

No Fees per Government Code 27383

RECORDING REQUESTED BY:
Ventura Local Agency Formation Commission
WHEN RECORDED MAIL TO:
Ventura LAFCo
L# 1850



20210913-00168558-0 1/12

Ventura County Clerk and Recorder
MARK A. LUNN
09/13/2021 09:56:53 AM
1896804 \$.00 ES

VENTURA LOCAL AGENCY FORMATION COMMISSION
801 South Victoria Ave., Suite 301
Ventura, CA 93003

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 20-07 City of Thousand Oaks Reorganization – Edward-Ventu Park (Parcels A and B)
2. The specific changes of organization involved in this reorganization are as follows:

City of Thousand Oaks – Annexation
Ventura County Resource Conservation District – Detachment
Ventura County Service Area No. 32 – Detachment
Gold Coast Transit District – Detachment
3. Assessor's Parcel Number: 673-0-120-070, 673-0-110-310.
4. The city and districts listed above are located in Ventura County.
5. The Local Agency Formation Commission's resolution of approval, LAFCo 20-07, which was adopted on September 16, 2020, is made a part of this certificate by reference and sets forth the description of the boundaries of the proposal and any terms and conditions that apply.
6. The territory is uninhabited.

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

Dated: 9-13-21


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 20-07

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE
CITY OF THOUSAND OAKS REORGANIZATION – EDWARD-VENTU
PARK (PARCELS A AND B); ANNEXATION TO THE CITY OF
THOUSAND OAKS AND DETACHMENT FROM THE VENTURA
COUNTY RESOURCE CONSERVATION DISTRICT, VENTURA
COUNTY SERVICE AREA NO. 32, AND GOLD COAST TRANSIT
DISTRICT**

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

WHEREAS, notice was provided at the times and in the manner required by law; and

WHEREAS, the proposal was duly considered on September 16, 2020; 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 (which contains the recommendations and a discussion of applicable spheres of influence and local plans and policies); and

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

WHEREAS, the affected territory has fewer than twelve registered voters and is considered uninhabited; and

WHEREAS, information satisfactory to the Commission has been presented that no subject or affected agencies have submitted written opposition to the proposal; and

WHEREAS, the Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the City of Thousand Oaks (City) and within the affected territory, 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 Staff Report dated September 16, 2020, and recommendation for approval of the proposal are adopted.
- (2) The reorganization is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (3) The boundaries of the proposal are found to be definite and certain as approved.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCo 20-07 CITY OF THOUSAND OAKS REORGANIZATION – EDWARD-VENTU PARK (PARCELS A AND B).**
- (5) In accordance with staff's recommendation that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to §§ 15303 and 15319 of the CEQA Guidelines, the Commission hereby finds the reorganization to be categorically exempt.
- (6) The Commission directs staff to file a Notice of Exemption under § 15062 of the CEQA Guidelines.
- (7) The Commission determines that the project is in compliance with Government Code § 56741 as the territory to be annexed to the City is located within one county and is contiguous with the boundaries of the City.
- (8) The affected territory is uninhabited as defined by Government Code § 56046.
- (9) Pursuant to Government Code § 56662(a), the territory is uninhabited, no affected local agency has submitted a written demand for notice and hearing, and all the owners of land within the affected territory have given their written consent to the proposal. The Commission hereby makes determinations upon the proposal without notice and hearing, and waives protest proceedings entirely.
- (10) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.
- (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 LAFCo Executive Officer.**

- (12) This reorganization 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.
- (13) If a Certificate of Completion has not been filed within one year after the Commission's approval of the proposal, the proceeding shall be deemed terminated unless prior to the expiration of that year the Commission authorizes an extension of time for that completion (Government Code § 57001).

This resolution was adopted on September 16, 2020.

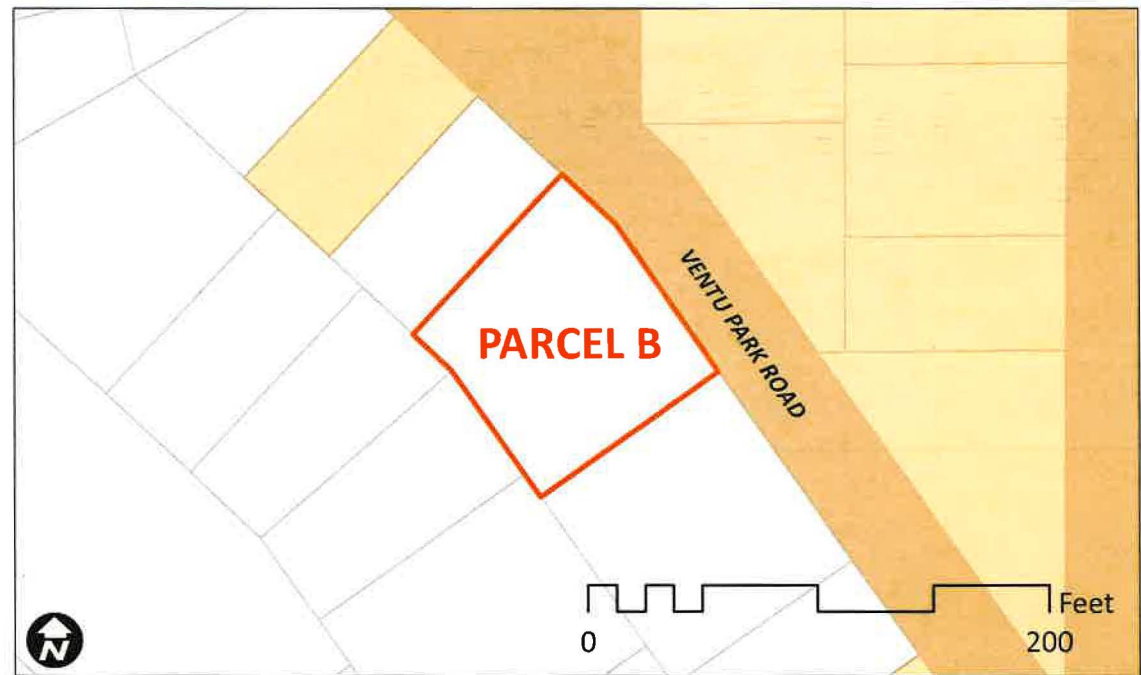
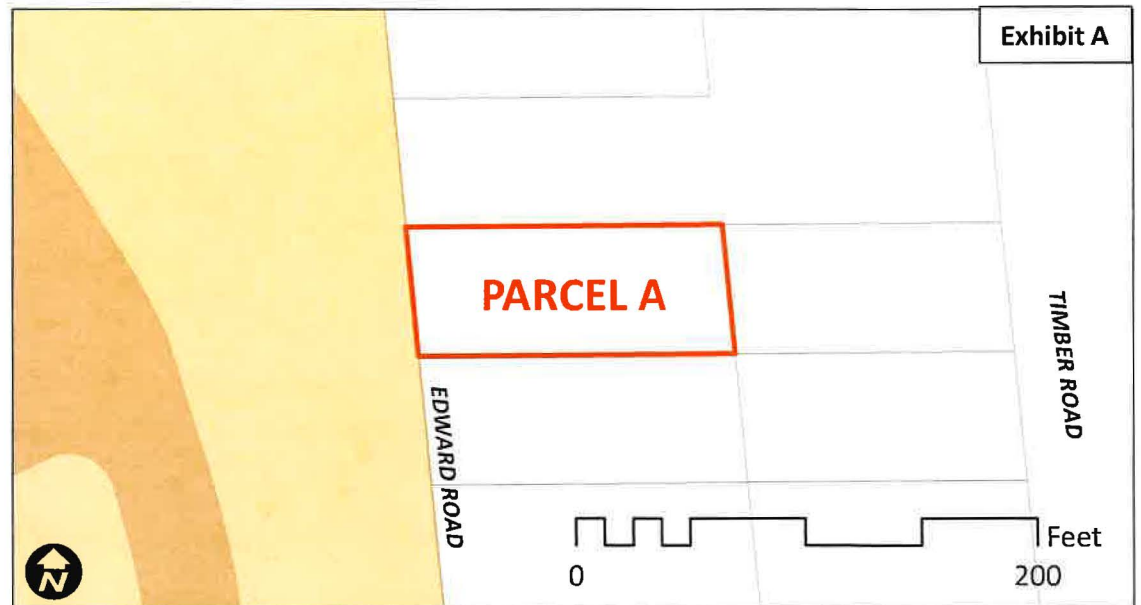
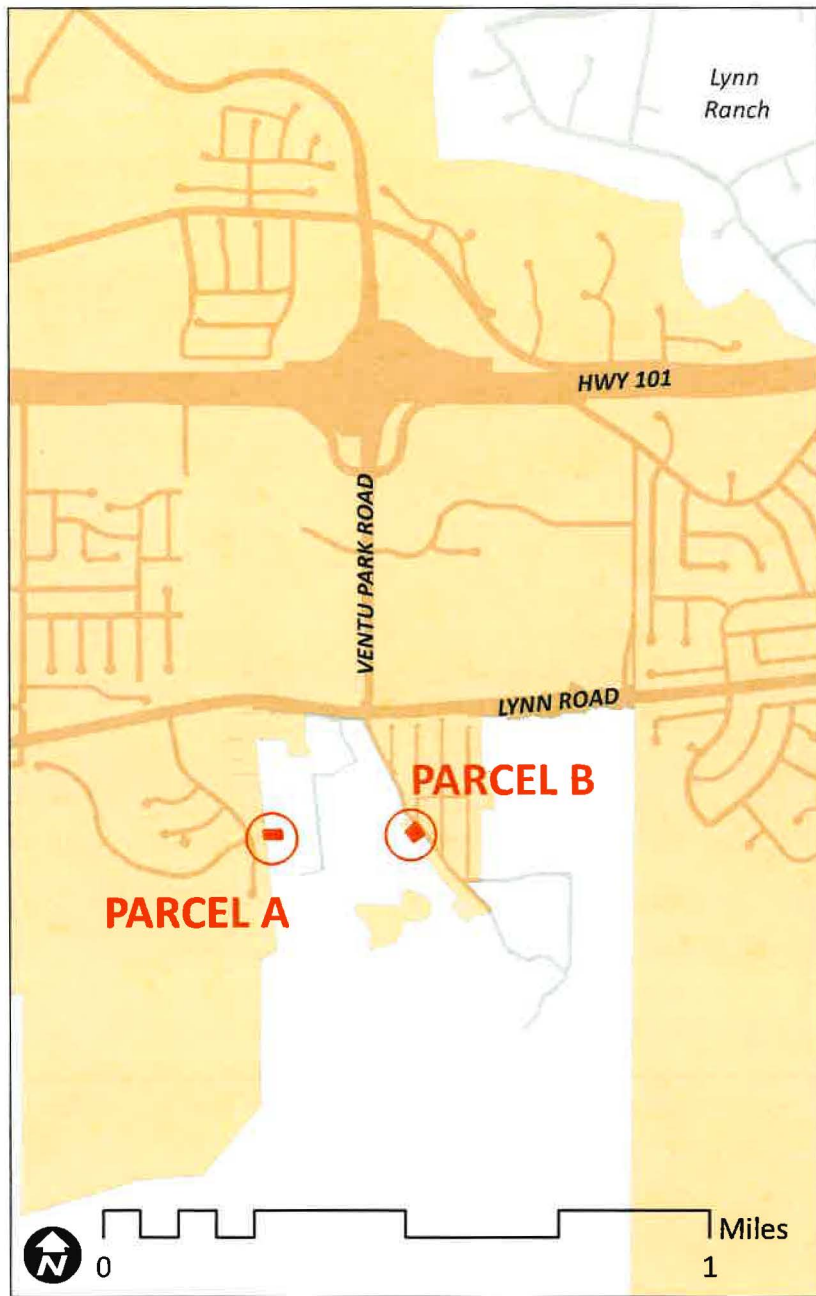
	AYE	NO	ABSTAIN	ABSENT
Commissioner Freeman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ramirez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Rooney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ross	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Zaragoza	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Bennett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Bill-de la Peña	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Curtis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Richards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9/16/2020
Date

Carmen Ramirez
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: City of Thousand Oaks
Gold Coast Transit District
Southern California Edison
Southern California Gas Company
Ventura County Assessor
Ventura County Auditor/Controller
Ventura County Elections-Registrar of Voters
Ventura County Fire Protection District
Ventura County Planning
Ventura County Environmental Health Division
Ventura County Resource Conservation District
Ventura County Sheriff – EOC
Ventura County Surveyor
Ventura County GIS Officer



LAFCo 20-07
 City of Thousand Oaks Reorganization
 Edward-Ventu Park (Parcels A and B)
 September 16, 2020

- Proposal Area
- City of Thousand Oaks

**CITY OF THOUSAND OAKS REORGANIZATION
• EDWARD-VENTU PARK •**

PARCEL A

**ANNEXATION TO CITY OF THOUSAND OAKS AND DETACHMENT FROM
VENTURA COUNTY RESOURCE CONSERVATION DISTRICT AND DETACHMENT
FROM GOLD COAST TRANSIT DISTRICT AND DETACHMENT FROM VENTURA
COUNTY SERVICE AREA NO. 32**

That portion of Rancho El Conejo, in the County of Ventura, State of California, as shown on the map entitled "Map of Partition Survey of Rancho El Conejo Ventura County California" filed in the Office of the Ventura County Recorder in Book 1, page 746 of Deeds, being all of Lot 28, Block 1-A, of Ven-Tu Park Extension Club and Cabin Sites as shown the map recorded in Book 12, Page 10 of Miscellaneous Records (Maps) in the Office of said County Recorder, described as follows:

Beginning at the northerly terminus of the 20th course of the "Motamedi/Compton Annexation" to the City of Thousand Oaks as described and shown in the Certificate of Completion recorded May 21, 1979 in the Office of said County Recorder in Book 5395, Page 861 of Official Records; thence along said 20th course South 06°02'00" East 796.05 feet to the northwest corner of said Lot 28 and the **True Point of Beginning**; thence, leaving said 20th course and said city boundary, along the boundary of said Lot 28 the following four (4) courses:

1st: North 89°08'00" East 138.26 feet; thence,

2nd: South 5°58'00" East 56.00 feet; thence,

3rd: South 89°08'00" West 138.18 feet to said 20th course and said city boundary; thence, along said 20th course and said city boundary,

4th: North 6°02'00" West 56.00 feet to the **True Point of Beginning**.

Containing 0.18 acres, more or less.

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.



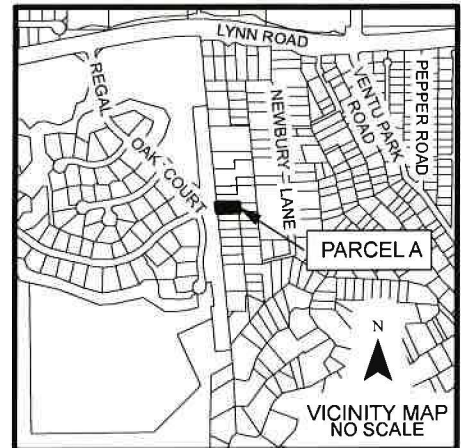
Daniel J. Walsh *10-28-2020*
Daniel J. Walsh, PLS 7540 Date
County Surveyor
Ventura County

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

Certified by: *Cam Minton* Date: *10-28-2020*

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.

RANCHO
EL CONEJO
1 DDS 746



LEGEND



= EXISTING CITY OF
THOUSAND OAKS
BOUNDARY



= PROPOSED ANNEXATION
TO CITY OF
THOUSAND OAKS

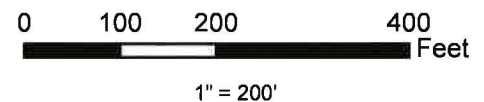
P.O.B. = POINT OF BEGINNING

T.P.O.B. = TRUE POINT OF BEGINNING

COURSE DATA

A.	S 06°02'00" E	796.05'
1.	N 89°08'00" E	138.26'
2.	S 05°58'00" E	56.00'
3.	S 89°08'00" W	138.18'
4.	N 06°02'00" W	56.00'

0.18 ACRES



CITY
OF
THOUSAND
OAKS

N

118 MR 60
TR 4136

T.P.O.B.
PARCEL A

P.O.B.*
PARCEL A

BLOCK 1-A

BLOCK 2

BLOCK 5

NEWBURY LANE

BLOCK 3

BLOCK 1

PARCEL A

1

LOT 29

LOT 14

2

LOT 15

4

LOT 28

3

LOT 27

LOT 16

12 MR 10
VEN-TU PARK
EXTENSION
CLUB AND
CABIN SITES

* P.O.B. - PARCEL A:

NORTHERLY TERMINUS OF
THE 20TH COURSE OF THE
"MOTAMED/COMPTON
ANNEXATION" TO THE
CITY OF THOUSAND OAKS,
PER CERTIFICATE OF
COMPLETION
RECORDED 5/21/1979,
5395 OR 861.

CITY OF THOUSAND OAKS REORGANIZATION

• EDWARD-VENTU PARK • PARCEL A

ANNEXATION TO CITY OF THOUSAND OAKS
AND DETACHMENT FROM VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT
AND DETACHMENT FROM GOLD COAST
TRANSIT DISTRICT AND DETACHMENT
FROM VENTURA COUNTY SERVICE
AREA NO. 32

A PORTION OF RANCHO EL CONEJO,
COUNTY OF VENTURA, STATE OF CALIFORNIA
PER BOOK 1, PAGE 746 OF DEEDS

OCTOBER 27, 2020

SHEET 1 OF 1



DANIEL J. WALSH, PLS 7540
COUNTY SURVEYOR
VENTURA COUNTY

DATE

10-28-2020

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: 10-28-2020

**CITY OF THOUSAND OAKS REORGANIZATION
• EDWARD-VENTU PARK •**

PARCEL B

**ANNEXATION TO CITY OF THOUSAND OAKS AND DETACHMENT FROM
VENTURA COUNTY RESOURCE CONSERVATION DISTRICT AND DETACHMENT
FROM GOLD COAST TRANSIT DISTRICT AND DETACHMENT FROM VENTURA
COUNTY SERVICE AREA NO. 32**

That portion of Rancho El Conejo, in the County of Ventura, State of California, as shown on the map entitled "Map of Partition Survey of Rancho El Conejo Ventura County California" filed in the Office of the Ventura County Recorder in Book 1, page 746 of Deeds, being portions of Lots 21 and 22, Block 26, of Ven-Tu Park Extension Club and Cabin Sites as shown the map recorded in Book 12, Page 10 of Miscellaneous Records (Maps) in the Office of said County Recorder, described as follows:


Beginning at the northwesterly terminus of the 5th course of "Annexation No. 46 – Ventu Park Addition", annexation to the City of Thousand Oaks as described and shown in City of Thousand Oaks Ordinance No. 146-NS, adopted March 10, 1970 and filed in the Office of the Secretary of State of the State of California on April 20, 1970; thence along said 5th course:

- 1st: South 35°26'30" East 76.92 feet to the southeasterly line of said Lot 22; thence, leaving said 5th course and said city boundary, along the boundary of said Lot 22, to and along the boundary of said lot 21 the following four (4) courses:
- 2nd: South 54°33'30" West 95.00 feet; thence,
- 3rd: North 35°26'30" West 67.05 feet; thence,
- 4th: North 47°19'00" West 23.06 feet; thence,
- 5th: North 42°41'00" East 95.00 feet to said city boundary; thence, along said city boundary,
- 6th: South 47°19'00" East 32.93 feet to the **Point of Beginning**.

Containing 0.22 acres, more or less.

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.



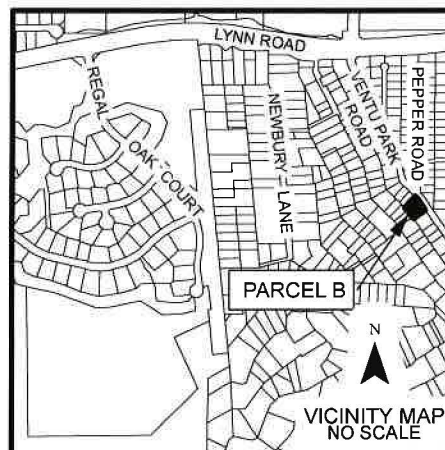
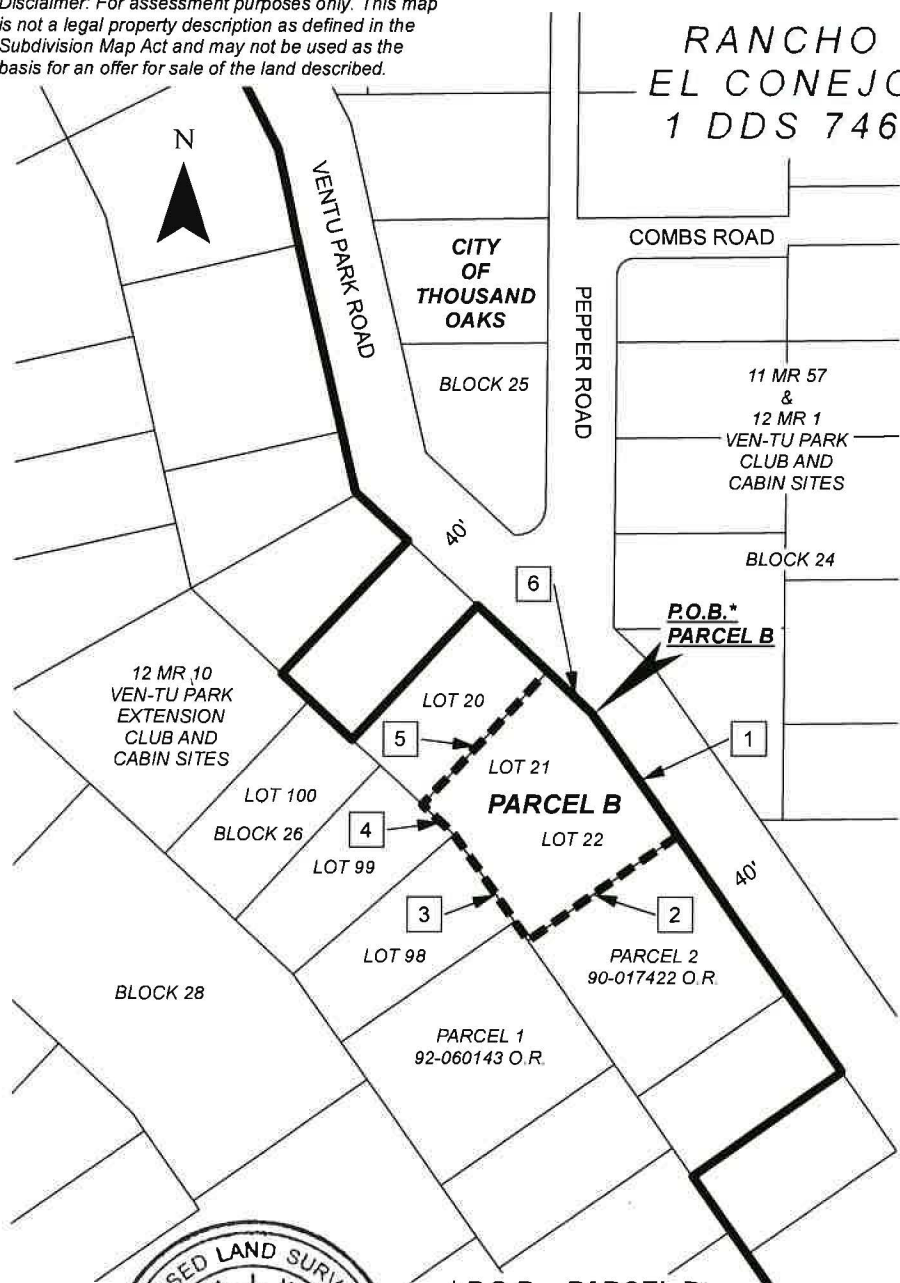

Daniel J. Walsh, PLS 7540
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LEGEND

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

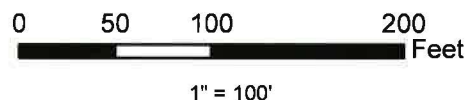
P.O.B. = POINT OF BEGINNING

O.R. = OFFICIAL RECORDS

COURSE DATA

1.	S 35°26'30" E	76.92'
2.	S 54°33'30" W	95.00'
3.	N 35°26'30" W	67.05'
4.	N 47°19'00" W	23.06'
5.	N 42°41'00" E	95.00'
6.	S 47°19'00" E	32.93'

0.22 ACRES



*P.O.B. - PARCEL B:

NORTHWESTERLY TERMINUS OF THE 5TH COURSE OF "ANNEXATION NO. 46 - VENTU PARK ADDITION" ANNEXATION TO THE CITY OF THOUSAND OAKS, FILED IN THE OFFICE OF THE SECRETARY OF STATE, STATE OF CALIFORNIA, 4/20/1970.

CITY OF THOUSAND OAKS REORGANIZATION

• EDWARD-VENTU PARK • PARCEL B

ANNEXATION TO CITY OF THOUSAND OAKS
AND DETACHMENT FROM VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT
AND DETACHMENT FROM GOLD COAST
TRANSIT DISTRICT AND DETACHMENT
FROM VENTURA COUNTY SERVICE
AREA NO. 32

A PORTION OF RANCHO EL CONEJO,
COUNTY OF VENTURA, STATE OF CALIFORNIA
PER BOOK 1, PAGE 746 OF DEEDS

DANIEL J. WALSH, PLS 7540
COUNTY SURVEYOR
VENTURA COUNTY

DATE

10-28-2020

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Certified by:

Date: 10-28-2020

OCTOBER 27, 2020

SHEET 1 OF 1