

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency
Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCo
L# 1850



Ventura County Clerk and Recorder
MARK A. LUNN
12/22/2010 08:20:30 AM
476160 \$.00 PE

VENTURA LOCAL AGENCY FORMATION COMMISSION

800 South Victoria Ave.
Ventura CA 93009-1850

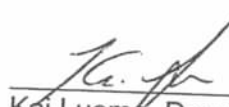
CERTIFICATE OF COMPLETION

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

1. The short-term designation, as determined by LAFCo, is:
LAFCo 10-06 City of Thousand Oaks Reorganization – Rancho Potrero
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
Conejo Recreation and Park District – Annexation
Ventura Resource Conservation District – Detachment
Ventura County Service Area No. 32 – Detachment
3. Assessor Parcel Numbers: 694-0-060-305; 694-0-060-325; 694-0-060-335
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 reorganization has been approved subject to the following terms and conditions, if any: None.
8. Resolution LAFCo 10-06, approving this reorganization, was adopted on November 17, 2010 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: 12-22-10


Kai Luoma, Deputy, Executive Officer
Ventura LAFCo

LAFCO 10-06

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF THOUSAND OAKS
REORGANIZATION – RANCHO POTRERO;
ANNEXATION TO THE CITY OF THOUSAND OAKS AND
THE CONEJO RECREATION AND PARK DISTRICT;
DETACHMENT FROM THE VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT AND COUNTY
SERVICE AREA NO. 32**

WHEREAS, the 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 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 proposal; and

WHEREAS, the proposal was duly considered on November 17, 2010; 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 Report and recommendation, the environmental document and determination, sphere of influence and applicable local plans and policies; and

WHEREAS, all landowners within the affected territory have consented to the proposal; and

WHEREAS, proof has been given to the Commission that the affected territory has fewer than 12 registered voters and is considered uninhabited; and

WHEREAS, information satisfactory to the Commission has been presented that no subject agency has submitted written opposition to the proposal; and

WHEREAS, the City of Thousand Oaks wishes to annex the proposal area to allow it to exercise land use authority necessary to implement the approved Rancho Potrero Specific Plan and to eliminate the requirement that it pay property taxes on land it owns but is located outside its jurisdiction. Both the City and the Conejo Recreation and Park District wish to annex the area due to ownership and operational interests; and

WHEREAS, the Commission finds that the proposal will result in the preservation of the existing equestrian and open space uses currently at the site, the territory involved is contiguous to lands developed with similar open space uses, the territory is likely to remain in open space uses in perpetuity, the approved uses are not subject to voter approval for the extension of services or for changing general plan land use

designations, and the proposal will have no significant adverse effects on the physical integrity of other open space lands; and

WHEREAS, the Commission certifies that it has reviewed and considered the Mitigated Negative Declaration prepared by the Lead Agency; and

WHEREAS the Commission has found that the Mitigated Negative Declaration discloses impacts that are mitigated to a level of insignificance;

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

- (1) The LAFCo Staff Report and recommendation for approval dated September 15, 2010 are adopted
- (2) The Commission finds that the proposal will lead to planned, orderly, and efficient development.
- (3) The reorganization is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (4) The affected territory is uninhabited as defined by Government Code §56046.
- (5) The subject proposal is assigned the following distinctive short form designation: **LAFCO 10-06 CITY OF THOUSAND OAKS REORGANIZATION – RANCHO POTRERO.**
- (6) The Commission, as a responsible agency, has reviewed and considered the information contained in the Mitigated Negative Declaration entitled "Final Mitigated Negative Declaration No. 253, Rancho Potrero Specific Plan 19" prepared by the City of Thousand Oaks Community Development Department as lead agency as well as all comments received.
- (7) The Commission finds that, on the basis of the whole record before it, there is no substantial evidence that the project will have a significant effect on the environment and the Mitigated Negative Declaration reflects the Commission's independent judgment and analysis.
- (8) The Commission hereby adopts the lead agency's Findings (Attachment 2 of the Staff Report), Mitigation Measures and Mitigation Monitoring and Reporting Program (Appendix I of the Mitigated Negative Declaration).

- (9) The Commission directs staff to file a Notice of Determination in the same manner as the lead agency under CEQA Guidelines §15094 and §15096(i).
- (10) 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 not submitted written opposition to the waiver of conducting authority proceedings [Government Code §56663].
- (11) **This change of 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 reorganization was approved on November 17, 2010 by the vote shown below:

AYES: Commissioners Cunningham, Lange, Freeman, Morehouse and Parvin

NOES: Parks

ABSTAINS: None

This resolution was adopted on November 17, 2010.

Dated: 11-17-2010



Vice Chair, Ventura Local Agency Formation
Commission

Attachments: Exhibit A

Copies: City of Thousand Oaks
Conejo Recreation and Park District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning
Ventura County Elections-Registrar of Voters
Southern California Gas Co.
Southern California Edison Co.
Ventura County Sheriff – EOC
Ventura County Fire Protection District
Ventura County Resource Conservation District
Ventura County Service Area No. 32

**CITY OF THOUSAND OAKS REORGANIZATION
RANCHO POTRERO
PARCEL A
ANNEXATION TO THE CITY OF THOUSAND OAKS;
DETACHMENT FROM THE VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT;
DETACHMENT FROM COUNTY SERVICE AREA NO. 32
(CITY OF THOUSAND OAKS ANX 2007-70061)**

That portion of Lot 7 of the Broome Estate Ranch, in the County of Ventura, State of California, as shown on the map filed in the office of the County Clerk of said County, in the action entitled "Thornhill Francis Broome vs. Francis Broome. et. al.", (Case No. 5181), said portion of Lot 7 also being a portion of Rancho Guadalupe as shown on the map recorded in Book 1, Page 160 of Patents in the office of the County Recorder of said County, described as follows:

Beginning at the northeast corner of said Lot 7, said corner being the easterly terminus of the 2nd course of Parcel A of the Dos Vientos Reorganization, Annexation No. 89 to the City of Thousand Oaks, as described in the Certificate of Completion recorded on February 26, 1990, in the office of said County Recorder as Document No. 90-028808 of Official Records; thence, along the north line of said Lot 7 as shown on the map filed in the office of said County Recorder in Book 41, Page 70 of Records of Survey by the following two (2) courses and along the existing City of Thousand Oaks boundary by the following three (3) courses: South 89°54'00" West 1956.51 feet; thence, South 89°55'50" West 36.69 feet to a point in the south line of Potrero Road, 60.00 feet wide, said point being in a curve concave northerly having a radius of 530.00 feet and a Radial Bearing to said point that bears South 19°26'12" East; thence, along said curve and south line, westerly 166.70 feet through a central angle of 18°01'17" to a point in the 3rd course of the parcel described in the Grant Deed recorded on May 5, 1994, in the office of said County Recorder as Document No. 94-077399 of Official Records, said point being the True Point of Beginning; thence, along the boundary of said parcel described in said Grant Deed by the following two (2) courses:

- 1st - South 00°04'10" East 3020.15 feet; thence,
- 2nd - South 88°34'28" West 4344.80 feet to a point in the 5th course of Parcel 1 as described in the Grant Deed recorded on October 14, 1993, in the Office of said County Recorder as Document No. 93-194230 of Official Records; thence, along the boundary of said Parcel 1 by the following four (4) courses:
- 3rd - North 64°15'00" West 294.62 feet to the beginning of a curve concave easterly and having a radius of 1075.00 feet; thence, along said curve,

- 4th - Northwesterly, northerly, northeasterly, and easterly 2659.55 feet through a central angle of $141^{\circ}45'00''$; thence,
- 5th - North $77^{\circ}30'00''$ East 130.00 feet to the beginning of a curve concave northwesterly and having a radius of 1000.00 feet; thence, along said curve,
- 6th - Easterly, northeasterly, and northerly 1326.33 feet through a central angle of $75^{\circ}59'36''$ to said south line of said Potrero Road, said south line also being the existing boundary of said City of Thousand Oaks; thence, along said south line and said existing boundary by the following two (2) courses:
- 7th - North $89^{\circ}55'50''$ East 3448.19 feet to the beginning of a curve concave northerly and having a radius of 530.00 feet; thence, along said curve,
- 8th - Easterly 12.47 feet through a central angle of $01^{\circ}20'55''$ to the True Point of Beginning and containing 323.26 acres.

Disclaimer: For assessment purposes only. This description of land is not a legal property 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.

Prepared By:
Ventura County Surveyor's Office
800 S. Victoria Ave.
Ventura, CA 93009



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

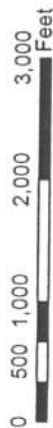
Certified by: 

Date: 11/18/2010

Disclaimer: For assessment purposes only. This map is not a legal property 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.

LEGEND

-  EXISTING CITY OF THOUSAND OAKS BOUNDARY
-  PROPOSED ANNEXATION TO CITY OF THOUSAND OAKS



PARCEL A
DOS VIENTOS REORGANIZATION
ANNEXATION NO. 89 TO THE
CITY OF THOUSAND OAKS
DOC. NO. 90-028808 O.R.
FEB. 26, 1990

COURSES

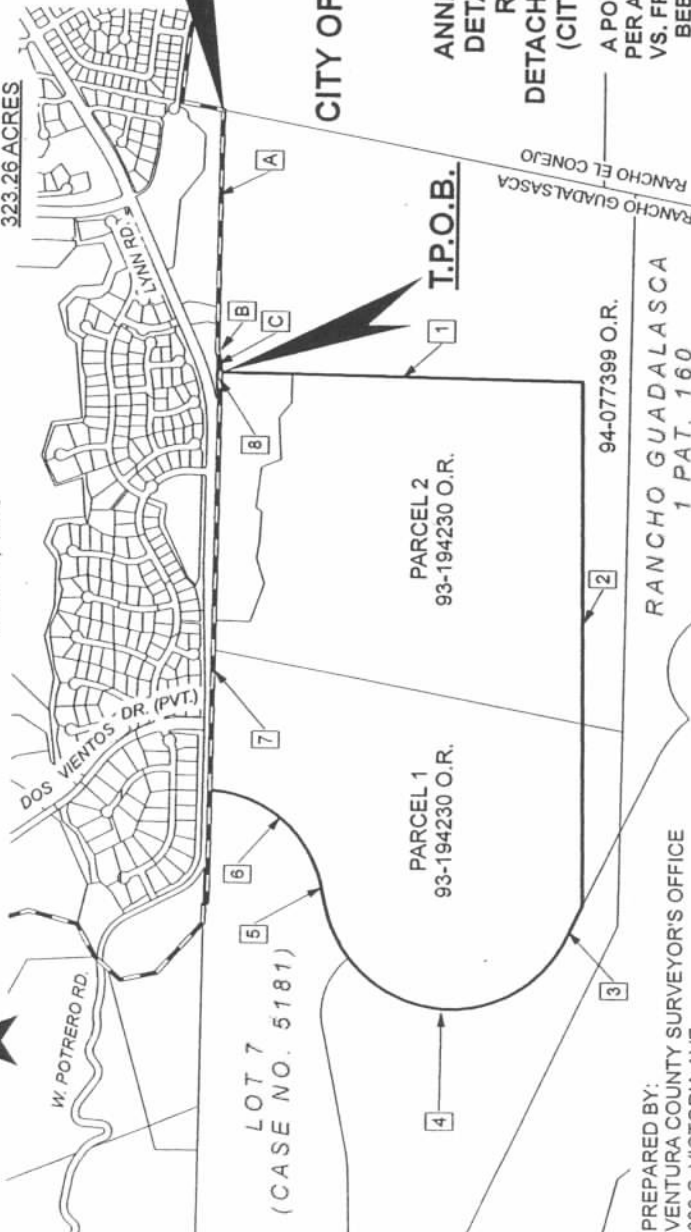
P.O.B.

- A. S 89° 54' 00" W 1956.51'
 - B. S 89° 55' 50" W 36.69'
 - C. Δ = 18° 01' 17" R = 530'
- RADIAL LINE = S 19° 26' 12" E
L = 166.70'

T.P.O.B.

- 1. S 00° 04' 10" E 3020.15'
- 2. S 88° 34' 28" W 4344.80'
- 3. N 64° 15' 00" W 294.62'
- 4. Δ = 141° 45' 00" R = 1075.00'
- 5. N 77° 30' 00" E 130.00'
- 6. Δ = 75° 59' 36" R = 1000.00'
- 7. N 89° 55' 50" E 3448.19'
- 8. Δ = 1° 20' 55" R = 530.00'

323.26 ACRES



P.O.B.

BEGINNING AT THE EASTERLY TERMINUS OF THE
2ND COURSE OF PARCELA OF THE DOS VIENTOS
REORGANIZATION ANNEXATION NO. 89 TO THE
CITY OF THOUSAND OAKS

CITY OF THOUSAND OAKS REORGANIZATION RANCHO POTRERO PARCEL A

ANNEXATION THE CITY OF THOUSAND OAKS;
DETACHMENT FROM THE VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT;
DETACHMENT FROM COUNTY SERVICE AREA NO. 32
(CITY OF THOUSAND OAKS ANX 2007-70061)

94-077399 O.R.

RANCHO GUADALASCA
1 PAT. 160

PREPARED BY:
VENTURA COUNTY SURVEYOR'S OFFICE
800 S. VICTORIA AVE.
VENTURA, CA 93009

JUNE 11, 2010 ~ AUGUST 2, 2010

STATE OF CALIFORNIA

SHEET 1 OF 1

**CITY OF THOUSAND OAKS REORGANIZATION
RANCHO POTRERO
PARCEL B
ANNEXATION TO THE CONEJO RECREATION AND PARK DISTRICT
(CITY OF THOUSAND OAKS ANX 2007-70061)**

That portion of Lot 7 of the Broome Estate Ranch, in the County of Ventura, State of California, as shown on the map filed in the office of the County Clerk of said County, in the action entitled "Thornhill Francis Broome vs. Francis Broome. et. al.", (Case No. 5181), said portion of Lot 7 also being a portion of Rancho Guadalupe as shown on the map recorded in Book 1, Page 160 of Patents in the office of the County Recorder of said County, described as follows:

Beginning at the northeast corner of said Lot 7, said corner being the easterly terminus of the 39th course of the Formation of Conejo Recreation and Park District, as adopted by the Ventura County Board of Supervisors on December 4, 1962 in Resolution No. 420.4; thence, along the north line of said Lot 7 as shown on the map filed in the office of said County Recorder in Book 41, Page 70 of Records of Survey and along the existing Conejo Recreation and Park District boundary by the following two (2) courses: South 89°54'00" West 1956.51 feet; thence, South 89°55'50" West 200.71 feet to a point being the northerly terminus of the 3rd course of the parcel described in the Grant Deed recorded on May 5, 1994, in the office of said County Recorder as Document No. 94-077399 of Official Records, said point being the True Point of Beginning; thence, along the boundary of said parcel described in said Grant Deed by the following two (2) courses:

- 1st - South 00°04'10" East 3050.00 feet; thence,
- 2nd - South 88°34'28" West 4344.80 feet to a point in the 5th course of Parcel 1 as described in the Grant Deed recorded on October 14, 1993, in the Office of said County Recorder as Document No. 93-194230 of Official Records; thence, along the boundary of said Parcel 1 by the following four (4) courses:
- 3rd - North 64°15'00" West 294.62 feet to the beginning of a curve concave easterly and having a radius of 1075.00 feet; thence, along said curve,
- 4th - Northwesterly, northerly, northeasterly, and easterly 2659.55 feet through a central angle of 141°45'00"; thence,
- 5th - North 77°30'00" East 130.00 feet to the beginning of a curve concave northwesterly and having a radius of 1000.00 feet; thence, along said curve,

6th - Easterly, northeasterly, and northerly 1356.32 feet through a central angle of 77°42'42" to said north line of said Lot 7, said north line also being the existing boundary of said Conejo Recreation and Park District; thence, along said north line and said existing boundary,

7th - North 89°55'50" East 3460.30 feet to the True Point of Beginning and containing 325.64 acres.

Disclaimer: For assessment purposes only. This description of land is not a legal property 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.

Prepared By:
Ventura County Surveyor's Office
800 S. Victoria Ave.
Ventura, CA 93009

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

Certified by:

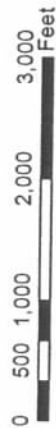


Date: 11/18/2010

Disclaimer: For assessment purposes only. This map is not a legal property 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.

LEGEND

- EXISTING CONEJO RECREATION AND PARK DISTRICT BOUNDARY
- PROPOSED ANNEXATION TO CONEJO RECREATION AND PARK DISTRICT



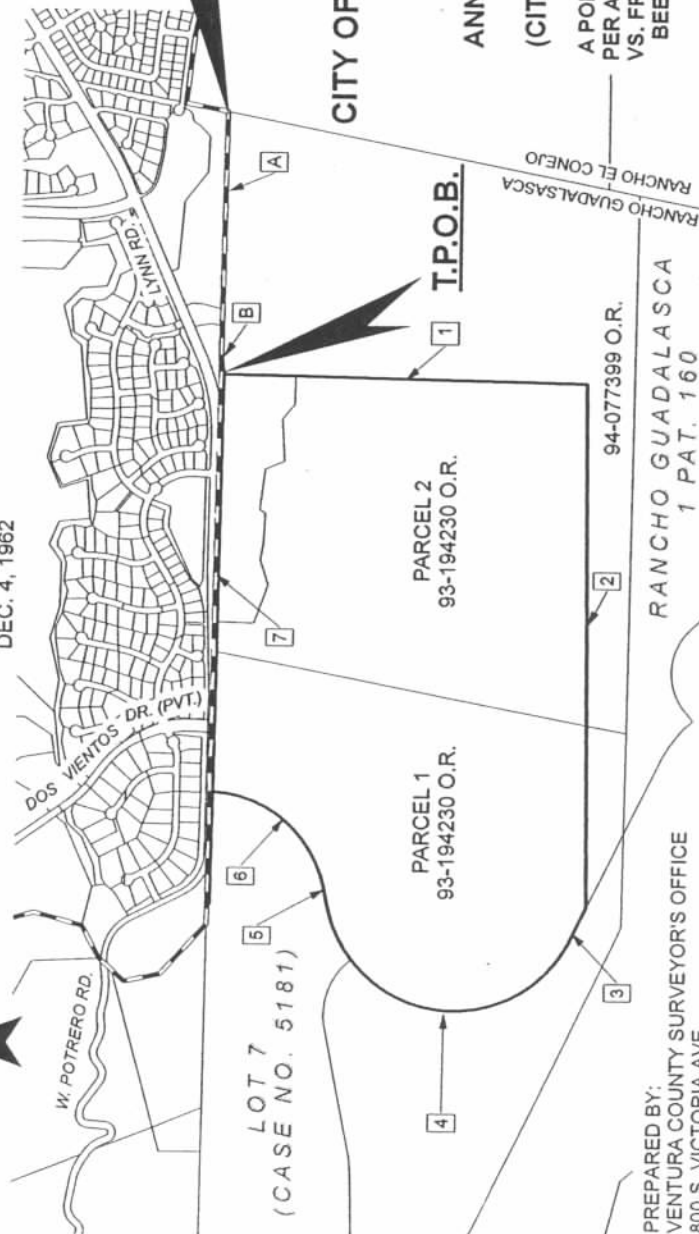
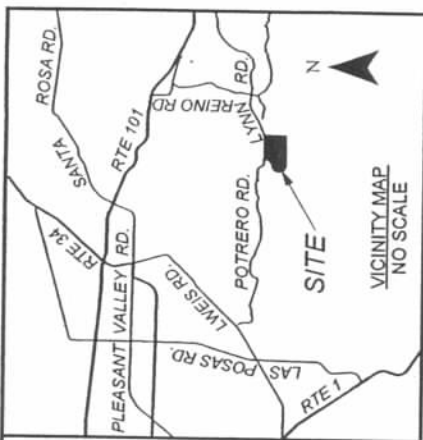
FORMATION OF
 CONEJO RECREATION AND PARK DISTRICT
 BOARD OF SUPERVISORS
 RESOLUTION NO. 420.4
 DEC. 4, 1962

COURSES

- P.O.B.
 A. S 89° 54' 00" W 1956.51'
 B. S 89° 55' 50" W 200.71'
- T.P.O.B.
 1. S 00° 04' 10" E 3050.00'
 2. S 88° 34' 28" W 4344.80'
 3. N 64° 15' 00" W 294.62'
 4. Δ = 141° 45' 00" R = 1075.00'
 5. N 77° 30' 00" E 130.00'
 6. Δ = 77° 42' 42" R = 1000.00'
 7. N 89° 55' 50" E 3460.30'
- 325.64 ACRES



VICINITY MAP
 NO SCALE



P.O.B.

BEGINNING AT THE EASTERLY TERMINUS OF THE
 39TH COURSE OF THE FORMATION OF CONEJO
 RECREATION AND PARK DISTRICT

CITY OF THOUSAND OAKS REORGANIZATION RANCHO POTRERO PARCEL B

ANNEXATION TO THE CONEJO RECREATION
 AND PARK DISTRICT
 (CITY OF THOUSAND OAKS ANX 2007-70061)

A PORTION OF LOT 7 OF THE BROOME ESTATE RANCH
 PER ACTION ENTITLED "THORNHILL FRANCIS BROOME
 VS. FRANCIS BROOME, ET. AL.", (CASE NO. 5181), ALSO
 BEING A PORTION OF THE RANCHO GUADALASCA
 PER 1 PAT. 160, COUNTY OF VENTURA,
 STATE OF CALIFORNIA

PREPARED BY:
 VENTURA COUNTY SURVEYOR'S OFFICE
 800 S. VICTORIA AVE.
 VENTURA, CA 93009

RANCHO GUADALASCA
 1 PAT. 160

94-077399 O.R.

PARCEL 2
 93-194230 O.R.

PARCEL 1
 93-194230 O.R.

LOT 7
 (CASE NO. 5181)

JUNE 11, 2010 ~ JULY 29, 2010 ~ AUGUST 2, 2010