

No Fees per Government Code 27383

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



20150603-00084133-0 1/25
Ventura County Clerk and Recorder
MARK A. LUNN
06/03/2015 11:42:54 AM
947435 \$.00 CE

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 13-16 Lake Sherwood Community Services District – Reorganization (Divestiture and Formation)
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:

Lake Sherwood Community Services District – Divestiture
Ventura County Waterworks District No. 38 – Formation
3. Assessor's Parcel Number: See Attachment 1
4. The above listed city and districts are located within the following county: Ventura
5. The Local Agency Formation Commission's resolution of approval, LAFCo 13-16, which was adopted on November 19, 2014, 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 inhabited.

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: 6-3-15


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 13-16

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING LAKE SHERWOOD COMMUNITY
SERVICES DISTRICT REORGANIZATION - DIVESTITURE
OF THE LAKE SHERWOOD COMMUNITY SERVICES
DISTRICT OF THE POWER TO PROVIDE POTABLE WATER
SERVICE AND FORMATION OF VENTURA COUNTY
WATERWORKS DISTRICT NO. 38 TO PROVIDE POTABLE
WATER SERVICE**

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 (Section 56000 et seq. of the California Government Code); and

WHEREAS, in addition to the proposal, the Lake Sherwood Community Services District (LSCSD) has requested that LAFCo waive Section 3.1.5 of the Ventura LAFCo Commissioner's Handbook regarding preferred service providers; and

WHEREAS, the LSCSD has also requested that the Commission determine a sphere of influence for Ventura County Waterworks District No. 38 after formation is complete and without the preparation of a municipal service review (MSR) and that, further, should a MSR be required, the MSR be prepared at no cost to the LSCSD; and

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

WHEREAS, the Commission duly considered the proposal and related matters on November 19, 2014; 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 determination, and applicable local plans and policies; and

WHEREAS, regarding the proposed divestiture of the LSCSD of the power to provide potable water service, proof has been given to the Commission that the territory within the boundaries of the LSCSD has more than 12 registered voters and is considered inhabited; and

WHEREAS, regarding the proposed formation of Ventura County Waterworks District No. 38:

- a. Government Code Section 56859 provides that the formation shall be conducted as authorized in the applicable principal act, the County Waterworks District Law (California Water Code Section 55000 et seq.), and Government Code Section 56100; and
- b. The County Waterworks District Law provides that the formation is subject to a special election of the registered voters residing within the boundaries of the proposed district; and

WHEREAS, the boundaries of the new waterworks district will include those parcels currently located outside the boundaries of the LSCSD and will allow those parcels to receive water service without any future obligation to annex to the LSCSD, thus, the Commission finds the proposal and related matters to be in the best interest of the County of Ventura 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 for the proposal and related matters dated November 19, 2014 is adopted.
- (2) The divestiture of the LSCSD of the power to provide potable water service is hereby approved subject to the following terms and conditions:
 - a. The approval is subject to conducting authority proceedings as prescribed in Government Code Sections 57000 to 57090, which the Executive Officer is hereby directed to conduct.
 - b. The divestiture shall become effective at such time that Ventura County Waterworks District No. 38 has been formed and begins providing water service.
- (3) The formation of Ventura County Waterworks District No. 38 is hereby approved subject to the following terms and conditions:
 - a. Formation of Ventura County Waterworks District No. 38 shall be subject to a special election of the registered voters residing within the affected territory.

- b. The boundaries of Ventura County Waterworks District No. 38 shall be as generally depicted on Exhibit A attached hereto and made a part hereof, with the final boundaries established via the maps and legal descriptions recorded with the certificate of completion.
 - c. This approval is limited to Ventura County Waterworks District No. 38 constructing, operating and maintaining a potable water delivery system and providing potable water service. No other service is authorized.
 - d. The regular county assessment role will be utilized for purposes of Ventura County Waterworks District No. 38.
 - e. The provisional appropriations limit of Ventura County Waterworks District No. 38 shall be \$0.00.
 - f. Formation shall not be finalized and a certificate of completion shall not be recorded if either:
 - i. The value of written protests filed and not withdrawn during the conducting authority proceedings for the divestiture of the LSCSD of the power to provide potable water service is sufficient to terminate proceedings for the divestiture or
 - ii. The value of written protests filed and not withdrawn during the conducting authority proceedings for the divestiture of the LSCSD of the power to provide potable water service is sufficient to require confirmation by the registered voters of the LSCSD and, upon an election, a majority of the registered voters voting disapprove the divestiture.
 - g. Formation shall not be finalized and a certificate of completion shall not be recorded until a complete application for the determination of a sphere of influence for the waterworks district, and all related fees and deposits, is submitted to LAFCo.
- (4) The special election to form Ventura County Waterworks District No. 38 is hereby ordered as follows:
- a. The election shall be of the registered voters residing within the affected territory as designated in Exhibit A.
 - b. The question to be submitted to the voters shall be: Shall the resolution adopted on November 19, 2014, by the Local Agency Formation

- Commission of Ventura County ordering the formation of a waterworks district in the territory described, known as Ventura County Waterworks District No. 38, be approved, subject to the terms and conditions specified in the resolution? Yes No
- c. The vote required for confirmation of the formation of Ventura County Waterworks District No. 38 shall be a Yes vote by a majority of those voters voting.
 - d. The vote shall be called pursuant to Government Code Section 57000 and conducted wholly by mailed ballot pursuant to Government Code Sections 57125(b) and 57132.
- (5) The waiver of Handbook Section 3.1.5 is hereby approved. Requiring parcels to annex to the LSCSD in order to obtain water service may subject the property owners to unwanted services and costs in the future, should the LSCSD seek to exercise additional powers and services.
 - (6) Regarding the requests pertaining to the determination of a sphere of influence for Ventura County Waterworks District No. 38:
 - a. The request to delay the determination of a sphere of influence for Ventura County Waterworks District No. 38 until after the waterworks district is formed is hereby approved.
 - b. The request to waive the preparation of a MSR is outside LAFCo authority and cannot be granted.
 - c. All costs related to the processing of an application to determine a sphere of influence for Ventura County Waterworks District No. 38, including those for the preparation of a MSR, shall be paid by the applicant. A deposit toward those costs, in an amount determined by the Executive Officer, shall be required at the time of application submittal.
 - (7) The subject proposal is assigned the following distinctive short form designation: **LAFCo 13-16 LAKE SHERWOOD COMMUNITY SERVICES DISTRICT – REORGANIZATION (DIVESTITURE AND FORMATION)**
 - (8) The proposal is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines and LAFCo staff is directed to file a Notice of Exemption under Section 15062 of the CEQA Guidelines; and

- (9) Proceedings for this proposal shall not be completed until all LAFCo fees have been paid and all fees necessary for filing with the State Board of Equalization have been submitted to the LAFCo Executive Officer.

This resolution was adopted on November 19, 2014.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Dandy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Ford-McCaffrey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Morehouse	<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 Zaragoza	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alt. Commissioner Bennett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alt. Commissioner Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Freeman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Dated: 11-19-14

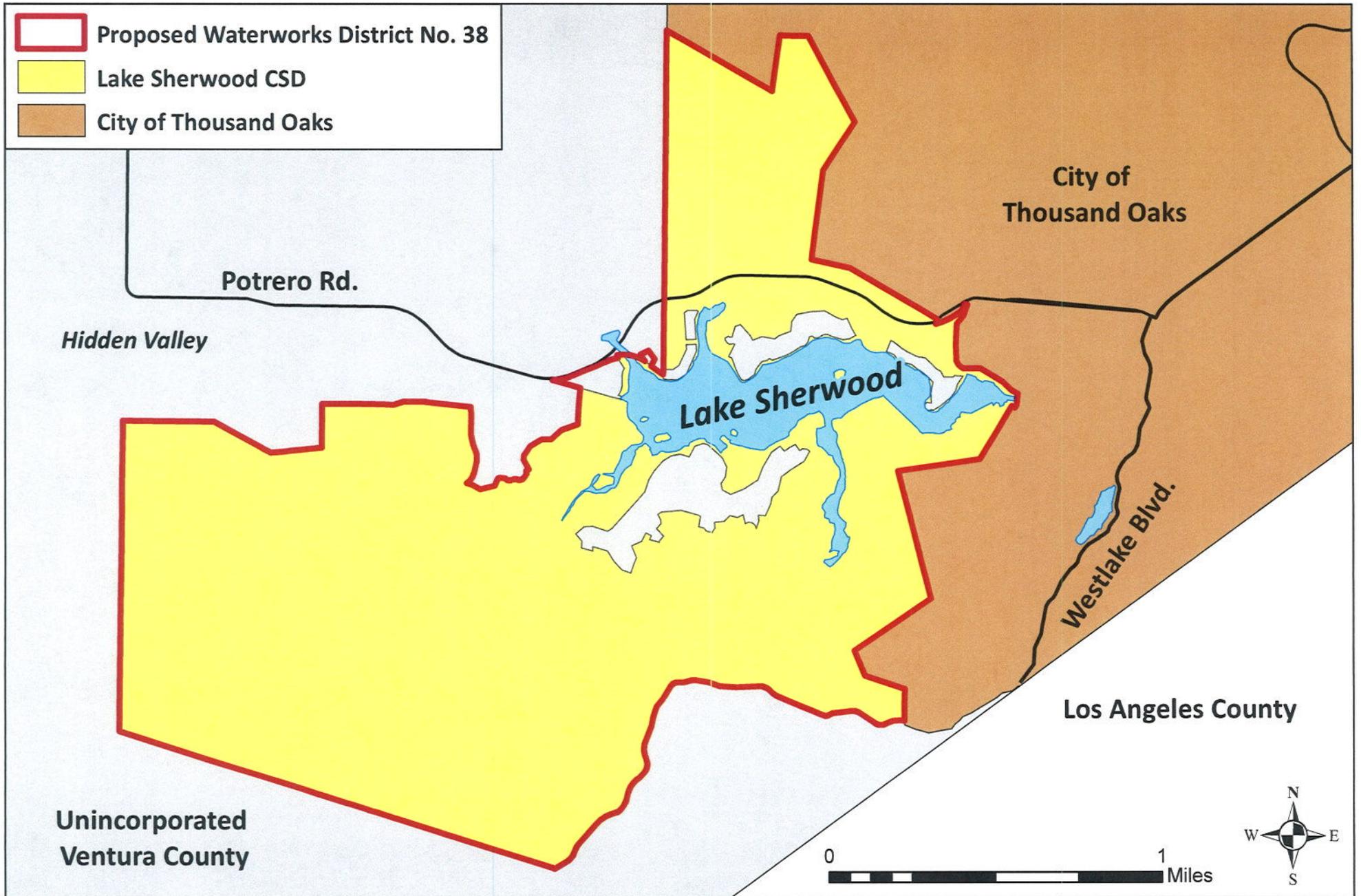


Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: Lake Sherwood Community Services District
Calleguas Municipal Water District
Ventura County Surveyor
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
Ventura County Surveyor

-  Proposed Waterworks District No. 38
-  Lake Sherwood CSD
-  City of Thousand Oaks



Lake Sherwood Community Services District
Reorganization (Formation/Divestiture)
 LAFCo 13-16
 November 19, 2014
 Exhibit A



VENTURA COUNTY WATERWORKS DISTRICT NO. 38 FORMATION

That portion of Sections 21, 22, 27, 28, 29, 32, 33 and 34, Township 1 North, Range 19 West in Rancho El Conejo in the County of Ventura, State of California, as described in the map filed in the Office of the Ventura County Recorder in Book 1, Page 746 of Deeds described as follows:

Beginning at a point in the southerly line of Carlisle Road (60.00 feet wide) being the southerly terminus of the course shown as "S0°22'28"W C.F.R. 21 & M. 557.08' M." on Sheet 17 of the Record of Survey filed in the Office of said County Recorder in Book 46, Pages 72 through 98 inclusive of Records of Survey; said point also being the southerly terminus of the 81st course of Parcel 1 of the Prudential Reorganization, Annexation No. 129 to the City of Thousand Oaks as described in the Certificate of Completion recorded September 17, 1986 in the Office of Said County Recorder in Instrument No. 86-127556 of Official Records. Thence, along the boundary of said Record of Survey and along the boundary of said City of Thousand Oaks the following fourteen (14) courses:

- 1st - North 0°22'28" East 557.09 feet; thence,
- 2nd - North 71°55'12" West 660.00 feet; thence,
- 3rd - North 23°18'56" West 436.74 feet; thence,
- 4th - North 55°47'53" East 1466.71 feet; thence,
- 5th - North 14°42'28" West 2064.34 feet; thence,
- 6th - North 81°35'28" East 1315.17 feet; thence,
- 7th - North 32°06'17" East 986.24 feet; thence,
- 8th - South 57°53'43" East 50.00 feet; thence,
- 9th - North 32°06'17" East 60.77 feet; thence,
- 10th - North 7°47'56" East 167.26 feet; thence,
- 11th - North 59°46'23" West 125.49 feet; thence,
- 12th - North 47°35'35" West 187.69 feet; thence,
- 13th - North 59°31'13" West 413.29 feet; thence,

14th - South 89°32'14" West 285.14 feet to the most easterly corner of Parcel 4 as described and shown in Parcel Map Waiver No. 762 (Lot Line Adjustment) recorded September 19, 1995 in the Office of Said County Recorder in Document No. 95-112431 of Official Records; thence, leaving said boundary of said Record of Survey and said boundary of said City of Thousand Oaks, along the boundary of said Parcel 4 and continuing along the boundaries of Parcels 3, 2 and 1 of said Parcel Map Waiver No. 762 the following eight (8) courses:

15th - North 86°18'12" West 14.96 feet; thence,

16th - North 58°39'42" West 42.10 feet; thence,

17th - North 47°41'37" West 55.16 feet; thence,

18th - North 24°00'58" West 70.39 feet; thence,

19th - North 3°25'07" West 241.44 feet; thence,

20th - North 3°20'26" East 331.96 feet; thence,

21st - North 38°16'47" East 162.93 feet; thence,

22nd - North 18°39'48" East 131.22 feet to a point of cusp with a nontangent curve concave southeasterly, having a radius of 789.00 feet, and having a radial to said point bearing North 34°37'18" West; said point also being on the southerly line of Potrero Road (width varies) and a point on said boundary of said City of Thousand Oaks; thence, along said curve, along said southerly line of said Potrero Road the following two (2) courses and along said boundary of said City of Thousand Oaks the following eleven (11) courses:

23rd - Southwesterly 78.56 feet through a central angle of 5°42'17" to a reverse curve concave northwesterly and having a radius of 1006.00 feet; thence, along said curve,

24th - Southwesterly and westerly 409.72 feet through a central angle of 23°20'06"; thence, leaving said southerly line of said Potrero Road,

25th - North 15°10'15" West 67.96 feet to said boundary of said Record of Survey; thence, along the boundary of said Record of Survey the following nine (9) courses:

26th - North 60°19'04" West 1601.14 feet; thence,

27th - North 78°09'54" West 700.00 feet; thence,

28th - North 10°22'06" East 1411.46 feet; thence,

29th - North 33°30'06" East 910.00 feet; thence,

30th - North 28°39'54" West 1540.00 feet; thence,

31st - North 89°39'54" West 450.00 feet; thence,

32nd - South 7°50'06" West 880.00 feet; thence,

33rd - North 60°24'54" West 1920.00 feet; thence, leaving said boundary of said City of Thousand Oaks,

34th - South 0°32'48" West 5399.93 feet to the northerly line of Lake Sherwood Drive (50.00 feet wide); thence, leaving the boundary of said Record of Survey, along said northerly line of said Lake Sherwood Drive the following two (2) courses:

35th - North 58°47'30" West 78.13 feet; thence,

36th - North 51°29'45" West 157.48 feet to the southwesterly terminus of the 2nd course of the parcel of land described in the deed recorded December 10, 1942 in the Office of said County Recorder in Book 664, Page 212 of Official Records; thence, leaving said northerly line of said Lake Sherwood Drive, along the boundary of said parcel of land the following four (4) courses:

37th - North 25°52'15" East 121.51 feet; thence,

38th - North 36°50'15" West 161.86 feet; thence,

39th - South 63°21'45" West 142.93 feet; thence,

40th - South 35°37'45" East 120.34 feet to a point of cusp with a nontangent curve concave southerly, having a radius of 642.93 feet, and having a radial to said point bearing North 32°54'39" East; said point also being on the northerly line of said Lake Sherwood Drive (50.00 feet wide); thence, along said curve and along said northerly line of said Lake Sherwood Drive and the westerly prolongation thereof, to and along the northerly line of Old Potrero Road (width varies),

41st - Northwesterly and westerly 456.49 feet through a central angle of 40°40'51"; thence, leaving said northerly line of said Old Potrero Road,

42nd - South 7°46'12" East 55.00 feet to a point being the beginning of a nontangent curve concave southerly, having a radius of 587.93 feet, and having a radial to said beginning of said curve bearing North 7°46'12" West; said point also being on the southerly line of said Old Potrero Road; thence, along said curve and along said southerly line of said Old Potrero Road to and along the southeasterly line of said Potrero Road (width varies) the following three (3) courses:

43rd - Westerly 149.24 feet through a central angle of 14°32'38"; thence,

44th - South 67°41'10" West 611.61 feet to the beginning of a curve concave northerly and having a radius of 1030.00 feet; thence, along said curve,

45th - Westerly 338.40 feet through a central angle of 18°49'26" to a point of cusp on the northerly line of Parcel 1 as shown on Parcel Map No. 5850 recorded in the Office of said

County Recorder in Book 69, Page 16 of Parcel Maps; thence, leaving said southeasterly line of said Potrero Road, along the boundary of said Parcel 1 of said Parcel Map No. 5850 the following thirty-three (33) courses:

46th - South 74°40'50" East 456.93 feet; thence,

47th - South 3°47'51" West 571.53 feet; thence,

48th - South 70°52'51" West 279.55 feet; thence,

49th - South 47°57'56" West 219.49 feet; thence,

50th - North 89°35'04" West 137.00 feet; thence,

51st - South 58°25'07" West 219.52 feet; thence,

52nd - South 35°51'37" West 169.00 feet; thence,

53rd - South 7°56'52" West 70.00 feet; thence,

54th - South 29°11'19" East 172.30 feet to the beginning of a nontangent curve concave southeasterly, having a radius of 44.00 feet, and having a radial to said beginning of said curve bearing North 2°29'29" West; thence, along said curve,

55th - Westerly, southwesterly, southerly, and southeasterly 96.39 feet through a central angle of 125°30'57"; thence,

56th - South 36°09'57" West 74.09 feet to the beginning of a curve concave northerly and having a radius of 88.00 feet; thence, along said curve,

57th - Southwesterly and westerly 111.11 feet through a central angle of 72°20'30" to a reverse curve concave southerly and having a radius of 112.00 feet; thence, along said curve,

58th - Westerly 65.55 feet through a central angle of 33°32'01"; thence,

59th - South 74°58'26" West 41.31 feet to the beginning of a curve concave northerly and having a radius of 93.00 feet; thence, along said curve,

60th - Westerly and northwesterly 91.33 feet through a central angle of 56°15'53" to a reverse curve concave southwesterly and having a radius of 32.00 feet; thence, along said curve,

61st - Northwesterly and westerly 19.19 feet through a central angle of 34°21'34"; thence,

62nd - North 83°07'15" West 65.00 feet to the beginning of a curve concave southeasterly and having a radius of 47.00 feet; thence, along said curve,

63rd - Westerly and southwesterly 59.29 feet through a central angle of 72°16'53"; thence,

64th - South 24°35'52" West 105.02 feet; thence,

65th - South 74°58'25" West 236.01 feet; thence,

66th - North 60°01'35" West 149.26 feet to the beginning of a nontangent curve concave northwesterly, having a radius of 324.00 feet, and having a radial to said beginning of said curve bearing South 42°41'17" East; thence, along said curve,

67th - Southwesterly and westerly 179.69 feet through a central angle of 31°46'34" to a reverse curve concave southeasterly and having a radius of 266.00 feet; thence, along said curve,

68th - Westerly and southwesterly 197.57 feet through a central angle of 42°33'25"; thence,

69th - North 31°48'36" West 72.03 feet to the beginning of a nontangent curve concave southeasterly, having a radius of 334.00 feet, and having a radial to said beginning of said curve bearing North 48°54'14" West; thence, along said curve,

70th - Northeasterly and easterly 211.37 feet through a central angle of 36°15'34" to a reverse curve concave northwesterly and having a radius of 276.00 feet; thence, along said curve,

71st - Easterly, northeasterly, and northerly 306.00 feet through a central angle of 63°31'22"; thence,

72nd - North 13°49'58" East 162.76 feet to the beginning of a curve concave westerly and having a radius of 300.00 feet; thence, along said curve,

73rd - Northerly, and northwesterly 197.93 feet through a central angle of 37°48'06" to a reverse curve concave easterly and having a radius of 824.00 feet; thence, along said curve,

74th - Northwesterly, and northerly 377.02 feet through a central angle of 26°12'57"; thence,

75th - North 2°14'49" East 143.43 feet to the beginning of a curve concave westerly and having a radius of 976.00 feet; thence, along said curve,

76th - Northerly 113.98 feet through a central angle of 6°41'28" to a reverse curve concave easterly and having a radius of 324.00 feet; thence, along said curve,

77th - Northerly 136.16 feet through a central angle of 24°04'41" to the northerly line of Tract No. 4409-7 as shown on the map recorded in the Office of said County Recorder in Book 155, Page 55 of Miscellaneous Records; thence, along the boundary of said Tract No. 4409-7 the following five (5) courses:

78th - North 89°56'43" West 736.51 feet; thence,

79th - North 89°23'52" West 349.65 feet; thence,

80th - South 72°56'46" West 163.51 feet; thence,

81st - North 89°23'52" West 1137.88 feet; thence,

82nd - South 0°36'23" West 691.96 feet to and along the boundary of Tract No. 4409-5 as shown on the map recorded in the Office of said County Recorder in Book 155, Page 41 of Miscellaneous Records; thence, continuing along the boundary of said Tract No. 4409-5,

83rd - South 84°22'01" West 810.80 feet to and along the boundary of Tract No. 4409-8 as shown on the map recorded in the Office of said County Recorder in Book 155, Page 62 of Miscellaneous Records; thence, continuing along the boundary of said Tract No. 4409-8 the following three (3) courses:

84th - North 61°29'16" West 1017.09 feet; thence,

85th - North 89°23'37" West 1437.91 feet; thence,

86th - South 0°34'13" West 4875.77 feet, more or less to and along the boundary of Tract No. 4409-6 as shown on the map recorded in the Office of said County Recorder in Book 155, Page 46 of Miscellaneous Records and to the southwesterly line of said Rancho El Conejo; thence, continuing along the boundary of said Tract No. 4409-6 the following three (3) courses and along said southwesterly line of said Rancho El Conejo the following four (4) courses:

87th - South 72°54'21" East 1832.39 feet, more or less; thence,

88th - South 72°44'31" East 2604.31 feet; thence,

89th - South 72°27'47" East 2661.47 feet to and along the boundary of Tract No. 4409-3 as shown on the map recorded in the Office of said County Recorder in Book 152, Page 8 of Miscellaneous Records; thence, continuing along the boundary of said Tract No. 4409-3 and the easterly prolongation thereof,

90th - South 72°52'08" East 213.21 feet to the southeasterly line of said Carlisle Road (60.00 feet wide); thence, leaving said southwesterly line of said Rancho El Conejo, along said southeasterly line of said Carlisle Road the following two (2) courses:

91st - North 59°07'42" East 162.92 feet to the beginning of a curve concave northwesterly and having a radius of 330.00 feet; thence, along said curve,

92nd - Northeasterly 8.92 feet through a central angle of 1°32'53" to the southeasterly boundary of said Tract No. 4409-3; thence, leaving said southeasterly line of said Carlisle Road, along said southeasterly boundary of said Tract No. 4409-3 the following three (3) courses:

93rd - North 67°33'01" East 33.42 feet; thence,

94th - North 46°19'06" East 176.04 feet; thence,

95th - North 6°55'26" East 120.34 feet to a point being the beginning of a nontangent curve concave southeasterly, having a radius of 270.00 feet, and having a radial to said beginning of said curve bearing North 58°43'55" West; said point also being on said southeasterly line of said Carlisle Road; thence, leaving said southeasterly boundary of said Tract No. 4409-3, along said curve and said southeasterly line of said Carlisle Road,

96th - Northeasterly 12.40 feet through a central angle of 2°37'51" to the southeasterly boundary of said Tract No. 4409-3; thence, leaving said southeasterly line of said Carlisle Road, along said southeasterly boundary of said Tract No. 4409-3 the following eleven (11) courses:

97th - North 52°17'50" East 140.09 feet; thence,

98th - North 41°16'50" East 135.26 feet; thence,

99th - South 74°52'16" East 71.34 feet; thence,

100th - North 45°32'54" East 79.59 feet; thence,

101st - North 54°22'29" East 71.49 feet; thence,

102nd - North 40°39'23" East 92.04 feet; thence,

103rd - North 56°38'11" East 60.74 feet; thence,

104th - North 71°30'05" East 252.30 feet; thence,

105th - North 20°40'55" West 100.48 feet; thence,

106th - North 26°57'51" East 145.64 feet; thence,

107th - North 3°03'06" East 11.96 feet to a point being the beginning of a nontangent curve concave westerly, having a radius of 330.00 feet, and having a radial to said beginning of said curve bearing South 63°57'44" East; said point also being on said southeasterly line of said Carlisle Road; thence, leaving said southeasterly boundary of said Tract No. 4409-3, along said curve and said southeasterly line of said Carlisle Road the following five (5) courses:

108th - Northeasterly and northerly 61.14 feet through a central angle of 10°36'53"; thence,

109th - North 15°25'23" East 116.31 feet to the beginning of a curve concave southeasterly and having a radius of 335.37 feet; thence, along said curve,

110th - Northerly and northeasterly 231.19 feet through a central angle of 39°29'51" to a reverse curve concave northwesterly and having a radius of 330.00 feet; thence, along said curve,

111th - Northeasterly 77.97 feet through a central angle of 13°32'12"; thence,

112th - North 41°23'02" East 3.93 feet to the southeasterly boundary of said Tract No. 4409-3; thence, leaving said southeasterly line of said Carlisle Road, along said southeasterly boundary of said Tract No. 4409-3 the following four (4) courses:

113th - North 47°47'15" East 26.19 feet; thence,

114th - North 42°12'40" East 104.04 feet; thence,

115th - North 13°11'31" East 79.65 feet; thence,

116th - NORTH 10.84 feet to a point being the beginning of a nontangent curve concave westerly, having a radius of 255.00 feet, and having a radial to said beginning of said curve bearing South 81°17'52" East; said point also being on said southeasterly line of said Carlisle Road; thence, leaving said southeasterly boundary of said Tract No. 4409-3, along said curve and said southeasterly line of said Carlisle Road,

117th - Northerly 73.46 feet through a central angle of 16°30'21" to the southeasterly boundary of said Tract No. 4409-3; thence, leaving said southeasterly line of said Carlisle Road, along said southeasterly boundary of said Tract No. 4409-3 the following two (2) courses:

118th - North 0°23'29" East 12.38 feet; thence;

119th - North 17°42'03" West 120.15 feet to and along said southeasterly line of said Carlisle Road and to the beginning of a curve concave easterly and having a radius of 269.69 feet; thence, leaving said southeasterly boundary of said Tract No. 4409-3, along said curve and along said southeasterly line of said Carlisle Road the following twenty-seven (27) courses:

120th - Northerly 185.03 feet through a central angle of 39°18'32" to the southeasterly boundary of said Tract No. 4409-3; thence, along said southeasterly boundary of said Tract No. 4409-3 the following four (4) courses:

121st - North 21°36'29" East 250.20 feet; thence,

122nd - North 10°24'36" East 151.55 feet; thence,

123rd - North 18°53'59" East 163.13 feet; thence,

124th - North 38°15'13" East 200.90 feet to and along the boundary of Tract No. 4192-4 as shown on the map recorded in the Office of said County Recorder in Book 150, Page 10 of Miscellaneous Records; thence, along the boundary of said Tract No. 4192-4 the following eleven (11) courses:

125th - North 30°49'43" East 189.33 feet to the beginning of a curve concave southeasterly and having a radius of 70.00 feet; thence, along said curve,

126th - Northeasterly and easterly 74.95 feet through a central angle of 61°20'37"; thence,

127th - South 87°49'40" East 98.42 feet; thence,

128th - North 73°38'08" East 110.74 feet to the beginning of a curve concave southerly and having a radius of 170.00 feet; thence, along said curve,

129th - Easterly 72.53 feet through a central angle of 24°26'43"; thence,

130th - South 81°55'09" East 209.77 feet; thence,

131st - South 68°39'17" East 182.93 feet; thence,

132nd - South 88°07'13" East 270.20 feet; thence,

133rd - North 87°58'37" East 363.23 feet to the beginning of a curve concave southerly and having a radius of 170.00 feet; thence, along said curve,

134th - Easterly and southeasterly 130.57 feet through a central angle of 44°00'25"; thence,

135th - South 48°00'58" East 154.68 feet to and along the boundary of Tract No. 4192-5 as shown on the map recorded in the Office of said County Recorder in Book 153, Page 36 of Miscellaneous Records; thence, along the boundary of said Tract No. 4192-5 the following eleven (11) courses:

136th - South 68°12'54" East 834.12 feet to the beginning of a curve concave northerly and having a radius of 130.00 feet; thence, along said curve,

137th - Easterly and northeasterly 106.65 feet through a central angle of 47°00'10"; thence,

138th - North 64°46'56" East 70.36 feet; thence,

139th - North 82°32'43" East 282.94 feet to the beginning of a curve concave southerly and having a radius of 170.00 feet; thence, along said curve,

140th - Easterly and southeasterly 121.07 feet through a central angle of 40°48'16"; thence,

141st - South 56°39'01" East 263.43 feet; thence,

142nd - South 55°58'30" East 12.36 feet to the beginning of a curve concave northerly and having a radius of 230.00 feet; thence, along said curve,

143rd - Southeasterly, easterly, and northeasterly 228.24 feet through a central angle of 56°51'29"; thence,

144th - North 67°10'01" East 120.77 feet; thence,

145th - North 84°46'15" East 98.05 feet to the beginning of a curve concave southerly and having a radius of 170.00 feet; thence, along said curve,

146th - Easterly 70.03 feet through a central angle of 23°36'04" to the **Point of Beginning**.

Containing 2,048.01 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.

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

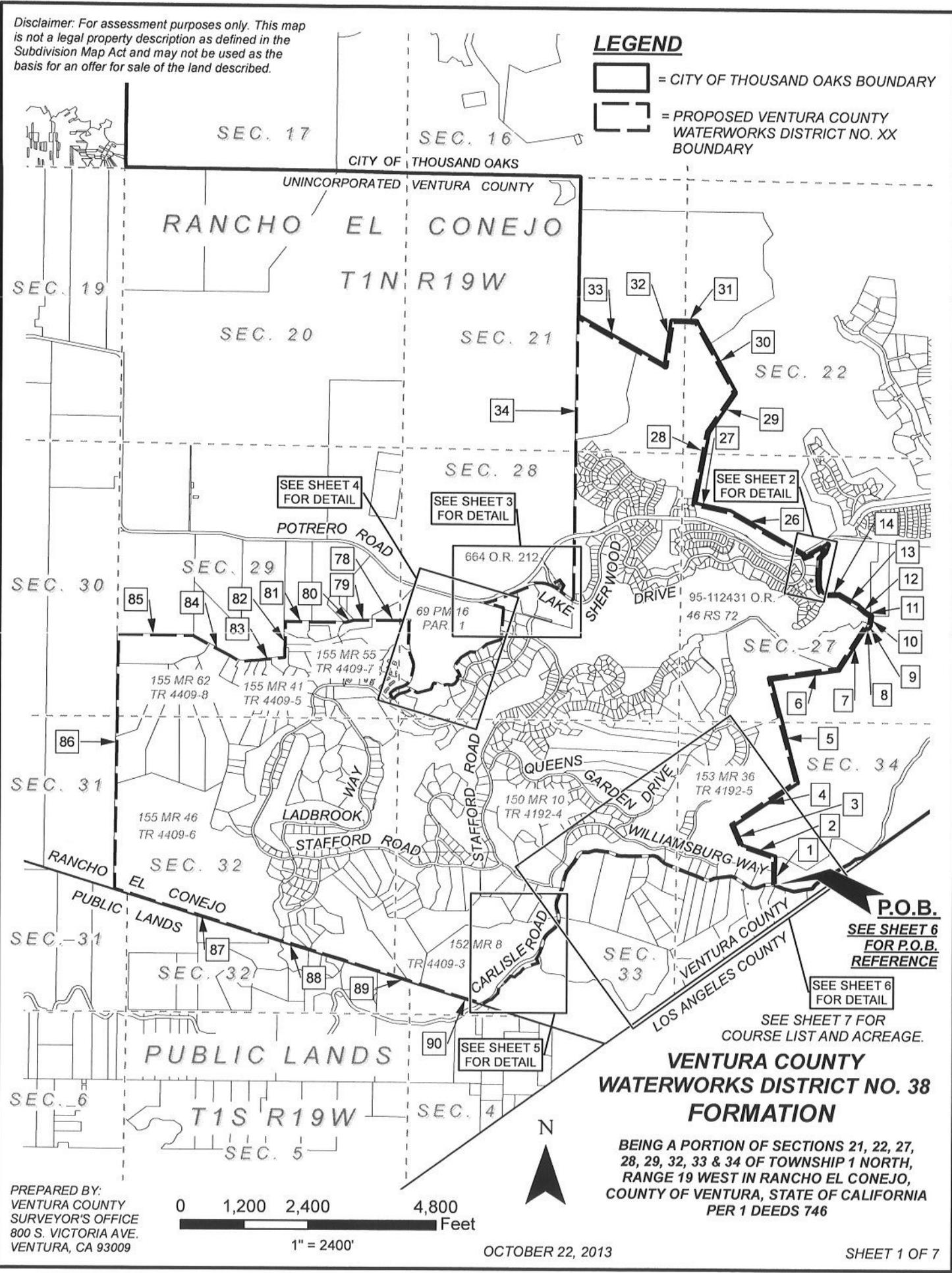
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:  Date: 8/25/2014

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

-  = CITY OF THOUSAND OAKS BOUNDARY
-  = PROPOSED VENTURA COUNTY WATERWORKS DISTRICT NO. XX BOUNDARY



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

0 1,200 2,400 4,800 Feet

1" = 2400'

OCTOBER 22, 2013

**VENTURA COUNTY
 WATERWORKS DISTRICT NO. 38
 FORMATION**

BEING A PORTION OF SECTIONS 21, 22, 27,
 28, 29, 32, 33 & 34 OF TOWNSHIP 1 NORTH,
 RANGE 19 WEST IN RANCHO EL CONEJO,
 COUNTY OF VENTURA, STATE OF CALIFORNIA
 PER 1 DEEDS 746

SHEET 1 OF 7

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

Certified by: 

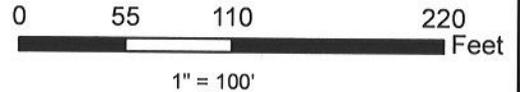
Date: 8/25/2014

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LEGEND

-  = CITY OF THOUSAND OAKS BOUNDARY
-  = PROPOSED VENTURA COUNTY WATERWORKS DISTRICT NO. XX BOUNDARY

RANCHO EL CONEJO
T1N R19W
SEC. 27



SEE SHEET 7 FOR COURSE LIST AND ACREAGE.

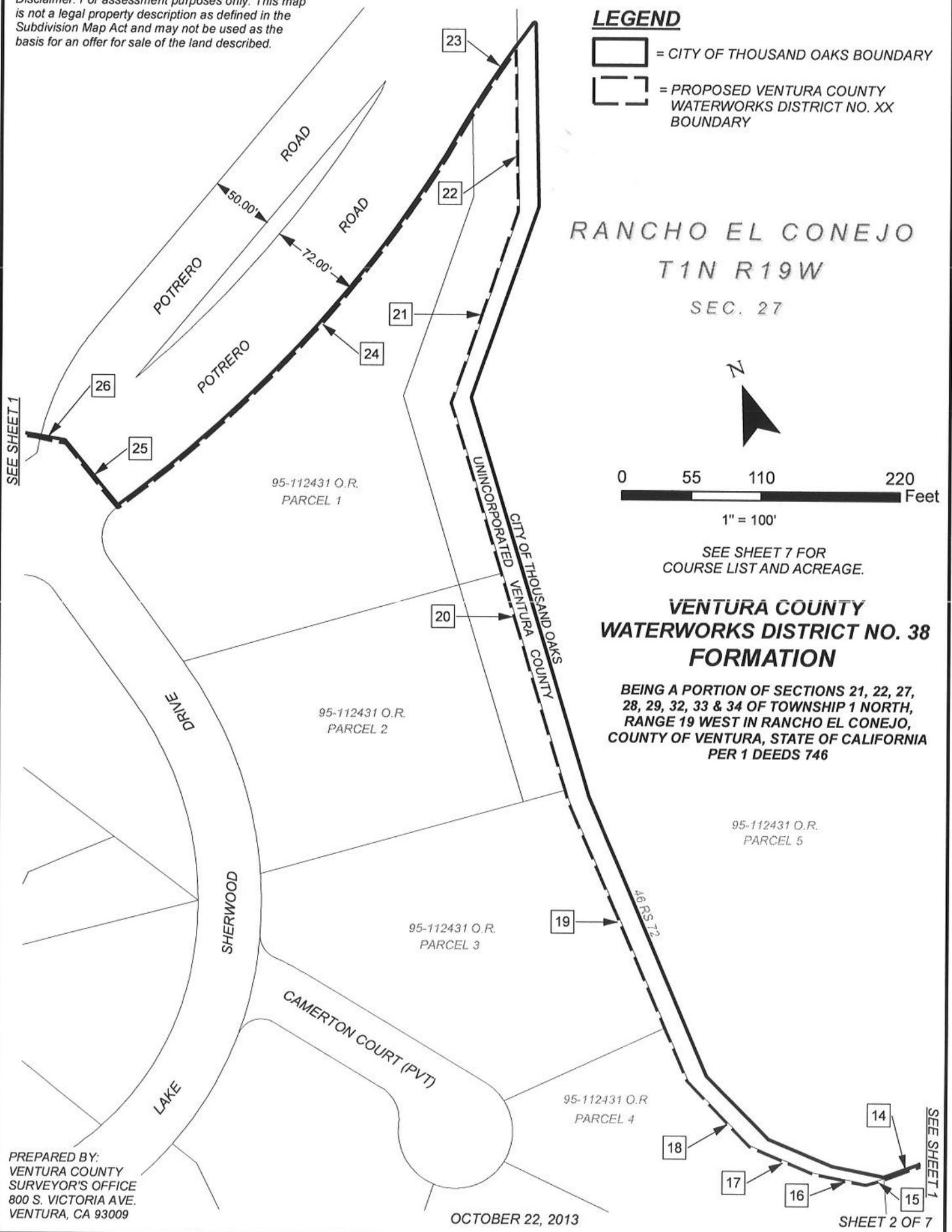
**VENTURA COUNTY
WATERWORKS DISTRICT NO. 38
FORMATION**

BEING A PORTION OF SECTIONS 21, 22, 27, 28, 29, 32, 33 & 34 OF TOWNSHIP 1 NORTH, RANGE 19 WEST IN RANCHO EL CONEJO, COUNTY OF VENTURA, STATE OF CALIFORNIA PER 1 DEEDS 746

SEE SHEET 1

SEE SHEET 1

SHEET 2 OF 7



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OCTOBER 22, 2013

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SEE SHEET 1



RANCHO EL CONEJO
T1N R19W
SEC. 28

LEGEND

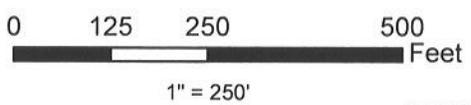
= PROPOSED VENTURA COUNTY WATERWORKS DISTRICT NO. XX BOUNDARY

SEE SHEET 7 FOR COURSE LIST AND ACREAGE.

VENTURA COUNTY WATERWORKS DISTRICT NO. 38 FORMATION

BEING A PORTION OF SECTIONS 21, 22, 27, 28, 29, 32, 33 & 34 OF TOWNSHIP 1 NORTH, RANGE 19 WEST IN RANCHO EL CONEJO, COUNTY OF VENTURA, STATE OF CALIFORNIA PER 1 DEEDS 746

PREPARED BY:
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OCTOBER 22, 2013

SHEET 3 OF 7

SEE SHEET 4

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SEE SHEET 3

POTRERO ROAD

26 PM 52

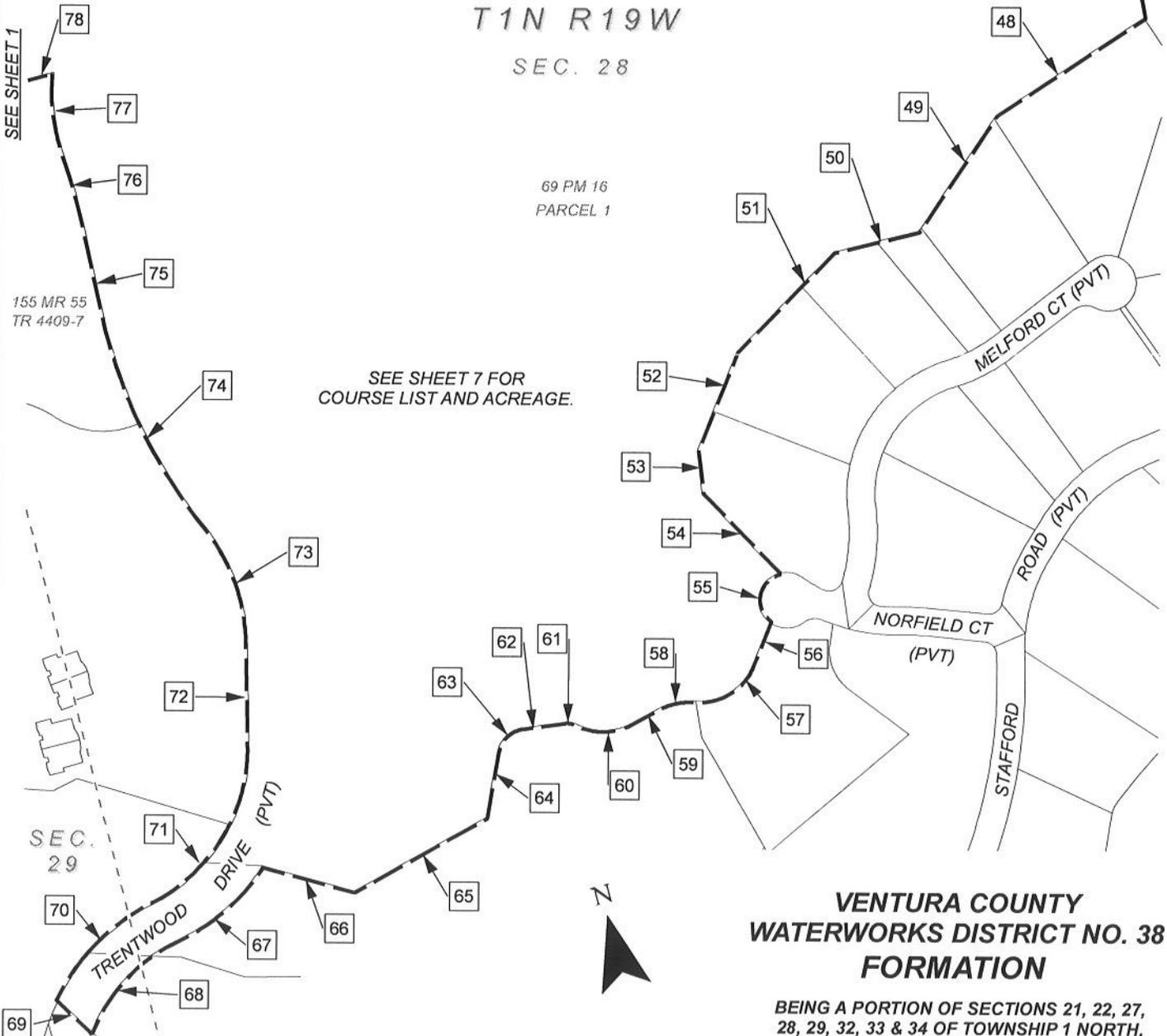
LEGEND

 = PROPOSED VENTURA COUNTY WATERWORKS DISTRICT NO. XX BOUNDARY

RANCHO EL CONEJO
T1N R19W
SEC. 28

69 PM 16
PARCEL 1

SEE SHEET 7 FOR
COURSE LIST AND ACREAGE.



155 MR 55
TR 4409-7

SEC. 29

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VENTURA COUNTY
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800 S. VICTORIA AVE.
VENTURA, CA 93009

**VENTURA COUNTY
WATERWORKS DISTRICT NO. 38
FORMATION**

BEING A PORTION OF SECTIONS 21, 22, 27,
28, 29, 32, 33 & 34 OF TOWNSHIP 1 NORTH,
RANGE 19 WEST IN RANCHO EL CONEJO,
COUNTY OF VENTURA, STATE OF CALIFORNIA
PER 1 DEEDS 746

0 125 250 500
Feet

1" = 250'

OCTOBER 22, 2013

SHEET 4 OF 7

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: 3/25/2014

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RANCHO EL CONEJO

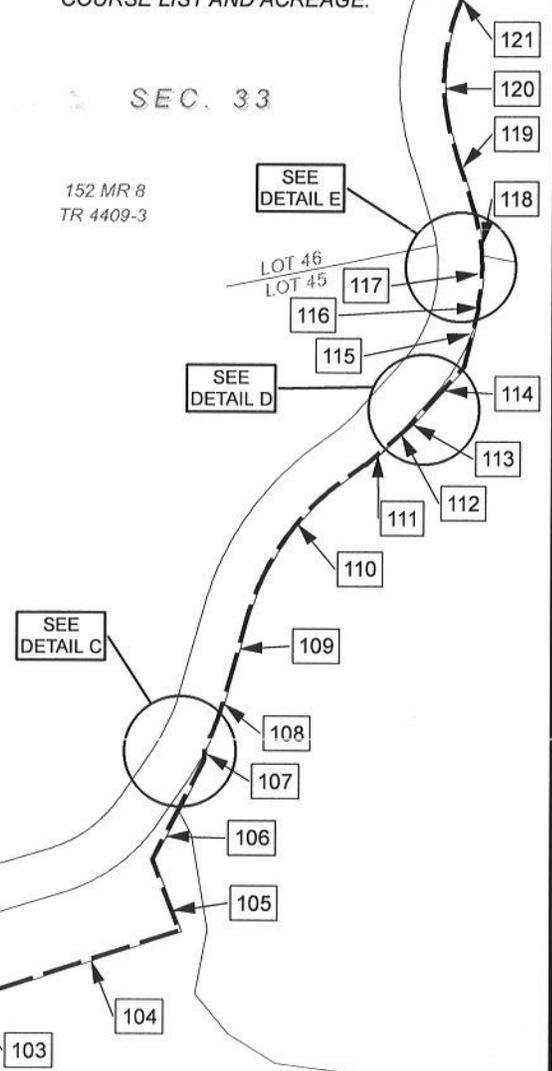
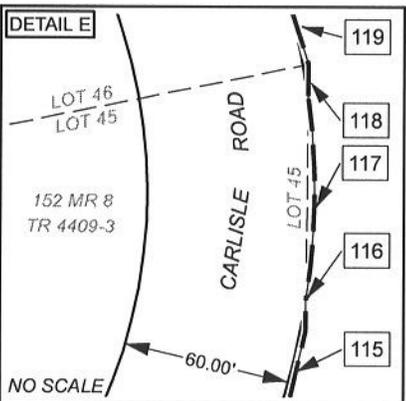
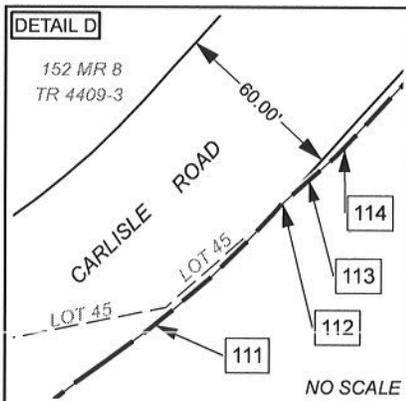
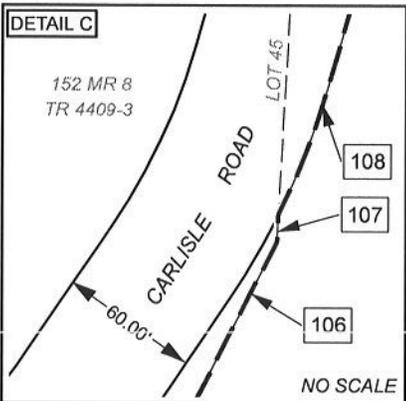
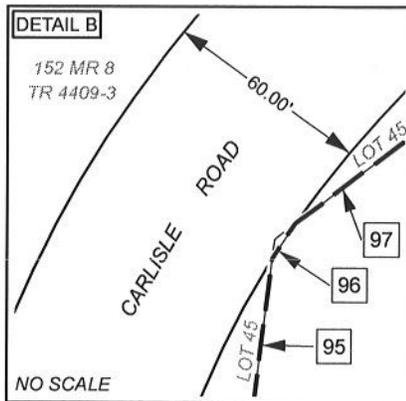
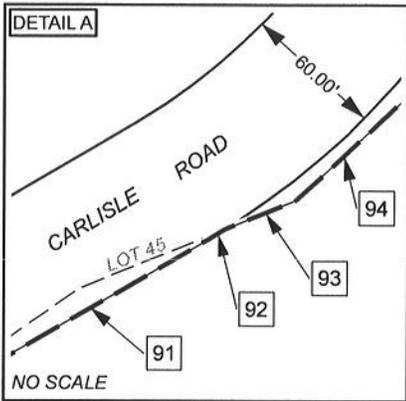
T1N R19W

SEE SHEET 6

SEE SHEET 7 FOR COURSE LIST AND ACREAGE.

SEC. 33

152 MR 8
TR 4409-3



LEGEND

 = PROPOSED VENTURA COUNTY WATERWORKS DISTRICT NO. XX BOUNDARY

VENTURA COUNTY WATERWORKS DISTRICT NO. 38 FORMATION

BEING A PORTION OF SECTIONS 21, 22, 27, 28, 29, 32, 33 & 34 OF TOWNSHIP 1 NORTH, RANGE 19 WEST IN RANCHO EL CONEJO, COUNTY OF VENTURA, STATE OF CALIFORNIA PER 1 DEEDS 746

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VENTURA COUNTY
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VENTURA, CA 93009

1" = 250'

OCTOBER 22, 2013

SHEET 5 OF 7

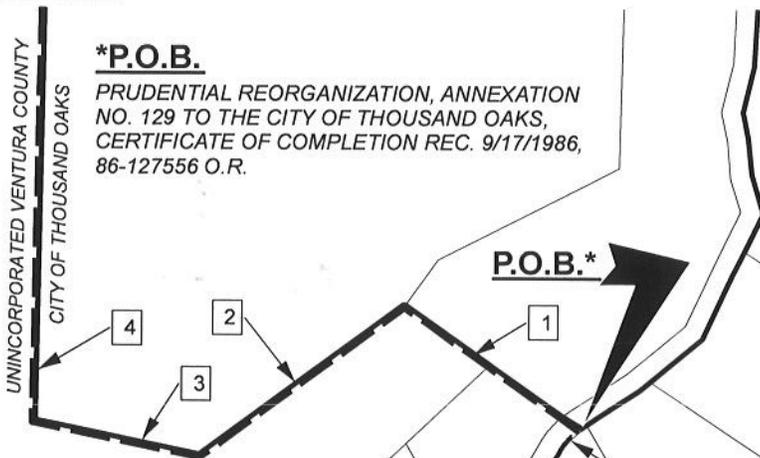
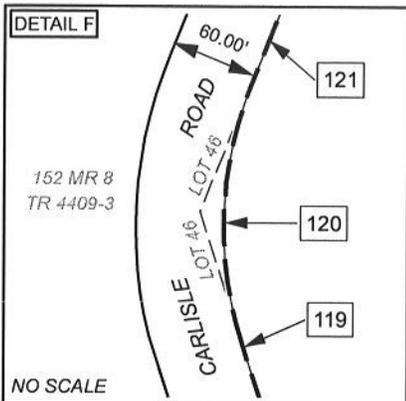
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: 

Date: 8/25/2014

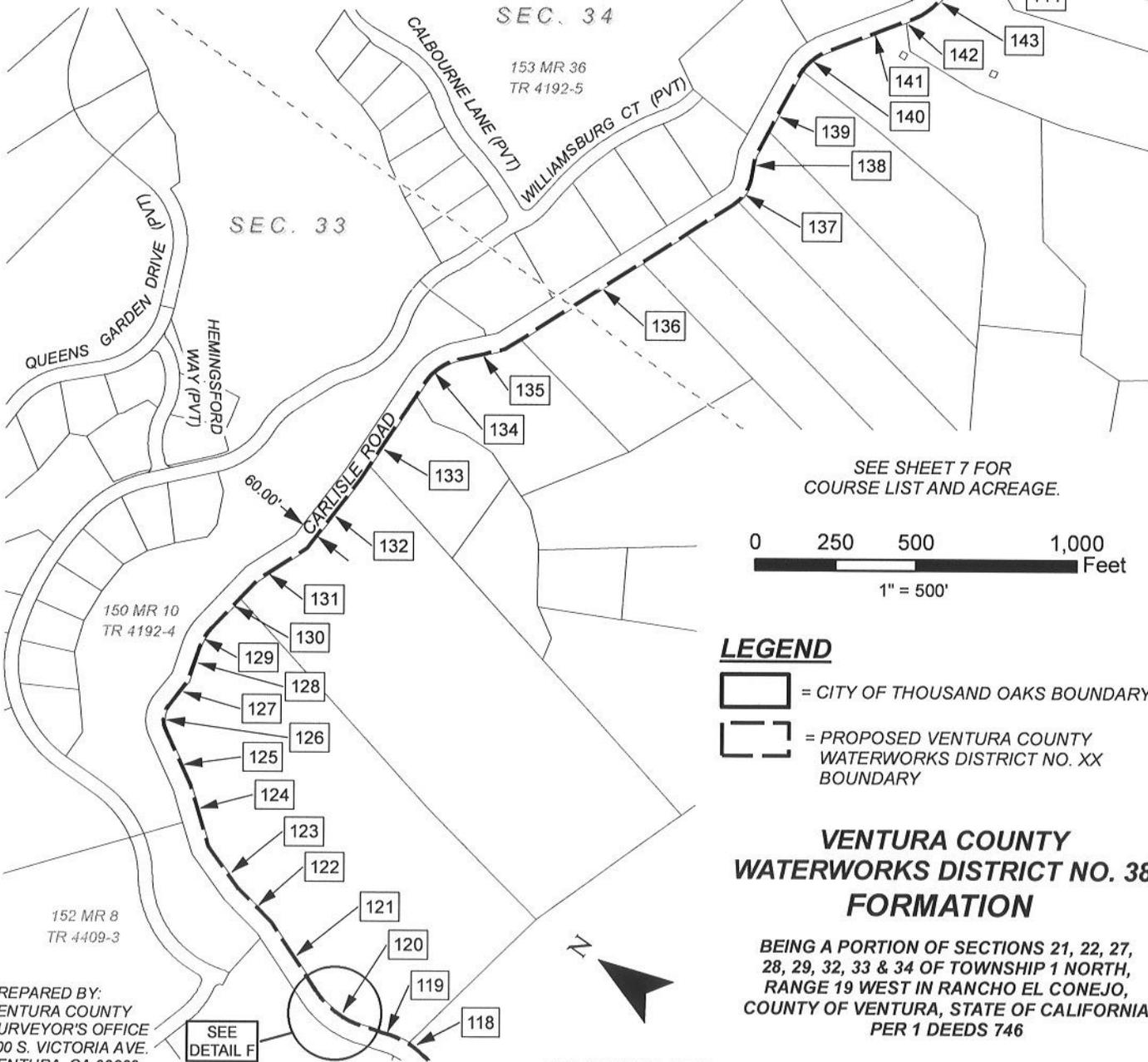
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SEE SHEET 1

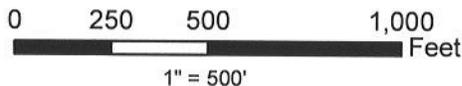


***P.O.B.**
 PRUDENTIAL REORGANIZATION, ANNEXATION NO. 129 TO THE CITY OF THOUSAND OAKS, CERTIFICATE OF COMPLETION REC. 9/17/1986, 86-127556 O.R.

RANCHO EL CONEJO
 T1N R19W
 SEC. 34



SEE SHEET 7 FOR COURSE LIST AND ACREAGE.



LEGEND

- = CITY OF THOUSAND OAKS BOUNDARY
- = PROPOSED VENTURA COUNTY WATERWORKS DISTRICT NO. XX BOUNDARY

**VENTURA COUNTY
 WATERWORKS DISTRICT NO. 38
 FORMATION**

BEING A PORTION OF SECTIONS 21, 22, 27, 28, 29, 32, 33 & 34 OF TOWNSHIP 1 NORTH, RANGE 19 WEST IN RANCHO EL CONEJO, COUNTY OF VENTURA, STATE OF CALIFORNIA PER 1 DEEDS 746

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

SEE
 DETAIL F

SEE SHEET 5

OCTOBER 22, 2013

SHEET 6 OF 7

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: 8/25/2014

COURSE BEARING DISTANCE

1. N 00°22'28" E 557.09'
2. N 71°55'12" W 660.00'
3. N 23°18'56" W 436.74'
4. N 55°47'53" E 1466.71'
5. N 14°42'28" W 2064.34'
6. N 81°35'28" E 1315.17'
7. N 32°06'17" E 986.24'
8. S 57°53'43" E 50.00'
9. N 32°06'17" E 60.77'
10. N 07°47'56" E 167.26'
11. N 59°46'23" W 125.49'
12. N 47°35'35" W 187.69'
13. N 59°31'13" W 413.29'
14. S 89°32'14" W 285.14'
15. N 86°18'12" W 14.96'
16. N 58°39'42" W 42.10'
17. N 47°41'37" W 55.16'
18. N 24°00'58" W 70.39'
19. N 03°25'07" W 241.44'
20. N 03°20'26" E 331.96'
21. N 38°16'47" E 162.93'
22. N 18°39'48" E 131.22'
23. Δ = 05°42'17" R = 789.00'
L = 78.56
RAD. = N 34°37'18" W
24. Δ = 23°20'06" R = 1006.00'
L = 409.72'
25. N 15°10'15" W 67.96'
26. N 60°19'04" W 1601.14'
27. N 78°09'54" W 700.00'
28. N 10°22'06" E 1411.46'
29. N 33°30'06" E 910.00'
30. N 28°39'54" W 1540.00'
31. N 89°39'54" W 450.00'
32. S 07°50'06" W 880.00'
33. N 60°24'54" W 1920.00'
34. S 00°32'48" W 5399.93'
35. N 58°47'30" W 78.13'
36. N 51°29'45" W 157.48'
37. N 25°52'15" E 121.51'
38. N 36°50'15" W 161.86'
39. S 63°21'45" W 142.93'
40. S 35°37'45" E 120.34'
41. Δ = 40°40'51" R = 642.93'
L = 456.49'
RAD. = N 32°54'39" E
42. S 07°46'12" E 55.00'
43. Δ = 14°32'38" R = 587.93'
L = 149.24'
RAD. = N 07°46'12" W
44. S 67°41'10" W 611.61'
45. Δ = 18°49'26" R = 1030.00'
L = 338.40'
46. S 74°40'50" E 456.93'
47. S 03°47'51" W 571.53'
48. S 70°52'51" W 279.55'
49. S 47°57'56" W 219.49'
50. N 89°35'04" W 137.00'
51. S 58°25'07" W 219.52'
52. S 35°51'37" W 169.00'
53. S 07°56'52" W 70.00'
54. S 29°11'19" E 172.30'
55. Δ = 125°30'57" R = 44.00'
L = 96.39'
RAD. = N 02°29'29" W
56. S 36°09'57" W 74.09'
57. Δ = 72°20'30" R = 88.00'
L = 111.11'
58. Δ = 33°32'01" R = 112.00'
L = 65.55'

COURSE BEARING DISTANCE

59. S 74°58'26" W 41.31'
60. Δ = 56°15'53" R = 93.00'
L = 91.33'
61. Δ = 34°21'34" R = 32.00'
L = 19.19'
62. N 83°07'15" W 65.00'
63. Δ = 72°16'53" R = 47.00'
L = 59.29'
64. S 24°35'52" W 105.02'
65. S 74°58'25" W 236.01'
66. N 60°01'35" W 149.26'
67. Δ = 31°46'34" R = 324.00'
L = 179.69'
RAD. = S 42°41'17" E
68. Δ = 42°33'25" R = 266.00'
L = 197.57'
69. N 31°48'36" W 72.03'
70. Δ = 36°15'34" R = 334.00'
L = 211.37'
RAD. = N 48°54'14" W
71. Δ = 63°31'22" R = 276.00'
L = 306.00'
72. N 13°49'58" E 162.76'
73. Δ = 37°48'06" R = 300.00'
L = 197.93'
74. Δ = 26°12'57" R = 824.00'
L = 377.02'
75. N 02°14'49" E 143.43'
76. Δ = 06°41'28" R = 976.00'
L = 113.98'
77. Δ = 24°04'41" R = 324.00'
L = 136.16'
78. N 89°56'43" W 736.51'
79. N 89°23'52" W 349.65'
80. S 72°56'46" W 163.51'
81. N 89°23'52" W 1137.88'
82. S 00°36'23" W 691.96'
83. S 84°22'01" W 810.80'
84. N 61°29'16" W 1017.09'
85. N 89°23'37" W 1437.91'
86. S 00°34'13" W 4875.77'
87. S 72°54'21" E 1832.39'
88. S 72°44'31" E 2604.31'
89. S 72°27'47" E 2661.47'
90. S 72°52'08" E 213.21'
91. N 59°07'42" E 162.92'
92. Δ = 01°32'53" R = 330.00'
L = 8.92'
93. N 67°33'01" E 33.42'
94. N 46°19'06" E 176.04'
95. N 06°55'26" E 120.34'
96. Δ = 02°37'51" R = 270.00'
L = 12.40'
RAD. = N 58°43'55" W
97. N 52°17'50" E 140.09'
98. N 41°16'50" E 135.26'
99. S 74°52'16" E 71.34'
100. N 45°32'54" E 79.59'
101. N 54°22'29" E 71.49'
102. N 40°39'23" E 92.04'
103. N 56°38'11" E 60.74'
104. N 71°30'05" E 252.30'
105. N 20°40'55" W 100.48'

COURSE BEARING DISTANCE

106. N 26°57'51" E 145.64'
107. N 03°03'06" E 11.96'
108. Δ = 10°36'53" R = 330.00'
L = 61.14'
RAD. = S 63°57'44" E
109. N 15°25'23" E 116.31'
110. Δ = 39°29'51" R = 335.37'
L = 231.19'
111. Δ = 13°32'12" R = 330.00'
L = 77.97'
112. N 41°23'02" E 3.93'
113. N 47°47'15" E 26.19'
114. N 42°12'40" E 104.04'
115. N 13°11'31" E 79.65'
116. NORTH 10.84'
117. Δ = 16°30'21" R = 255.00'
L = 73.46'
RAD. = S 81°17'52" E
118. N 00°23'29" E 12.38'
119. N 17°42'03" W 120.15'
120. Δ = 39°18'32" R = 269.69'
L = 185.03'
121. N 21°36'29" E 250.20'
122. N 10°24'36" E 151.55'
123. N 18°53'59" E 163.13'
124. N 38°15'13" E 200.90'
125. N 30°49'43" E 189.33'
126. Δ = 61°20'37" R = 70.00'
L = 74.95'
127. S 87°49'40" E 98.42'
128. N 73°38'08" E 110.74'
129. Δ = 24°26'43" R = 170.00'
L = 72.53'
130. S 81°55'09" E 209.77'
131. S 68°39'17" E 182.93'
132. S 88°07'13" E 270.20'
133. N 87°58'37" E 363.23'
134. Δ = 44°00'25" R = 170.00'
L = 130.57'
135. S 48°00'58" E 154.68'
136. S 68°12'54" E 834.12'
137. Δ = 47°00'10" R = 130.00'
L = 106.65'
138. N 64°46'56" E 70.36'
139. N 82°32'43" E 282.94'
140. Δ = 40°48'16" R = 170.00'
L = 121.07'
141. S 56°39'01" E 263.43'
142. S 55°58'30" E 12.36'
143. Δ = 56°51'29" R = 230.00'
L = 228.24'
144. N 67°10'01" E 120.77'
145. N 84°46'15" E 98.05'
146. Δ = 23°36'04" R = 170.00'
L = 70.03'

CONTAINING
2,048.01 ACRES
MORE OR LESS

VENTURA COUNTY
WATERWORKS DISTRICT NO. 38
FORMATION

BEING A PORTION OF SECTIONS 21, 22, 27,
28, 29, 32, 33 & 34 OF TOWNSHIP 1 NORTH,
RANGE 19 WEST IN RANCHO EL CONEJO,
COUNTY OF VENTURA, STATE OF CALIFORNIA
PER 1 DEEDS 746

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

OCTOBER 22, 2013

SHEET 7 OF 7

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: 8/25/2014