

No Fees per Government Code 27383

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



20140520-00063663-0 1/7

Ventura County Clerk and Recorder  
MARK A. LUNN  
05/20/2014 11:13:42 AM  
921167 \$.00 J0

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 14-06 City of Thousand Oaks Reorganization – Miller Ranch**

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  
Ventura County Service Area No. 32 – Detachment

3. APN Number: 690-0-340-025

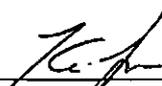
4. The above listed city and districts are located within the following county: Ventura

5. The Local Agency Formation Commission's resolution of approval, LAFCo 14-06, which was adopted on April 16, 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 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: 5-20-14

  
Kai Luoma, Executive Officer  
Ventura LAFCo

**LAFCO 14-06**

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

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, at the times and in the manner required by law, the Executive Officer gave notice of the hearing as required by law; and

WHEREAS, the proposal was duly considered on April 16, 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 document, spheres of influence and applicable 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; and

WHEREAS, the Commission certifies that it has reviewed and considered the Environmental Impact Report (EIR) prepared by the lead agency; and

WHEREAS, the Commission has found that the EIR discloses impacts that are not significant or 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 dated April 16, 2014 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:  
**CITY OF THOUSAND OAKS REORGANIZATION – MILLER RANCH**
- (5) The Commission has reviewed and considered the information contained in the EIR for the Miller Ranch project prepared for the City as lead agency as well as all comments received and determines that adopted mitigation measures will substantially lessen or avoid any significant effect on the environment.
- (6) The Commission hereby adopts the lead agency's Findings, Mitigation Measures and Mitigation Monitoring Program (Attachment 3 to the Staff Report).
- (7) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under CEQA Guidelines §15094 and §15096(i).
- (8) 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.
- (9) The affected territory is uninhabited as defined by Government Code § 56046.
- (10) Pursuant to Government Code Section 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 waives protest proceedings entirely.
- (11) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.

- (12) **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.**
- (13) **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.**

This resolution was adopted on April 16, 2014.

	<b>AYE</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Commissioner Dandy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>
Alt. Commissioner Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: 4/18/14 *Linda Parks*  
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: City of Thousand Oaks  
Calleguas Municipal Water District  
Southern California Edison  
Southern California Gas Company  
Ventura County Watershed Protection District  
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 Resource Conservation District  
Ventura County Sheriff – EOC  
Ventura County Surveyor

14-06

**CITY OF THOUSAND OAKS  
MILLER RANCH REORGANIZATION**

**ANNEXATION TO CITY OF THOUSAND OAKS AND DETACHMENT FROM VENTURA  
COUNTY RESOURCE CONSERVATION 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 described as follows:

Beginning at the northeasterly terminus of the 15<sup>th</sup> course of "ANNEXATION NO. 63 – WESTLAKE NORTH RANCH ADDITION" as described in Resolution No. 72-411 adopted by the City Council of the City of Thousand Oaks on December 19, 1972 and filed in the Office of the Secretary of State of the State of California on December 26, 1972; thence, along said 15<sup>th</sup> course and along the existing boundary of the City of Thousand Oaks the following six (6) courses:

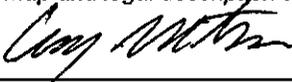
- 1st - South 18°46'20" West 1101.00 feet; thence,
- 2nd - South 47°19'40" East 116.45 feet; thence,
- 3rd - South 85°26'19" East 1042.65 feet; thence,
- 4th - North 14°11'20" East 595.00 feet; thence,
- 5th - North 16°56'40" West 652.30 feet; thence,
- 6th - North 89°43'40" West 726.40 feet to the **Point of Beginning**.

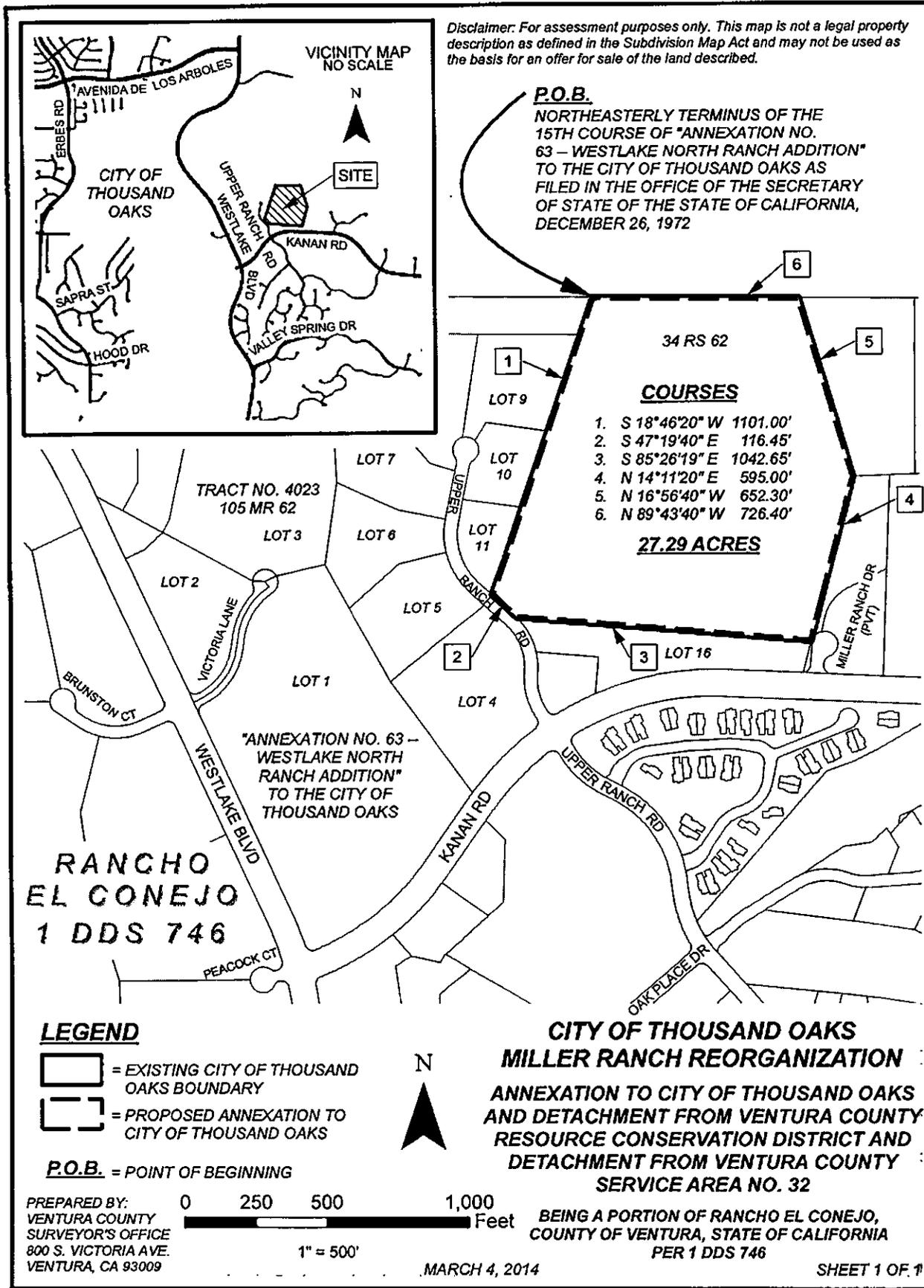
Containing 27.29 acres, more or less.

*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: 5/19/2014



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.

**P.O.B.**  
 NORTHEASTERLY TERMINUS OF THE  
 15TH COURSE OF "ANNEXATION NO.  
 63 - WESTLAKE NORTH RANCH ADDITION"  
 TO THE CITY OF THOUSAND OAKS AS  
 FILED IN THE OFFICE OF THE SECRETARY  
 OF STATE OF THE STATE OF CALIFORNIA,  
 DECEMBER 26, 1972

**COURSES**

1. S 18°46'20" W 1101.00'
2. S 47°19'40" E 116.45'
3. S 85°26'19" E 1042.65'
4. N 14°11'20" E 595.00'
5. N 16°56'40" W 652.30'
6. N 89°43'40" W 726.40'

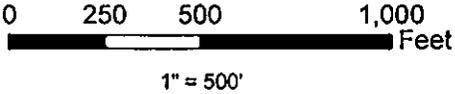
**27.29 ACRES**

**LEGEND**

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

**P.O.B.** = POINT OF BEGINNING

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



MARCH 4, 2014

**CITY OF THOUSAND OAKS  
 MILLER RANCH REORGANIZATION  
 ANNEXATION TO CITY OF THOUSAND OAKS  
 AND DETACHMENT FROM VENTURA COUNTY  
 RESOURCE CONSERVATION DISTRICT AND  
 DETACHMENT FROM VENTURA COUNTY  
 SERVICE AREA NO. 32**

BEING A PORTION OF RANCHO EL CONEJO,  
 COUNTY OF VENTURA, STATE OF CALIFORNIA  
 PER 1 DDS 746

SHEET 1 OF 1

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: 5/19/2014