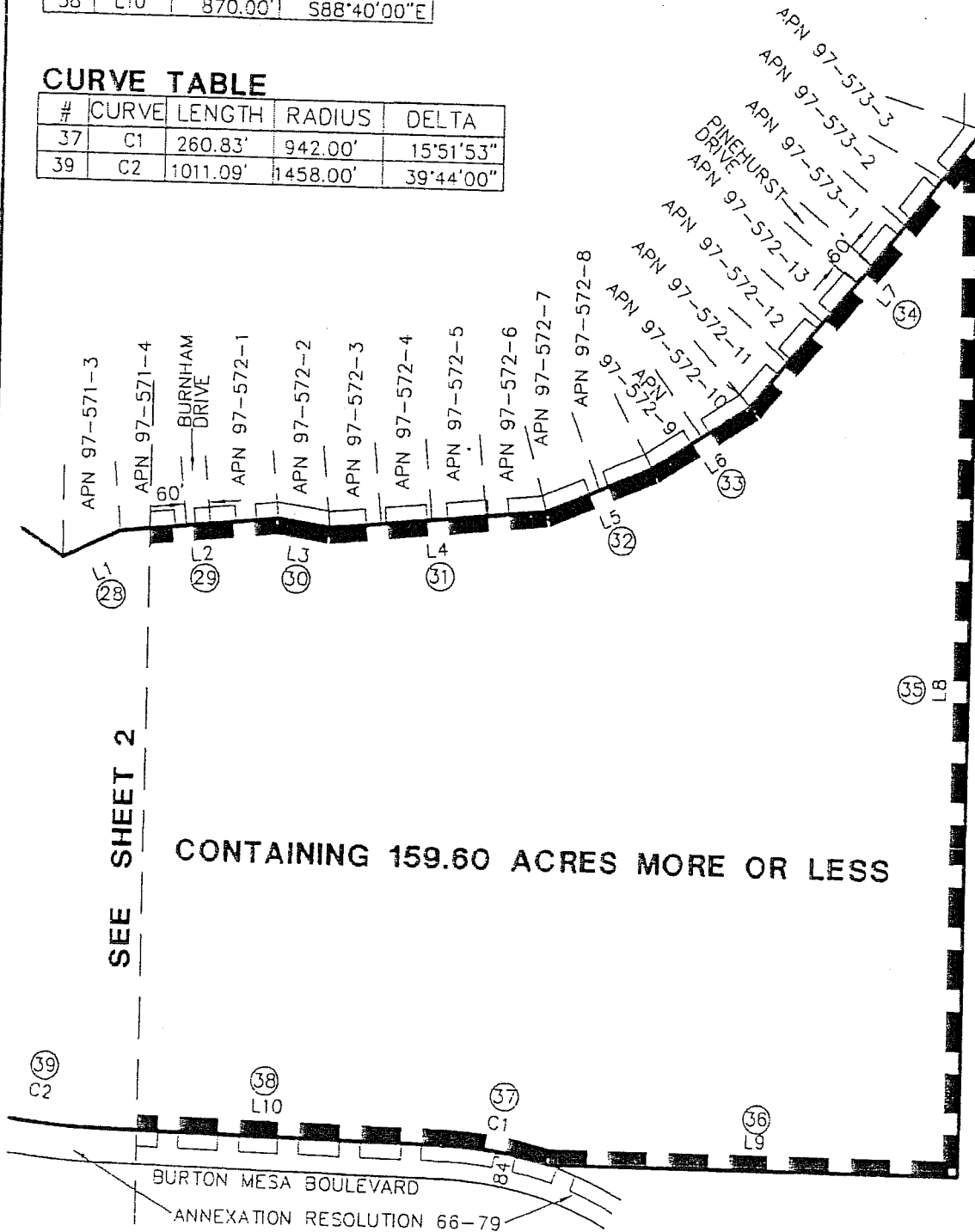
### LEGEND:



LEGAL DESCRIPTION COURSE NUMBER  
 LEGAL DESCRIPTION COURSE NUMBER  
 POINT OF BEGINNING  
 ANNEXATION BOUNDARY LINE  
 EXISTING ANNEXATION BOUNDARY

### CURVE TABLE

#	CURVE	LENGTH	RADIUS	DELTA
37	C1	260.83'	942.00'	15°51'53"
39	C2	1011.09'	1458.00'	39°44'00"





TRACT 14,629 ANNEXATION  
July 28, 2006

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Parcel name: ANNEX BOUNDARY

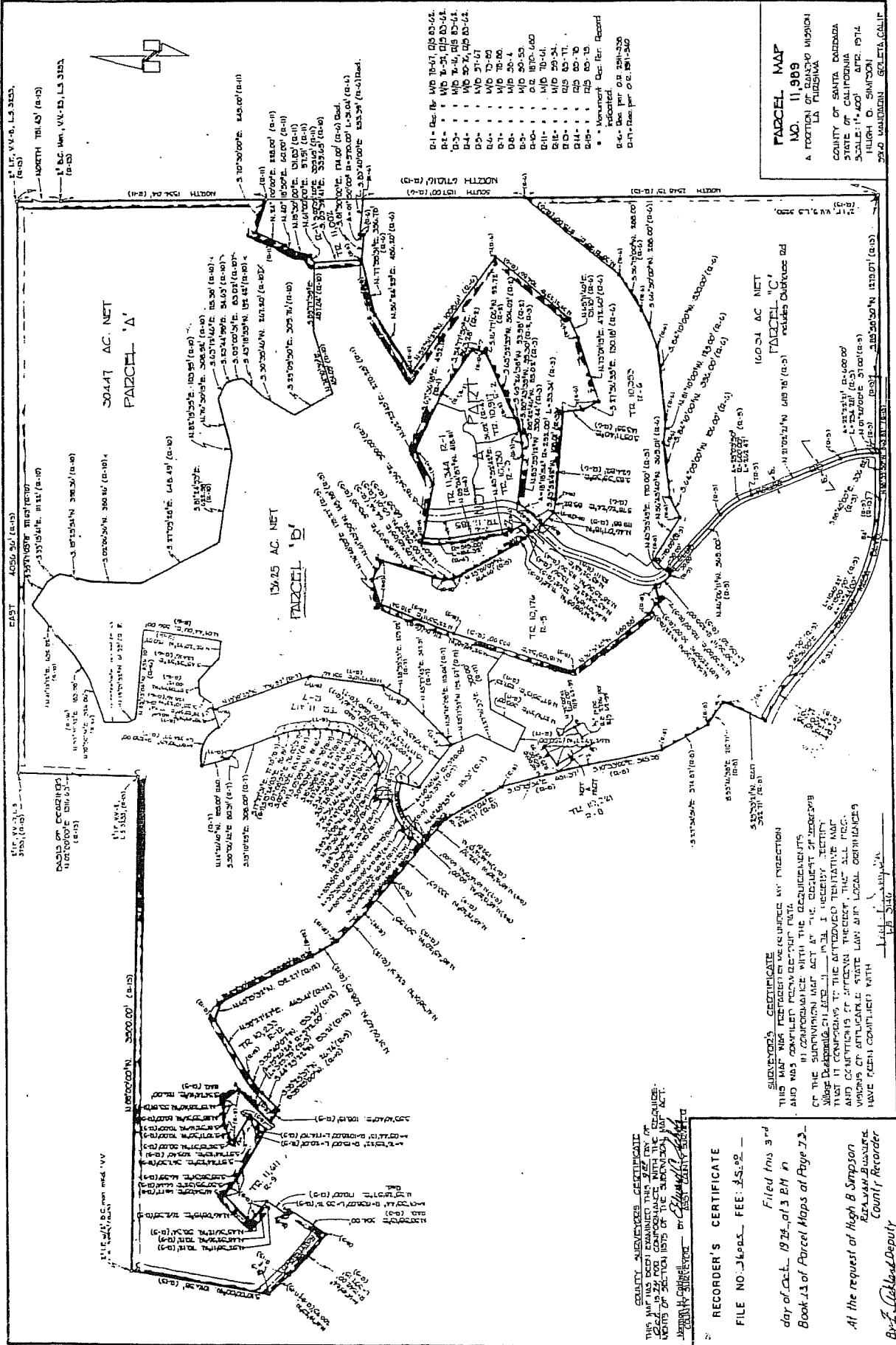
	North: 9910.871		East : 7052.073
Line	Course: S 17-17-29 W	Length: 136.36	
	North: 9780.674		East : 7011.542
Line	Course: S 31-10-43 E	Length: 391.30	
	North: 9535.370		East : 7316.406
Line	Course: S 25-17-57 E	Length: 192.67	
	North: 9361.179		East : 7398.742
Line	Course: S 27-16-33 W	Length: 300.00	
	North: 9094.536		East : 7261.260
Line	Course: S 62-43-27 E	Length: 200.00	
	North: 9002.881		East : 7439.022
Line	Course: N 27-16-33 E	Length: 300.00	
	North: 9269.524		East : 7576.504
Line	Course: N 87-35-13 E	Length: 257.23	
	North: 9280.355		East : 7833.506
Line	Course: S 52-48-48 E	Length: 216.86	
	North: 9149.281		East : 8006.272
Line	Course: S 18-05-54 W	Length: 516.37	
	North: 8658.459		East : 7845.862
Line	Course: S 36-31-40 E	Length: 680.88	
	North: 8111.325		East : 8251.131
Line	Course: S 54-26-30 E	Length: 113.22	
	North: 8045.484		East : 8343.238
Line	Course: S 07-22-00 E	Length: 30.30	
	North: 8015.732		East : 8347.084
Line	Course: N 74-30-00 E	Length: 125.00	
	North: 8049.137		East : 8467.538
Curve	Length: 136.20		Radius: 255.00
	Delta: 30-36-11		Tangent: 69.77
	Chord: 134.59		Course: S 30-48-05 E
	Course In: N 74-30-00 E		Course Out: S 43-53-49 W
	RP North: 8117.283		East : 8713.264
	End North: 7933.533		East : 8536.456
Line	Course: N 43-53-49 E	Length: 170.00	
	North: 8056.033		East : 8654.328
Line	Course: S 56-45-40 E	Length: 365.01	
	North: 7855.959		East : 8959.620
Line	Course: N 64-05-00 E	Length: 156.00	
	North: 7924.141		East : 9099.931
Line	Course: N 84-10-00 E	Length: 396.00	
	North: 7964.389		East : 9493.880
Line	Course: S 81-10-00 E	Length: 129.00	
	North: 7944.579		East : 9621.350
Line	Course: N 84-10-00 E	Length: 530.00	
	North: 7998.446		East : 10148.606
Line	Course: N 66-50-00 E	Length: 288.00	
	North: 8111.747		East : 10413.383
Line	Course: N 56-15-00 E	Length: 298.00	
	North: 8271.751		East : 10652.846
Line	Course: N 39-21-29 E	Length: 879.00	
	North: 8951.392		East : 11210.277
Line	Course: S 00-00-00 W	Length: 2548.75	
	North: 6402.642		East : 11210.277
Line	Course: S 89-58-30 W	Length: 1021.48	
	North: 6402.197		East : 10188.797

Curve Length: 260.83                      Radius: 942.00  
                   Delta: 15-51-53                      Tangent: 131.26  
                   Chord: 260.00                      Course: N 20-43-53 W  
                   Course In: S 17-12-03 W                      Course Out: N 01-20-10 E  
                   RP North: 5502.329                      East : 9910.227  
                   End North: 6444.072                      East : 9932.192  
 Line Course: N 88-39-50 W Length: 869.82  
                   North: 6464.354                      East : 9062.602  
 Curve Length: 1011.10                      Radius: 1458.00  
                   Delta: 39-44-01                      Tangent: 526.83  
                   Chord: 990.95                      Course: N 68-47-50 W  
                   Course In: N 01-20-10 E                      Course Out: S 41-04-11 W  
                   RP North: 7921.958                      East : 9096.605  
                   End North: 6822.756                      East : 8138.733  
 Line Course: N 48-56-00 W Length: 407.00  
                   North: 7090.129                      East : 7831.877  
 Curve Length: 408.47                      Radius: 1542.00  
                   Delta: 15-10-39                      Tangent: 205.44  
                   Chord: 407.28                      Course: N 56-31-19 W  
                   Course In: S 41-04-00 W                      Course Out: N 25-53-21 E  
                   RP North: 5927.545                      East : 6818.880  
                   End North: 7314.791                      East : 7492.166  
 Line Course: N 25-53-21 E Length: 280.71  
                   North: 7567.329                      East : 7614.733  
 Line Course: N 53-46-58 W Length: 210.71  
                   North: 7691.826                      East : 7444.736  
 Line Course: N 27-34-56 W Length: 374.87  
                   North: 8024.091                      East : 7271.163  
 Line Course: N 10-33-00 W Length: 545.38  
                   North: 8560.252                      East : 7171.308  
 Line Course: N 13-29-34 W Length: 651.37  
                   North: 9193.644                      East : 7019.328  
 Line Course: N 30-27-04 W Length: 474.17  
                   North: 9602.408                      East : 6779.018  
 Line Course: N 48-12-20 W Length: 192.70  
                   North: 9730.834                      East : 6635.352  
 Line Course: N 41-48-25 E Length: 119.31  
                   North: 9819.768                      East : 6714.887  
 Curve Length: 367.57                      Radius: 320.00  
                   Delta: 65-48-46                      Tangent: 207.07  
                   Chord: 347.69                      Course: N 74-42-48 E  
                   Course In: S 48-11-35 E                      Course Out: N 17-37-11 E  
                   RP North: 9606.448                      East : 6953.413  
                   End North: 9911.436                      East : 7050.276  
 Curve Length: 1.89                      Radius: 430.00  
                   Delta: 0-15-05                      Tangent: 0.94  
                   Chord: 1.89                      Course: S 72-30-22 E  
                   Course In: N 17-37-11 E                      Course Out: S 17-22-06 W  
                   RP North: 10321.263                      East : 7180.437  
                   End North: 9910.869                      East : 7052.076

Perimeter: 16543.23      Area: 6,952,480 sq. ft. 159.61 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
 Error Closure: 0.004                      Course: S 52-27-00 E  
 Error North: -0.0025                      East : 0.0032  
 Precision 1: 4,135,807.50

# EXHIBIT B2



**PARCEL MAP**  
**NO. 11,989**  
 A PORTION OF BANCRO FT. HIGHWAY  
 LA. PARISH, LA.  
 COUNTY OF SANTA BARBARA  
 STATE OF CALIFORNIA  
 SCALE: 1" = 400' DATE: 1974  
 HUGH D. SIMPSON  
 2940 WASHINGTON BOULEVARD, SUITE 100

- 01 - 100' x 100' (100.00)
- 02 - 100' x 100' (100.00)
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- 49 - 100' x 100' (100.00)
- 50 - 100' x 100' (100.00)

**QUALITY SURVEYORS CERTIFICATE**  
 THIS MAP HAS BEEN EXAMINED THIS 27th DAY OF  
 OCTOBER 1974 FOR CONFORMANCE WITH THE  
 REQUIREMENTS OF SECTION 8150 OF THE  
 CIVIL CODE OF CALIFORNIA.  
 I, Raymond H. Simpson, Surveyor, do hereby  
 certify that the above described map was  
 prepared in accordance with the provisions  
 of the said section and that the same  
 is a true and correct representation  
 of the actual conditions on the ground.

**RECORDER'S CERTIFICATE**  
 FILE NO. 34605. FEE: \$5.00 -  
 Filed this 3rd  
 day of Oct., 1974, at 3:24 p.m.  
 Book 13 of Parcel Maps at Page 73.  
 At the request of Hugh B. Simpson  
 Arkansas Business  
 County Recorder  
 Ray C. Colburn, Deputy

**SURVEYOR'S CERTIFICATE**  
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION  
 AND HAS IN CONFORMANCE WITH THE REQUIREMENTS  
 OF THE SURVEYORS MAP ACT BY THE REQUEST OF HUGH B. B.  
 WILSON, PARCEL MAP NO. 11,989. I HEREBY CERTIFY  
 THAT IN CONFORMANCE WITH THE ATTACHED TENTATIVE MAP  
 AND CONDITIONS OF SURVEYAL THEREOF, THAT ALL REG.  
 VIOLATIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES  
 HAVE BEEN COMPLIED WITH.

