

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency  
Formation Commission

  
20060103-0000852  
Pages: 10 Fees: \$0.00  
01/03/2006 01:40:31 PM  
T20060000183 GB  
Ventura County Recorder  
Philip J. Schmit

WHEN RECORDED MAIL TO:

Ventura LAFCO

L# 1850

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

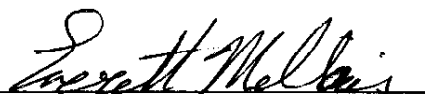
**CERTIFICATE OF COMPLETION**

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

1. The short-term designation, as determined by LAFCO, is:  
LAFCO 05-12 City of Thousand Oaks Reorganization – Borchard/Potrero (Parcels A and B)
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 Thousand Oaks - Annexation  
Ventura County Resource Conservation District – Detachment
3. APN's: 695-0-104-010; 695-0-220-120(portion)
4. The above listed district is located within the following county: Ventura
5. A description of the boundaries of the above cited reorganization is shown on the attached legal description and map, marked Exhibit "A", and by this reference incorporated herein.
6. The territory is uninhabited.
7. This change of organization has been approved subject to the following terms and conditions, if any: None.
8. Resolution LAFCO 05-12 ordering this reorganization was adopted on October 19, 2005 by the Ventura Local Agency Formation Commission.

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

Dated: 1.3.2006

  
Everett Millais, Executive Officer  
Ventura LAFCO

**LAFCO 05-12**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE CITY OF THOUSAND OAKS  
REORGANIZATION – BORCHARD/POTRERO (PARCELS  
A and B); ANNEXATION TO THE CITY OF THOUSAND  
OAKS, DETACHMENT FROM THE VENTURA COUNTY  
RESOURCE CONSERVATION DISTRICT**

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

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal;

WHEREAS, the proposal was duly considered on October 19, 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 document and determination, and applicable local plans and policies; and

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

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

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

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

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

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated October 19, 2005 is adopted.

- (2) The Reorganization, consisting of an annexation to the City of Thousand Oaks and a detachment from the Ventura County Resource Conservation District, is hereby approved and the boundaries are established generally as set forth in the attached Exhibit A.
- (3) The territory is uninhabited as defined by Government Code §56046.
- (4) The subject proposal is assigned the following distinctive short form designation:  
  
**LAFCO 05-12 - CITY OF THOUSAND OAKS REORGANIZATION – BORCHARD/POTRERO (PARCELS A and B)**
- (5) The Commission has reviewed and considered the lead agency's determination that the reorganization is categorically exempt under Section 15319 of the California Environmental Quality Act Guidelines, and finds the reorganization to be categorically exempt under Section 15319.
- (6) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency, under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) 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 Thousand Oaks.
- (8) 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].

- (9) This reorganization shall not be recorded until all LAFCO fees have been paid, until fees necessary for filing with the State Board of Equalization have been submitted to the Executive Officer, and until the Ventura County Assessor provides the Executive Officer with information that all fees have been paid as required by the County of Ventura resolution establishing an assessor's fee for LAFCO filings.

This resolution was adopted on October 19, 2005.

AYES: Commissioners Grandsen, Hess, Long, Parks, Richardson, Waunch and Alternate Commissioner Parvin

NOES: None

ABSTAINS: None

Dated: 10-19-05

  
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies: City of Thousand Oaks  
Ventura Co. Resource Conservation District  
Ventura Co. Assessor  
Ventura Co. Auditor  
Ventura Co. Surveyor  
Ventura Co. Planning  
Ventura County Elections-Registrar of Voters

05-12

CITY OF THOUSAND OAKS REORGANIZATION  
BORCHARD/POTRERO - PARCEL A  
CITY OF THOUSAND OAKS ANNEXATION  
AND DETACHMENT FROM THE VENTURA COUNTY  
RESOURCE DISTRICT

BEING A PORTION OF SECTION 27, TOWNSHIP 1 NORTH,  
RANGE 19 WEST, RANCHO EL CONEJO, 1 DDS 746.

ANNEXATION NO. 30  
TO THE CITY OF THOUSAND OAKS  
AS FILED WITH THE SECRETARY OF  
STATE FEBRUARY 9, 1968

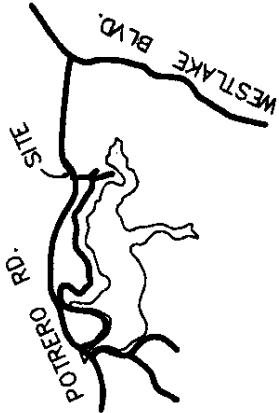
ANNEXATION NO. 26  
TO THE CITY OF THOUSAND OAKS  
AS FILED WITH THE SECRETARY OF  
STATE AUGUST 2, 1967

COURSES

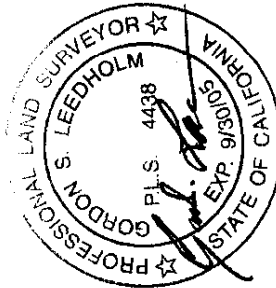
- 1ST N18°30'00"E 43.55'
- 2ND Δ=7°21'37" R=789.00' L=101.36'
- 3RD Δ=23°20'06" R=1006.00' L=409.71'
- 4TH N15°10'25"W 67.96'
- 5TH N63°36'08"E 212.01'
- 6TH N49°49'41"E 238.98'
- 7TH N88°33'57"W 50.00'
- 8TH N71°30'00"W 50.00'

PREPARED BY:  
HALLAND GROUP, INC.  
361 ROLLING OAKS DRIVE, #200  
THOUSAND OAKS, CA. 91320  
(805)467-6664

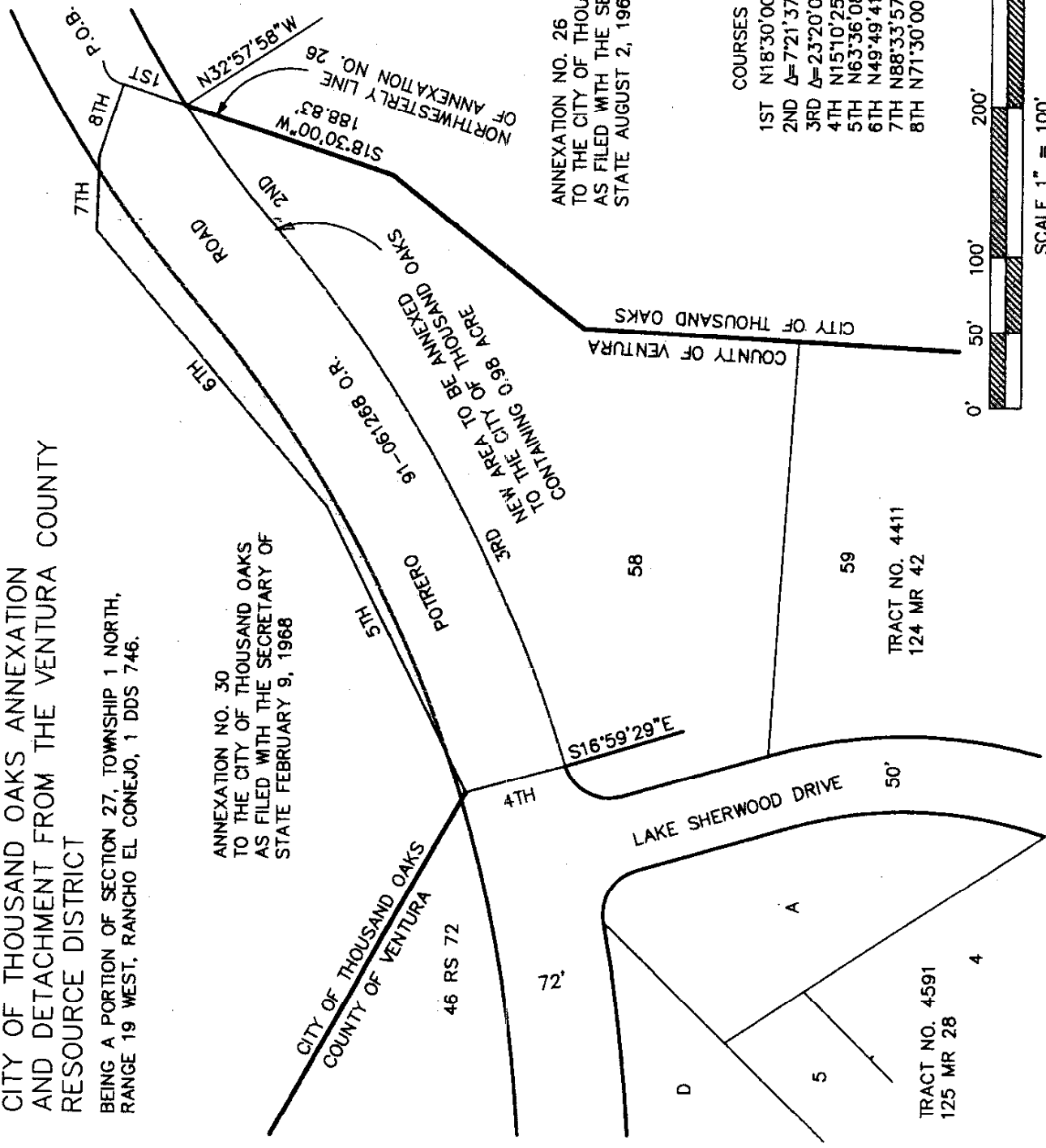
JULY 30, 2004



LOCATION MAP  
NO SCALE



12/10/04



SCALE 1" = 100'

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

Certified by: *Jell Rautava*

Date: *8-22-05*

CITY OF THOUSAND OAKS REORGANIZATION  
BORCHARD / POTRERO - PARCEL A  
CITY OF THOUSAND OAKS ANNEXATION  
AND DETACHMENT FROM THE VENTURA COUNTY RESOURCE DISTRICT

THAT PORTION OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 19 WEST, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF SOUTH 18°38'10" WEST 188.63 FEET IN THE NORTHWESTERLY LINE OF ANNEXATION NO. 26 TO THE CITY OF THOUSAND OAKS AS FILED WITH THE SECRETARY OF STATE ON AUGUST 2, 1967; THENCE ALONG SAID COURSE AS SHOWN ON TRACT NO. 4411, RECORDED IN BOOK 124, PAGES 42 TO 48 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) IN SAID OFFICE OF THE COUNTY RECORDER,

1<sup>ST</sup>: SOUTH 18°30'00" WEST 43.55 FEET TO THE NORTHERLY LINE OF SAID TRACT, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 789.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 32°57'58" WEST; THENCE ALONG SAID NORTHERLY LINE BY THE FOLLOWING TWO COURSES,

2<sup>ND</sup>: SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°21'37" A DISTANCE OF 101.36 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1006.00 FEET; THENCE,

3<sup>RD</sup>: SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'06" A DISTANCE OF 409.72 FEET; THENCE,

4<sup>TH</sup>: NORTH 15°10'25" WEST 67.69 FEET TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE SOUTHERLY BOUNDARY OF ANNEXATION NO. 30 TO THE CITY OF THOUSAND OAKS AS FILED WITH THE SECRETARY OF STATE ON FEBRUARY 9, 1968, HAVING A BEARING AND LENGTH OF SOUTH 63°35'39" WEST 212.00 FEET AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 46, PAGE 72 OF RECORDS OF SURVEY IN SAID OFFICE OF THE COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY BOUNDARY BY THE FOLLOWING FOUR COURSES,

5<sup>TH</sup>: NORTH 63°36'08" EAST 212.01 FEET; THENCE,

6<sup>TH</sup>: NORTH 49°49'41" EAST 238.98 FEET; THENCE,

7<sup>TH</sup>: SOUTH 88°33'57" EAST 50.00 FEET; THENCE,

8<sup>TH</sup>: SOUTH 71°30'00" EAST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.98 ACRE.

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 Rauh*  
Date: *8-22-05*

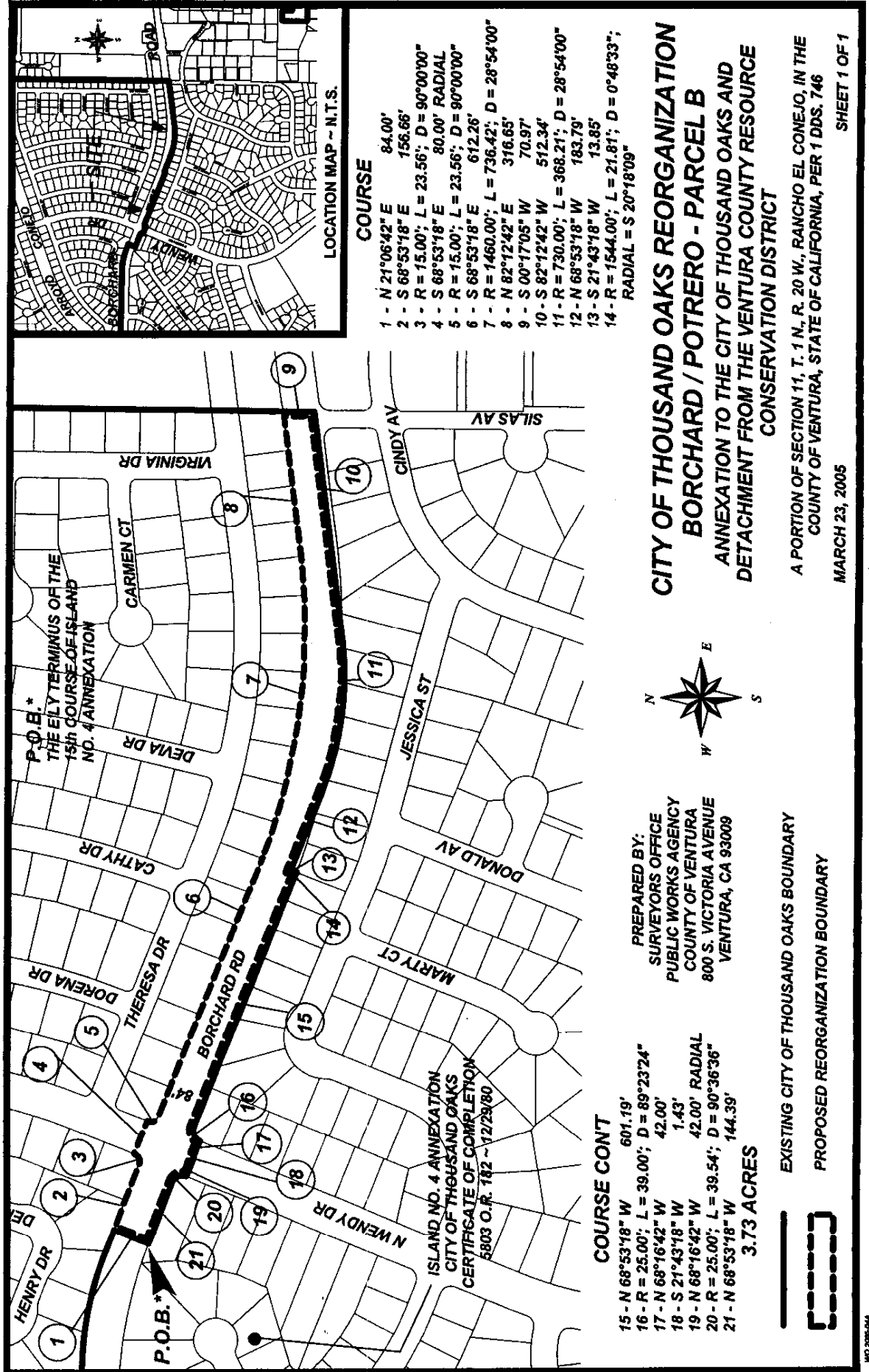


# EXHIBIT A 05-12

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 Rawlston*

Date: 8-22-05

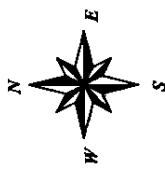


LOCATION MAP - N.T.S.

**COURSE**

- 1 - N 21°06'42" E 84.00'
- 2 - S 68°53'18" E 156.66'
- 3 - R = 15.00'; L = 23.56'; D = 90°00'00"
- 4 - S 68°53'18" E 80.00' RADIAL
- 5 - R = 15.00'; L = 23.56'; D = 90°00'00"
- 6 - S 68°53'18" E 612.26'
- 7 - R = 1460.00'; L = 736.42'; D = 28°54'00"
- 8 - N 82°12'42" E 316.65'
- 9 - S 00°17'05" W 70.97'
- 10 - S 82°12'42" W 512.34'
- 11 - R = 730.00'; L = 368.21'; D = 28°54'00"
- 12 - N 68°53'18" W 183.79'
- 13 - S 21°43'18" W 13.85'
- 14 - R = 1544.00'; L = 21.81'; D = 0°48'33";  
RADIAL = S 20°18'09"

PREPARED BY:  
SURVEYORS OFFICE  
PUBLIC WORKS AGENCY  
COUNTY OF VENTURA  
800 S. VICTORIA AVENUE  
VENTURA, CA 93009



**CITY OF THOUSAND OAKS REORGANIZATION  
BORCHARD / POTRERO - PARCEL B**  
ANNEXATION TO THE CITY OF THOUSAND OAKS AND  
DETACHMENT FROM THE VENTURA COUNTY RESOURCE  
CONSERVATION DISTRICT

A PORTION OF SECTION 11, T. 1 N., R. 20 W., RANCHO EL CONEJO, IN THE  
COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 1 DDS. 746  
MARCH 23, 2005

**COURSE CONT**

- 15 - N 68°53'18" W 601.19'
- 16 - R = 25.00'; L = 39.00'; D = 89°23'24"
- 17 - N 68°16'42" W 42.00'
- 18 - S 21°43'18" W 1.43'
- 19 - N 68°16'42" W 42.00' RADIAL
- 20 - R = 25.00'; L = 39.54'; D = 90°36'36"
- 21 - N 68°53'18" W 144.39'

**3.73 ACRES**

EXISTING CITY OF THOUSAND OAKS BOUNDARY  
PROPOSED REORGANIZATION BOUNDARY





**CITY OF THOUSAND OAKS REORGANIZATION  
BORCHARD / POTRERO – PARCEL B  
CITY OF THOUSAND OAKS ANNEXATION AND  
DETACHMENT FROM THE VENTURA COUNTY  
RESOURCE CONSERVATION DISTRICT**

**EXHIBIT**   A  

That portion of Section 11, Township 1 North, Range 20 West, Rancho El Conejo, in the County of Ventura, State of California, as said Section 11 is shown on the map recorded in the Office of the County Recorder of said County in Book 1, Page 746 of Deeds, described as follows:

Beginning at a point in the southerly line of Borchard Road, 84.00 feet wide, said point also being the easterly terminus of the 15<sup>th</sup> course of Island No. 4 Annexation to the City of Thousand Oaks as shown and described in the Certificate of Completion recorded on December 29, 1980 in the Office of said County Recorder, in Book 5803, Page 182 of Official Records; thence, along the existing City of Thousand Oaks boundary by the following course,

- 1st - North 21°06'42" East 84.00 feet to the northerly line of said Borchard Road, 84.00 feet wide; thence, along leaving said existing City boundary along said northerly line by the following seven courses:
- 2nd - South 68°53'18" East 156.66 feet to the beginning of a curve concaved northwesterly and having a radius of 15.00 feet; thence, along said curve,
- 3rd - Easterly, northeasterly, and northerly 23.56 feet through a central angle of 90°00'00"; thence,
- 4th - South 68°53'18" East 80.00 feet to the beginning of a nontangent curve concaved northeasterly, having a radius of 15.00 feet, and having a radial to said beginning of said curve bearing North 68°53'18" West; thence, along said curve,
- 5th - Southerly, southeasterly, and easterly 23.56 feet through a central angle of 90°00'00"; thence,
- 6th - South 68°53'18" East 612.26 feet to the beginning of a curve concaved northerly and having a radius of 1460.00 feet; thence, along said curve,
- 7th - Easterly 736.42 feet through a central angle of 28°54'00"; thence,
- 8th - North 82°12'42" East 316.65 feet to the east line of said Section 11, same also being the existing boundary of said City of Thousand Oaks; thence, along said existing City boundary by the following 13 courses:
- 9th - South 00°17'05" West 70.97 feet; thence,

- 10th - South  $82^{\circ}12'42''$  West 512.34 feet to the beginning of a curve concaved northerly and having a radius of 730.00 feet; thence, along said curve,
- 11th - Westerly 368.21 feet through a central angle of  $28^{\circ}54'00''$ ; thence,
- 12th - North  $68^{\circ}53'18''$  West 183.79 feet; thence,
- 13th - South  $21^{\circ}43'18''$  West 13.85 feet to the said southerly line of said Borchard Road, 84.00 feet wide, same being the beginning of a nontangent curve concaved northerly, having a radius of 1544.00 feet, and having a radial to said beginning of said curve bearing South  $20^{\circ}18'09''$  West; thence, along said curve by the following course and along said southerly line by the following eight courses:
- 14th - Westerly 21.81 feet through a central angle of  $0^{\circ}48'33''$ ; thence,
- 15th - North  $68^{\circ}53'18''$  West 601.49 feet to the beginning of a curve concaved southeasterly and having a radius of 25.00 feet; thence, along said curve,
- 16th - Westerly, southwesterly, and southerly 39.00 feet through a central angle of  $89^{\circ}23'24''$ ; thence,
- 17th - North  $68^{\circ}16'42''$  West 42.00 feet; thence,
- 18th - South  $21^{\circ}43'18''$  West 1.43 feet; thence,
- 19th - North  $68^{\circ}16'42''$  West 42.00 feet to the beginning of a nontangent curve concaved southwesterly, having a radius of 25.00 feet, and having a radial to said beginning of said curve bearing South  $68^{\circ}16'42''$  East; thence, along said curve,
- 20th - Northerly, northwesterly, and westerly 39.54 feet through a central angle of  $90^{\circ}36'36''$ ; thence,
- 21st - North  $68^{\circ}53'18''$  West 144.39 feet to the point of beginning and containing 3.73 acres.

*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 Rautuis*

Date: *8-22-05*