



**STAFF REPORT**

**Agenda Item 12**

Meeting Date: October 19, 2005

**LAFCO CASE  
NAME & NO.**

- A. LAFCO 05-12S City of Thousand Oaks Sphere of Influence Amendment – Borchard/Potrero (Parcel A)
- B. LAFCO 05-12 City of Thousand Oaks Reorganization – Borchard/Potrero (Parcels A and B)

**PROPOSAL**

- A. LAFCO 05-12S City of Thousand Oaks Sphere of Influence Amendment – Borchard/Potrero (Parcel A): To amend the Sphere of Influence of the City of Thousand Oaks to include an area of approximately 0.8 acre in size so that it can be annexed to the City of Thousand Oaks.
- B. LAFCO 05-12 City of Thousand Oaks Reorganization – Borchard/Potrero (Parcels A and B): To annex an area totaling approximately 5.33 acres to the City of Thousand Oaks for the purpose of transferring road maintenance responsibility from the County to the City, and to detach the same area from the Ventura County Resource Conservation District.

**SIZE**

- A. Approximately 0.8 acre (Parcel A).
- B. Approximately 4.53 acres (Parcels A and B).

**LOCATION**

Parcel A is located adjacent to the southwestern portion of the City of Thousand Oaks and includes a portion of Potrero Road approximately 500 feet in length near its eastern intersection with Lake Sherwood Drive. Parcel A also includes a parcel located within the Potrero Road Right of Way (APN: 695-0-104-010) and a portion of one additional parcel on Potrero Road (APN: 695-0-220-120). Parcel B is located in an unincorporated island within the western portion of the City of Thousand Oaks and includes a portion of Borchard Road approximately 2,000 feet in length from Wendy Drive to Silas Avenue.

**COMMISSIONERS AND STAFF**

**COUNTY:**  
Linda Parks, Vice Chair  
Kathy Long  
*Alternate:*  
Steve Bennett

**CITY:**  
Don Waunch  
John Zaragoza  
*Alternate:*  
Janice Parvin

**SPECIAL DISTRICT:**  
Dick Richardson, Chair  
Ted Grandsen  
*Alternate:*  
George Lange

**PUBLIC:**  
Kenneth M. Hess  
*Alternate:*  
Louis Cunningham

**EXECUTIVE OFFICER:**  
Everett Millais

**LAFCO ANALYST:**  
Kim Uhlich

**OFFICE MANAGER/CLERK:**  
Debbie Schubert

**LEGAL COUNSEL:**  
Leroy Smith

**ASSESSOR'S PARCEL INFORMATION**

**A. LAFCO 05-12S City of Thousand Oaks Sphere of Influence Amendment – Borchard/Potrero:**

Parcel A
695-0-104-010
695-0-220-120 (portion)

**B. LAFCO 54-12 City of Thousand Oaks Reorganization – Borchard/Potrero:**

Parcel A	Parcel B
695-0-104-010	None; all area to be annexed
695-0-220-120 (portion)	is within public rights of way

**PROPONENT** City of Thousand Oaks, by Ordinance

**NOTICE** The Sphere of Influence Amendment has been noticed as a PUBLIC HEARING as required by law.

**RECOMMENDATIONS**

- A. Certify that the Commission has reviewed and considered the information contained in the CEQA Notice of Exemption prepared by the City of Thousand Oaks as lead agency, dated August 8, 2005, and determine that the Reorganization and Sphere of Influence Amendment is exempt under Section 15319 of the CEQA Guidelines for both the Sphere of Influence amendment and the Reorganization proposal.
- B. Adopt the attached resolution (LAFCO 05-12S) making determinations and approving the City of Thousand Oaks Sphere of Influence Amendment – Borchard/Potrero (Attachment 2).
- C. Adopt the attached resolution (LAFCO 05-12) making determinations and approving the City of Thousand Oaks Reorganization – Borchard/Potrero (Attachment 3).

# GENERAL ANALYSIS

## 1. Land Use

### A. Site Information

	<b>Land Use</b>	<b>Zone District Classification</b>	<b>General Plan Designation</b>
<b>Existing</b>	<p><b>Parcel A: Public Road</b></p> <p>695-0-220-120 is an approximately 26-acre parcel developed with an equestrian facility use. All but a very small portion of this parcel is currently within the City of Thousand Oaks. The portion that remains outside of the City and that which is included in the proposal area consists of less than 0.1 acre.</p> <p><b>Parcel B: Public Road</b></p>	<p><b>County:</b></p> <p><b>A:</b> RE-1ac/SRP (Rural Exclusive, 1 ac. min./Scenic Resource Protection Overlay)</p> <p><b>B:</b> R1-8,000 sq ft (Urban Residential, 8,000 sq. ft. min.)</p> <p><b>City:</b></p> <p><b>A:</b> NA</p> <p><b>B:</b> NA</p>	<p><b>County:</b></p> <p><b>A:</b> Existing Community</p> <p><b>B:</b> Existing Community Urban Reserve</p> <p><b>City:</b></p> <p><b>A:</b> NA</p> <p><b>B:</b> NA</p>
<b>Proposed</b>	No Change	No Change – Pursuant to City of Thousand Oaks policy, territory not pre-zoned prior to annexation retains its county zoning classification.	No Change

No changes are proposed to the land use, zoning or general plan designations for any of the Parcels.

## **B. Conformity with Plans**

The Sphere of Influence Amendment area and the Reorganization proposal area is entirely comprised of existing public rights of way, which is consistent with both the County and City of Thousand Oaks General Plans.

Most of the Parcel A area is outside the City's CURB (city urban restriction boundary). However, no change to either the City or County general plans is proposed or necessary for the transfer of road maintenance responsibility from the County to the City. Therefore, no SOAR changes are necessary by either jurisdiction. The area outside the City's CURB that is part of the Sphere of Influence Amendment and part of the Reorganization proposal will retain its current "Existing Community" designation. As such, the proposals are consistent with the City and County General Plans.

## **C. Surrounding Land Uses, Zoning and General Plan Designations**

The proposal will have no effect on surrounding land uses, zoning or general plan designations.

## **2. Impact on Prime Agricultural Land, Agriculture and Open Space**

### **A. Agricultural Land and Agriculture**

No part of the Sphere of Influence Amendment area or the Reorganization proposal area is considered prime agricultural land or farmland of statewide significance. There are no agricultural uses in the proposal area, or any surrounding agricultural uses.

None of the proposal areas are subject to a Land Conservation Act contract or a Farmland Security Zone agreement.

None of the proposal areas are within a greenbelt.

### **B. Open Space**

No part of the Sphere of Influence Amendment area or the Reorganization proposal area is considered open space pursuant to Government Code Sections 56059 and 65560.

### **3. Population**

According to the County of Ventura Registrar of Voters, there are no registered voters within the proposal area. Given this information, the proposal area is considered uninhabited in terms of LAFCO proceedings.

### **4. Services and Controls – Need, Cost, Adequacy and Availability**

According to the City, the Parcel A area (Potrero Road segment) is being annexed to satisfy an agreement with the County and the Lake Sherwood developer to assume responsibility for road maintenance. Similarly, the Parcel B area is being annexed pursuant to an agreement made with the County. As indicated above, the Parcel B area is currently within an unincorporated County island. The agreement is based on the fact that the City has historically performed road maintenance on this portion of Borchard Road in conjunction with their maintenance of adjacent segments of the same road that are within the City boundary. Bringing this isolated County road segment into the City would not only help to consolidate road maintenance responsibilities within the larger Thousand Oak area, but also would provide for a more uniform road surface that would enhance both appearance and ride quality for the public.

No new public street extensions are proposed as a result of this proposal. The City has indicated that the existing streets will be operated and maintained at the same level as other streets within the City and will be financed by general City revenues. According to the City, there are no existing landscaped rights of way or streetlights. Thus, there will be no ancillary maintenance expenses beyond those associated with street maintenance.

No assessment districts are proposed.

No change to any other existing service, including law enforcement and fire services, will result from this proposal.

### **5. Boundaries and Lines of Assessment**

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

The maps and legal descriptions for this proposal have been checked by the County Surveyor and have been certified as being accurate and sufficient for the preparation

of a Certificate of Completion pursuant to Government Code Section 57201 and for filing with the State Board of Equalization.

## **6. Assessed Value, Tax Rates and Indebtedness**

The Ventura County Assessor has indicated that the parcels comprising the proposal area will be assigned to three new tax rate areas upon annexation. However, with the exception of the portion of Assessor parcel 695-0-220-12, the proposal area lies within existing public rights-of-way, and thus has no assessed land value. The assessment of the portion of Assessor parcel 695-0-220-12 that is part of the subject sphere amendment and annexation proposal will not change. The current assessment for this parcel reflects it as one tax rate area as if its entirety is already within the City.

The City has indicated that the area will not be subject to any City bonded indebtedness upon annexation.

In December 1980, the County of Ventura and the City of Thousand Oaks agreed to a negotiated exchange of property tax revenues for transfers of service responsibilities resulting from boundary changes. This joint County/City Resolution provides that beginning in the fiscal year the area becomes annexed the County will transfer 13.74% of the property tax revenues received by the County from the annexed area to the City.

## **7. Environmental Impact of the Proposal**

The City of Thousand Oaks is the lead agency for this proposal and found it to be categorically exempt under Section 15319 (annexations of existing facilities) of the California Environmental Quality Act Guidelines. As the Sphere of Influence Amendment and Reorganization proposal consists of currently developed road segments requiring no expansion of the current use, a categorical exemption is appropriate for this proposal.

## **8. Regional Housing Needs**

According to the California Housing and Community Development Department the City of Thousand Oaks adopted an updated General Plan Housing Element on December 12, 2000 and completed State review for compliance on March 30, 2001. The annexation proposal area is developed consistent with the City's General Plan.

Therefore, the proposal will have no effect on the fair share of the regional housing needs for the City of Thousand Oaks.

## **9. Landowner and Annexing Agency Consent**

All the landowners in the proposal area have given their written consent for the reorganization proposal. Due to this fact and because the reorganization proposal area is considered uninhabited for LAFCO proceedings, the City of Thousand Oaks has requested that all subsequent notice and protest proceedings be waived.

## **SPECIAL ANALYSIS**

### **Annexation of Unincorporated Islands**

As indicated in Section 4 above, Parcel B of the proposal area is a portion of a larger unincorporated island surrounded by the City of Thousand Oaks. However, the size of the proposal area (3.73 acres) does not meet the minimum 40-acre threshold required by the Ventura LAFCO's Island Annexation Policy, which would otherwise allow LAFCO to condition the proposal to require the City to initiate proceedings for the annexation of all unincorporated island areas within the City that meet the provisions of the same Code Section. Moreover, neither Ventura LAFCO policy statements nor statutory requirements associated with compulsory island annexation apply to the subject proposal due to the fact that the size of the island itself exceeds the 150-acre size limit set forth in Government Code Section 56375.3.

### **Sphere of Influence Determinations**

The proposed Reorganization cannot proceed until the Parcel A area is within the City's Sphere of Influence. The City is requesting that LAFCO amend the existing Sphere of Influence by adding approximately 0.8 acre.

Government Code §56425 (e) requires that in determining the Sphere of Influence of each local agency the Commission shall consider and prepare a written statement of its determinations with respect to certain factors prior to making a decision:

*The present and planned uses in the area, including agricultural and open space lands.*

Approximately 0.8 acre is proposed to be added to the City's Sphere of Influence. None of this area is considered agricultural lands or open space lands. Approximately 0.08 acre is within the City's CURB (city urban restriction

boundary) area. LAFCO's policies support adding at least this area that is within the City's CURB to the City's Sphere of Influence and also support having the City's plans and policies prevail for this area. The City's plans and policies for the area within the CURB that is a part of the Sphere of Influence Amendment proposal provide for primarily urban uses requiring urban services.

Approximately 0.7 acre of area is proposed to be added to the City's Sphere of Influence that is outside the City's CURB. However, the provisions of the City's CURB ordinance do not apply to roadways designated in the circulation element of the general plan. Potrero Road is designated in the City of Thousand Oaks General Plan and, since this area is and will remain as a public road maintained by the City, including this area in the City's Sphere of Influence is warranted.

**Describe the present and probable need for public facilities and services in the area.**

The proposal area is fully dedicated for public road use. The present need for public facilities and services is very limited and will remain virtually unchanged into the future.

**The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**

The City of Thousand Oaks has indicated that they have the present capacity and adequate facilities to serve the Sphere of Influence Amendment proposal area.

**The existence of any social or economic communities of interest in the area that the Commission may determine are relevant to the agency.**

The only social or economic communities of interest that are relevant to the Sphere of Influence Amendment proposal area is the City of Thousand Oaks. The Sphere of Influence Amendment does not affect any other social or economic community of interest.

## **ALTERNATIVE ACTIONS AVAILABLE**

- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue either the Sphere of Influence Amendment proposal or the Reorganization proposal, or both, should state specifically the type of information desired and specify a date certain for further consideration. It should be noted that if the Sphere of Influence Amendment proposal is continued, the Reorganization proposal cannot be approved.
- B. If the Commission, following public testimony and the review of the materials submitted, determines that the boundaries of either the Sphere of Influence Amendment proposal or the Reorganization proposal, or both, should be modified, or that either proposal should be approved subject to any changes or additions to the terms and conditions recommended, a motion to approve should clearly specify any boundary changes and/or any changes or additions to the terms and conditions of approval.
- C. If the Commission, following public testimony and review of materials submitted with the proposals wishes to deny the Sphere of Influence Amendment proposal or the Reorganization proposal, or both, a motion to deny should include certification that the Commission has reviewed and considered the information contained in the CEQA Notice of Exemption and include the adoption of this Report and all referenced materials as part of the public record. It should be noted that if the Commission denies the Sphere of Influence proposal, the Reorganization proposal cannot be approved.

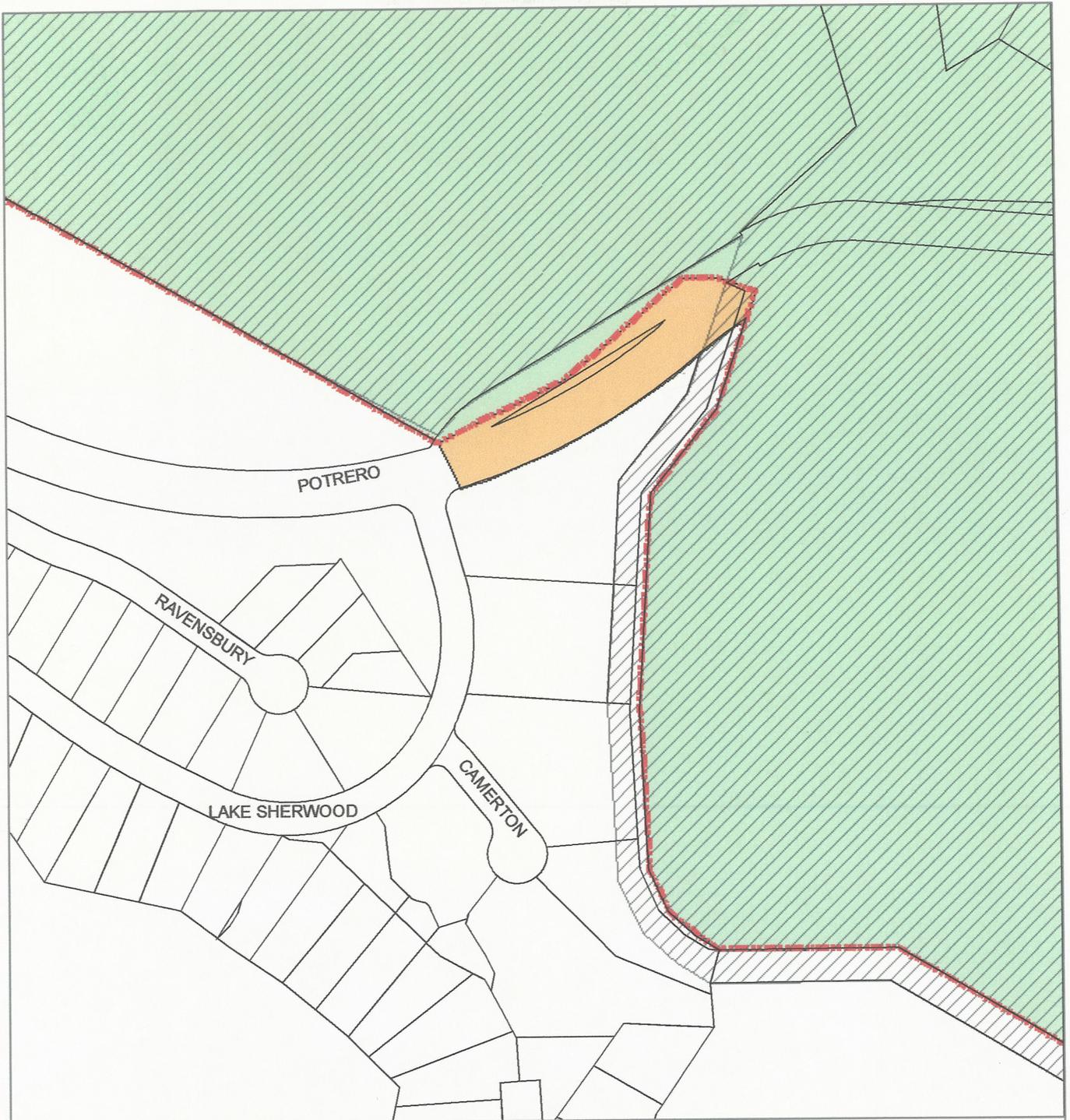
### **PREPARED FOR THE COMMISSION BY:**

  
\_\_\_\_\_  
Kim Uhlich, Senior Analyst

### **ATTACHMENTS**

- (1) Vicinity Maps
- (2) LAFCO 05-12S Resolution (Sphere of Influence Amendment)
- (3) LAFCO 05-12 Resolution (Reorganization)

# ATTACHMENT 1

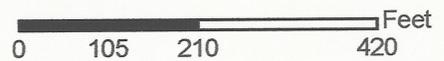


## Ventura LAFCO Vicinity Map

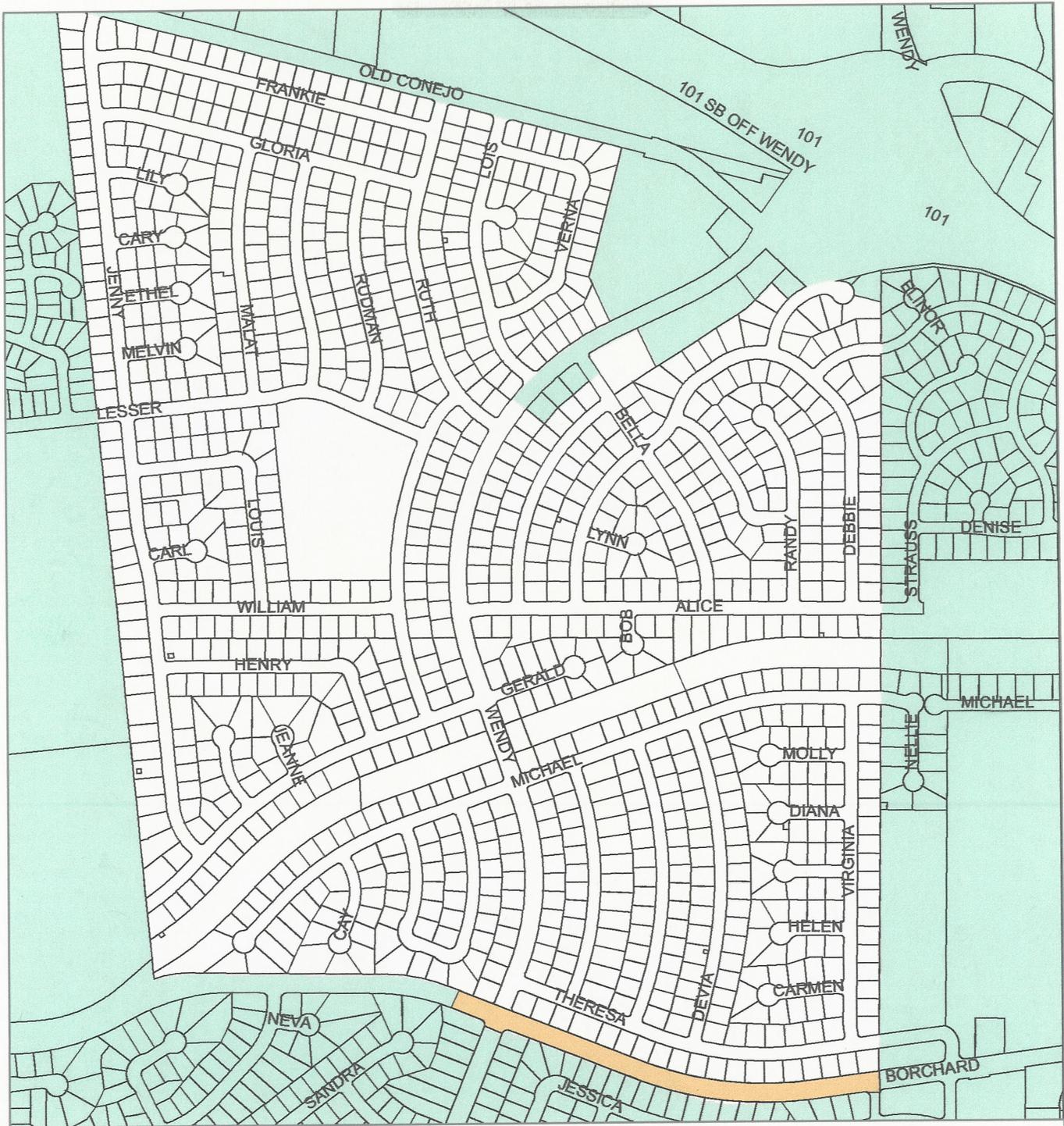
LAFCO 05-12S & 05-12 City of Thousand Oaks Sphere of Influence Amendment/Reorganization - Borchard/Potrero Parcel A

### Legend

-  Thousand Oaks Sphere of Influence Boundary
-  City of Thousand Oaks
-  City Curb
-  Potrero Road Sphere Amendment & Reorganization



# ATTACHMENT 1

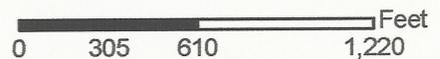


## Ventura LAFCO Vicinity Map

LAFCO 05-12S & 05-12 City of Thousand Oaks Sphere of Influence Amendment/Reorganization - Borchard/Potrero Parcel B

### Legend

-  City of Thousand Oaks
-  Borchard Reorganization Area



## ATTACHMENT 2

### LAFCO 05-12S

#### **RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING A SPHERE OF INFLUENCE AMENDMENT FOR THE CITY OF THOUSAND OAKS – BORCHARD/POTRERO (PARCEL A)**

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

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

WHEREAS, the proposal was duly considered on October 19, 2005, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the Executive Officer's report and recommendation and the environmental document and determination and applicable local plans and policies; and

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

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

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated October 19, 2005 is adopted.
- (2) The Commission has considered the criteria set forth in Government Code §56425(e) and determines as follows:

*The present and planned uses in the area, including agricultural and open space lands.*

Approximately 0.8 acre is proposed to be added to the City's Sphere of Influence. None of this area is considered agricultural lands or open space lands. Approximately 0.08 acre is within the City's CURB (city urban restriction

boundary) area. LAFCO's policies support adding at least this area that is within the City's CURB to the City's Sphere of Influence and also support having the City's plans and policies prevail for this area. The City's plans and policies for the area within the CURB that is a part of the Sphere of Influence Amendment proposal provide for primarily urban uses requiring urban services.

Approximately 0.7 acre of area is proposed to be added to the City's Sphere of Influence that is outside the City's CURB. However, the provisions of the City's CURB ordinance do not apply to roadways designated in the circulation element of the general plan. Potrero Road is designated in the City of Thousand Oaks General Plan and, since this area is and will remain as a public road maintained by the City, including this area in the City's Sphere of Influence is warranted.

*Describe the present and probable need for public facilities and services in the area.*

The proposal area is fully dedicated for public road use. The present need for public facilities and services is very limited and will remain virtually unchanged into the future.

*The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.*

The City of Thousand Oaks has indicated that they have the present capacity and adequate facilities to serve the Sphere of Influence Amendment proposal area.

*The existence of any social or economic communities of interest in the area that the Commission may determine are relevant to the agency.*

The only social or economic communities of interest that are relevant to the Sphere of Influence Amendment proposal area is the City of Thousand Oaks. The Sphere of Influence Amendment does not affect any other social or economic community of interest.

- (3) The Sphere of Influence Amendment is hereby approved as submitted and as generally depicted on Exhibit A attached hereto and made a part hereof.
- (4) The subject proposal is assigned the following distinctive short form designation:

**LAFCO 05-12S – CITY OF THOUSAND OAKS SPHERE OF INFLUENCE  
AMENDMENT – BORCHARD/POTRERO (PARCEL A)**

(5) The Commission has reviewed and considered the lead agency's determination that the sphere of influence amendment is categorically exempt under Section 15319 of the California Environmental Quality Act Guidelines, and finds the sphere of influence amendment to be categorically exempt under Section 15319.

(6) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency, under Section 15062 of the California Environmental Quality Act Guidelines.

This resolution was adopted on October 19, 2005.

**AYES:**

**NOES:**

**ABSTAINS:**

Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

**Attachment:** Exhibit A

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

LAFCO 05-12S Resolution of Approval  
City of Thousand Oaks Sphere of Influence Amendment – Borchard/Potrero  
October 19, 2005  
Page 3 of 3

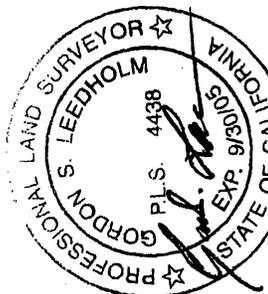
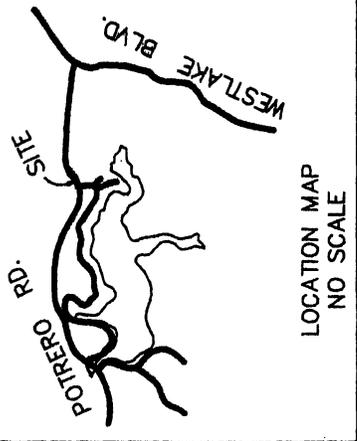
05-12

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

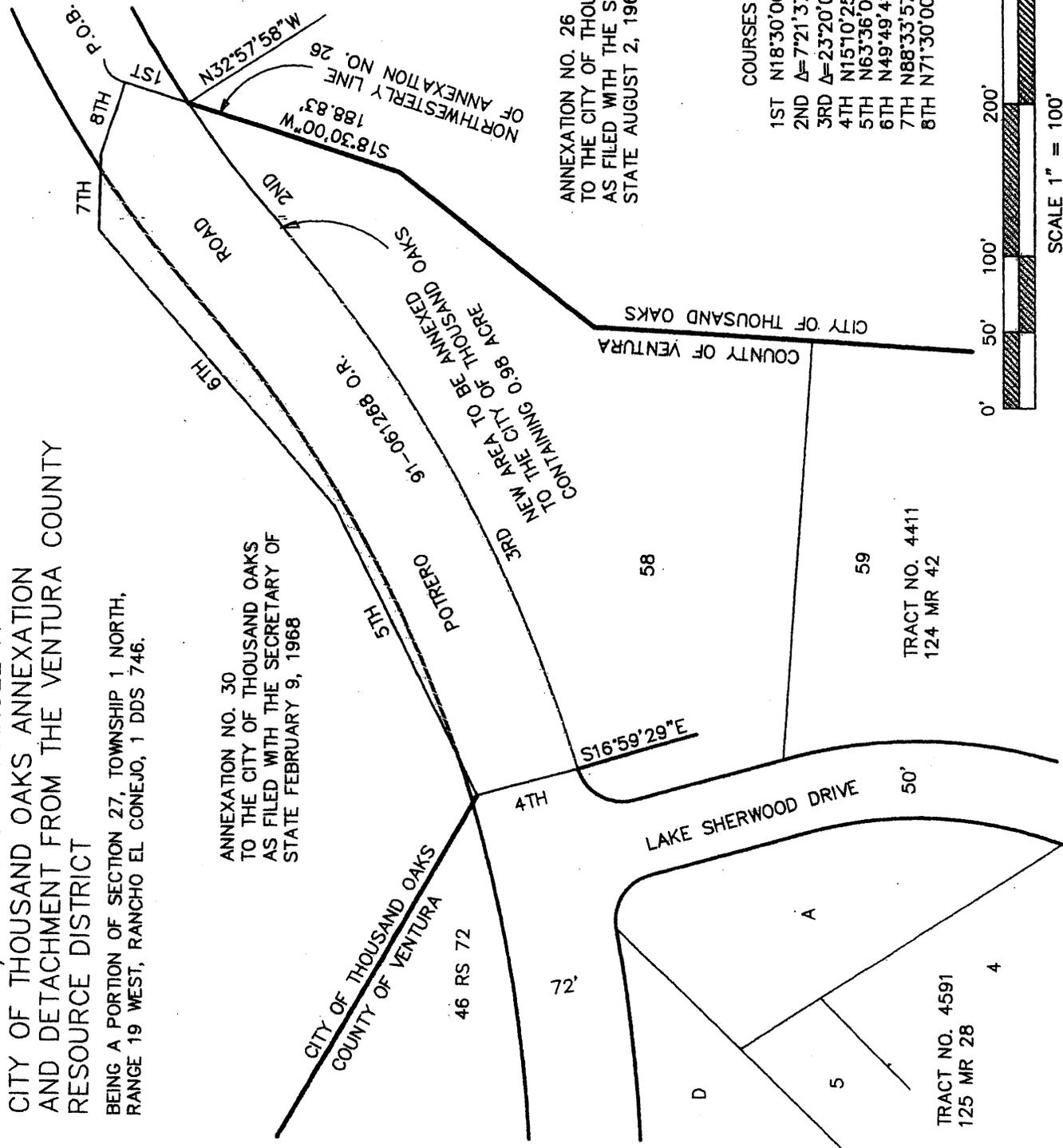
BEING A PORTION OF SECTION 27, TOWNSHIP 1 NORTH,  
 RANGE 19 WEST, RANCHO EL CONEJO, 1 DDS 746.

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

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



12/10/04



COURSES

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

PREPARED BY:  
 HAALAND GROUP, INC.  
 351 ROLLING OAKS DRIVE, #200  
 THOUSAND OAKS, CA 91321  
 (805)497-1884



SCALE 1" = 100'

JULY 30, 2004

## ATTACHMENT 3

### LAFCO 05-12

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

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

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

WHEREAS, the proposal was duly considered on October 19, 2005; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document and determination, and applicable local plans and policies; and

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

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

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

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

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

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

- (2) The Reorganization, consisting of an annexation to the City of Thousand Oaks and a detachment from the Ventura County Resource Conservation District, is hereby approved and the boundaries are established generally as set forth in the attached Exhibit A.
- (3) The territory is uninhabited as defined by Government Code §56046.
- (4) The subject proposal is assigned the following distinctive short form designation:  
  
**LAFCO 05-12 - CITY OF THOUSAND OAKS REORGANIZATION – BORCHARD/POTRERO (PARCELS A and B)**
- (5) The Commission has reviewed and considered the lead agency's determination that the reorganization is categorically exempt under Section 15319 of the California Environmental Quality Act Guidelines, and finds the reorganization to be categorically exempt under Section 15319.
- (6) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency, under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) The Commission determines that the project is in compliance with Government Code § 56741 as the territory to be annexed is located within one county and is contiguous with the boundaries of the City of Thousand Oaks.
- (8) The Commission waives conducting authority proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have consented in writing to the waiver of conducting authority proceedings [Government Code §56663].

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

This resolution was adopted on October 19, 2005.

AYES:

NOES:

ABSTAINS:

Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies: City of Thousand Oaks  
Ventura Co. Resource Conservation District  
Ventura Co. Assessor  
Ventura Co. Auditor  
Ventura Co. Surveyor  
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05-12

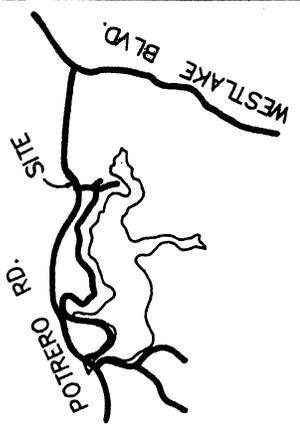
CITY OF THOUSAND OAKS REORGANIZATION  
 BORCHARD/POTRERO - PARCEL A  
 CITY OF THOUSAND OAKS ANNEXATION  
 AND DETACHMENT FROM THE VENTURA COUNTY  
 RESOURCE DISTRICT

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

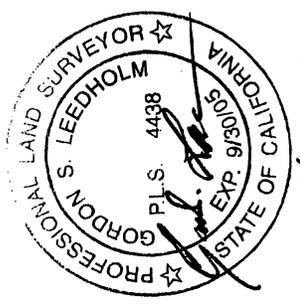
ANNEXATION NO. 30  
 TO THE CITY OF THOUSAND OAKS  
 AS FILED WITH THE SECRETARY OF  
 STATE FEBRUARY 9, 1968

CITY OF THOUSAND OAKS  
 COUNTY OF VENTURA

46 RS 72  
 72'  
 58  
 59  
 TRACT NO. 4411  
 124 MR 42  
 TRACT NO. 4591  
 125 MR 28  
 4



LOCATION MAP  
 NO SCALE



12/10/04

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

COURSES

- 1ST N18°30'00"E 43.55'
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- 7TH N88°33'57"W 50.00'
- 8TH N71°30'00"W 50.00'

PREPARED BY:  
 HAALAND GROUP, INC.  
 391 ROLLING OAKS DRIVE, #200  
 THOUSAND OAKS, CA 91321  
 (805)497-4884

JULY 30, 2004



SCALE 1" = 100'

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

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

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

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

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

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

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

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

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

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

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

CONTAINING 0.98 ACRE.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.  
Certified by: *[Signature]*  
Date: *8-22-05*





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

**EXHIBIT**   A  

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

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

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

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

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

Certified by: *Zell Rautins*  
Date: *8-22-05*