

No Fees per Government Code 27383

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


20150722-00112042-0 1/11
Ventura County Clerk and Recorder
MARK A LUNN
07/22/2015 02:25:30 PM
965764 \$.00 C0

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 15-03 City of Thousand Oaks Reorganization – Kelley Estates (Parcels A – B)
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
Gold Coast Transit District – Detachment
3. Assessor's Parcel Numbers: 658-0-052-225, 658-0-040-340, 658-0-040-325, 658-0-052-305, 658-0-040-265, 658-0-040-255, 658-0-040-285, 658-0-052-200, 658-0-040-355, and 658-0-040-275
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 15-03, which was adopted on April 22, 2015, 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: 7-21-15


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 15-03

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

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

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

WHEREAS, the proposal was duly considered at a public hearing on April 22, 2015, as specified in the notice of public hearing; and

WHEREAS, evidence has been provided to the Commission that the affected territory contains more than 12 registered voters and is therefore inhabited as defined by Government Code § 56046; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCo Staff Report (which contains the staff recommendations, environmental evaluation, a discussion of applicable spheres of influence and local plans and policies, and determinations required pursuant to Government Code § 56375.3); and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the City of Thousand Oaks (City) and within the affected territory, and the organization of local governmental agencies within Ventura County.

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

- (1) The LAFCo Staff Report and recommendation for approval dated April 22, 2015 are adopted.
- (2) The Commission has considered the criteria set forth in Government Code § 56375.3 and finds the following:
 - a. The City submitted the application for LAFCo consideration of the proposal on March 9, 2015;
 - b. The City adopted a resolution on February 24, 2015, requesting that LAFCo initiate reorganization proceedings;
 - c. The entirety of the proposal area is approximately 22 acres in size, and Parcels A and B each consist of an entire island – Parcel A is completely surrounded by the City, while Parcel B is substantially surrounded by the City (the City surrounds 94% of Parcel B);
 - d. The proposal area constitutes a reorganization of two individual unincorporated islands located within the limits of the City – Parcel A, which is completely surrounded by the City, and Parcel B, of which 94% is surrounded by the City;
 - e. Six of the 10 properties included in the proposal area are developed with residences, and the remaining four properties are eligible for single-family residential development;
 - f. The proposal area does not consist of prime agricultural land; and
 - g. The territory will benefit from the increased level of services provided by the City by receiving public water and sewer service.
- (3) The proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to § 15319 of the CEQA Guidelines, and LAFCo staff is directed to file a Notice of Exemption under § 15062 of the CEQA Guidelines; and
- (4) The reorganization is hereby approved, and the boundaries are established as generally set forth in Exhibit A (attached).


- (5) The subject proposal is assigned the following distinctive short form designation:
**LAFCO 15-03 CITY OF THOUSAND OAKS REORGANIZATION – KELLEY ESTATES
(PARCELS A - B).**
- (6) The proposal is in compliance with Government Code § 56741 as the territory to be annexed to the City is located within one county and is contiguous with the boundaries of the City.
- (7) The landowners of the affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.
- (8) The change of organization is not subject to conducting authority proceedings, pursuant to Government Code § 56375.3; and
- (9) **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.**
- (10) **This annexation 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 22, 2015.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Cunningham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Dandy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Freeman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Morehouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Ramirez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Rooney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4-22-15

Date



Lou Cunningham, Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

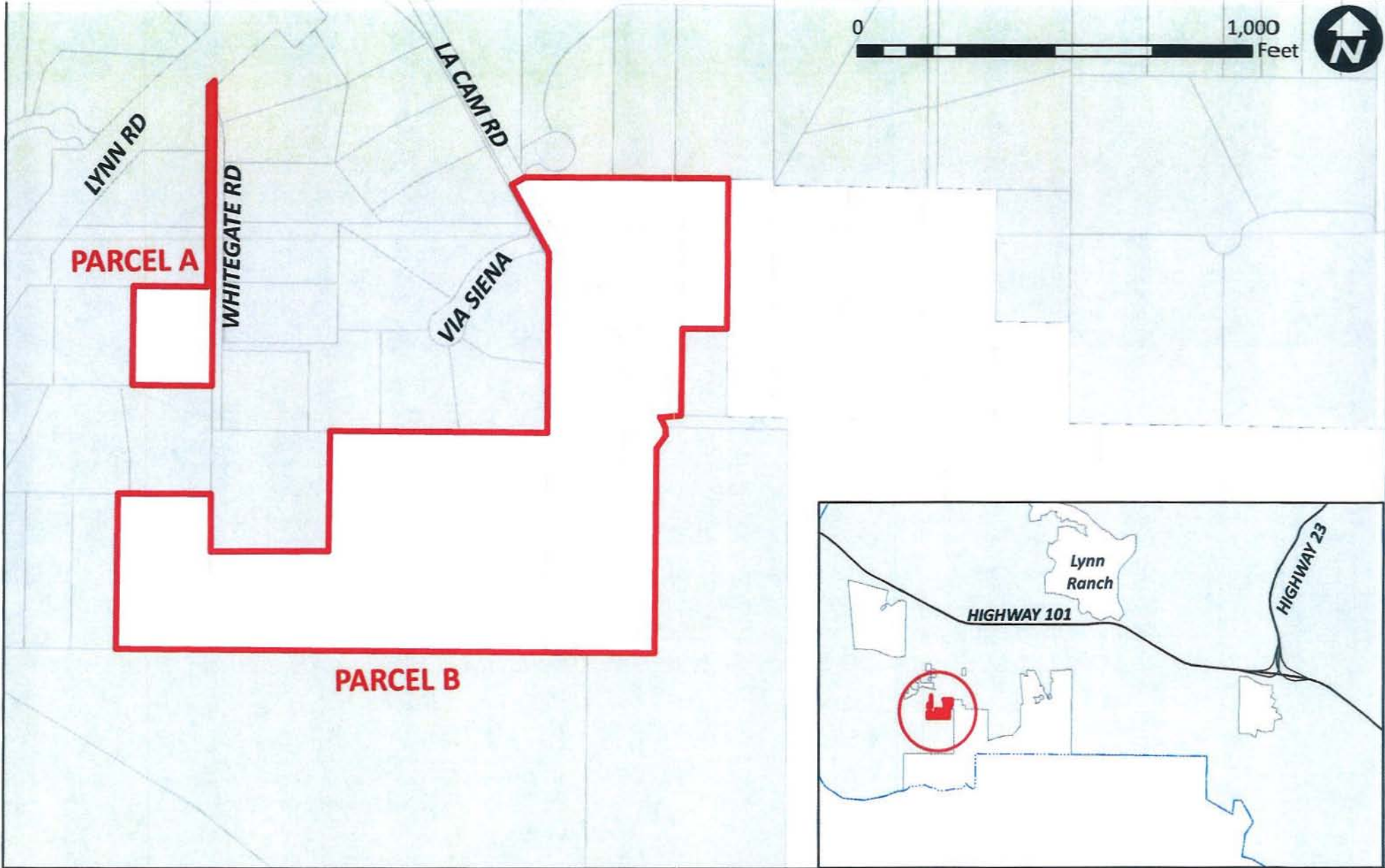
- Copies:
- City of Thousand Oaks
 - Gold Coast Transit District
 - Southern California Edison
 - Southern California Gas Company
 - Ventura County Assessor
 - Ventura County Auditor/Controller
 - Ventura County Elections-Registrar of Voters
 - Ventura County Fire Protection District
 - Ventura County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

LAFCo 15-03 City of Thousand Oaks Reorganization – Kelley Estates (Parcels A - B)

Resolution of Approval

April 22, 2015

Page 4 of 4



-  Proposal Area
-  City of Thousand Oaks - City Boundary
-  City of Thousand Oaks - Sphere of Influence Boundary

LAFCo 15-03 City of Thousand Oaks Reorganization
 Kelley Estates (Parcels A - B)
 April 22, 2015
 Exhibit A



**CITY OF THOUSAND OAKS
KELLEY ESTATES REORGANIZATION**

PARCEL A

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

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 easterly terminus of the 13th course of Parcel A of the Kelley Estates Phase 2 Reorganization, Annexation to the City of Thousand Oaks as described and shown in the Certificate of Completion recorded July 26, 1988 in the Office of said County Recorder as Document No. 88-105148 of Official Records; thence along said 13th course and along the existing boundary of said City of Thousand Oaks the following nineteen (19) courses:

- 1st - South 89°58'30" West 115.00 feet; thence,
- 2nd - South 0°01'30" East 218.57 feet; thence,
- 3rd - North 89°23'30" West 62.24 feet; thence,
- 4th - South 36°00'00" East 37.37 feet; thence,
- 5th - South 89°23'30" East 2.63 feet; thence,
- 6th - South 0°01'00" East 20.00 feet; thence,
- 7th - South 36°05'06" West 41.75 feet; thence,
- 8th - South 0°01'00" East 511.45 feet; thence,
- 9th - South 89°59'45" West 1363.47 feet; thence,
- 10th - North 0°01'30" West 386.80 feet; thence,
- 11th - North 89°58'30" East 235.00 feet; thence,
- 12th - South 0°01'30" East 141.01 feet; thence,

- 13th - North 89°58'30" East 300.00 feet; thence,
- 14th - North 0°01'30" West 300.00 feet; thence,
- 15th - North 89°58'30" East 549.07 feet; thence,
- 16th - North 0°01'30" West 458.47 feet; thence,
- 17th - North 29°37'44" West 184.13 feet; thence,
- 18th - North 60°22'16" East 40.00 feet; thence,
- 19th - North 89°58'30" East 513.24 feet to the easterly line of Parcel 1 as shown on Parcel Map No. 5283 recorded in the Office of said County Recorder in Book 60, Page 98 of Parcel Maps; thence, leaving said City of Thousand Oaks boundary, along said easterly line,
- 20th - South 0°01'30" West 371.27 feet to the point of beginning.

Containing 20.32 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: 4/30/2015

**CITY OF THOUSAND OAKS
KELLEY ESTATES REORGANIZATION**

PARCEL B

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

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 easterly terminus of the 2nd course of the Zanni Reorganization, Annexation to the City of Thousand Oaks as described and shown in the Certificate of Completion recorded October 15, 1987 in the Office of said County Recorder as Document No. 87-166455 of Official Records; thence along said 2nd course and along the existing boundary of said City of Thousand Oaks the following six (6) courses:

- 1st - South 89°58'30" West 201.00 feet; thence,
- 2nd - North 0°01'30" West 245.27 feet; thence,
- 3rd - North 89°58'30" East 185.00 feet; thence,
- 4th - North 0°01'30" West 341.09 feet; thence,
- 5th - North 89°58'30" East 16.00 feet; thence,
- 6th - South 0°01'30" East 586.36 feet to the point of beginning.

Containing 1.26 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: 4/30/2015

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.

SEE SHEET 2 OF 2 FOR VICINITY MAP, COURSE LISTINGS AND CALCULATED ACREAGES

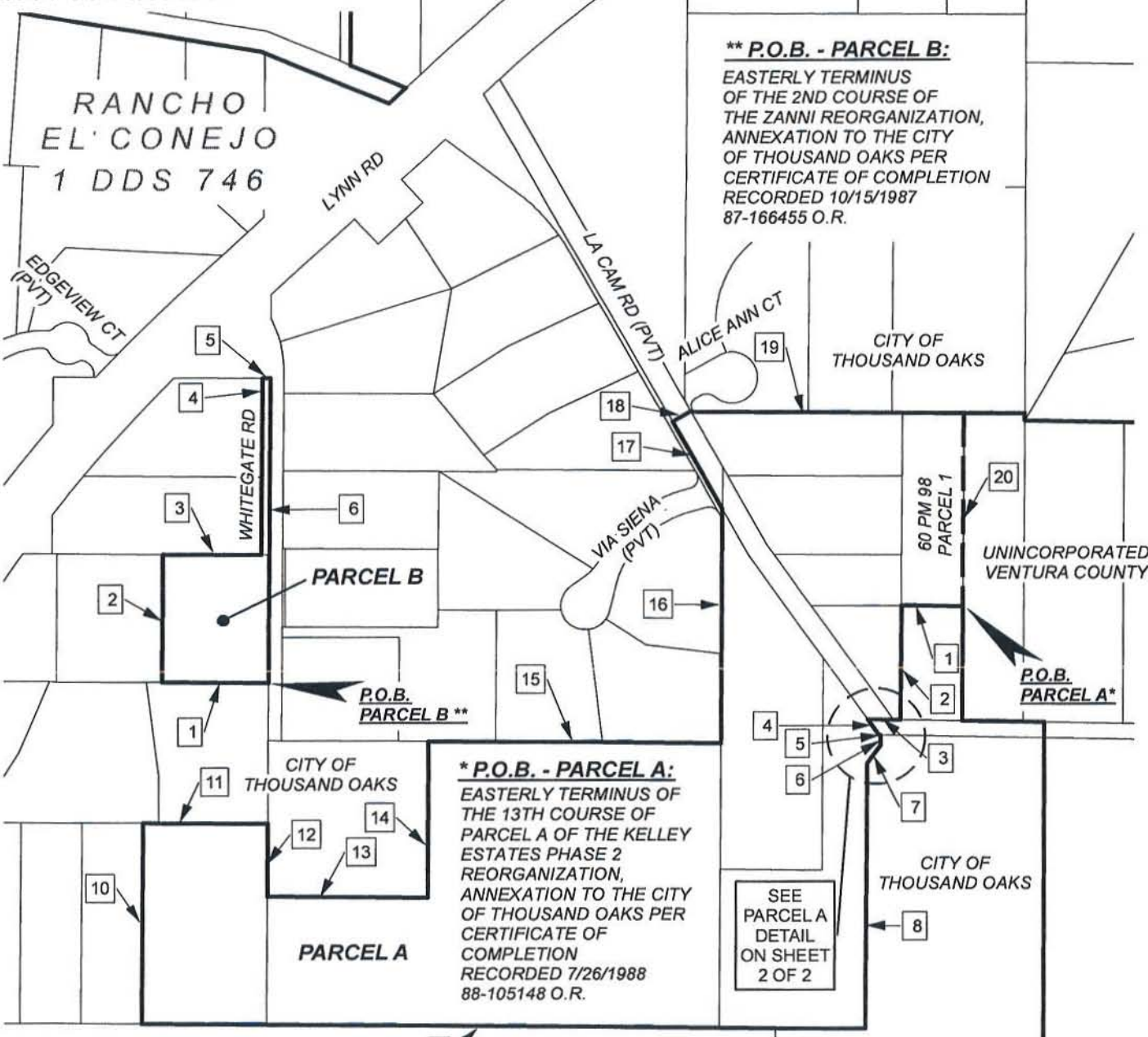
**** P.O.B. - PARCEL B:**

EASTERLY TERMINUS OF THE 2ND COURSE OF THE ZANNI REORGANIZATION, ANNEXATION TO THE CITY OF THOUSAND OAKS PER CERTIFICATE OF COMPLETION RECORDED 10/15/1987 87-166455 O.R.

*** P.O.B. - PARCEL A:**

EASTERLY TERMINUS OF THE 13TH COURSE OF PARCEL A OF THE KELLEY ESTATES PHASE 2 REORGANIZATION, ANNEXATION TO THE CITY OF THOUSAND OAKS PER CERTIFICATE OF COMPLETION RECORDED 7/26/1988 88-105148 O.R.

SEE PARCEL A DETAIL ON SHEET 2 OF 2



LEGEND

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

P.O.B. = POINT OF BEGINNING
PVT = PRIVATE



1" = 300'
APRIL 10, 2015 - APRIL 30, 2015

**CITY OF THOUSAND OAKS
KELLEY ESTATES REORGANIZATION
PARCELS A & B
ANNEXATION TO CITY OF THOUSAND OAKS
AND DETACHMENT FROM VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT AND
DETACHMENT FROM VENTURA COUNTY
SERVICE AREA NO. 32 AND DETACHMENT
FROM GOLD COAST TRANSIT DISTRICT**

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

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: *Gregory M. Smith* Date: 4/30/2015

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.

PARCEL A COURSES

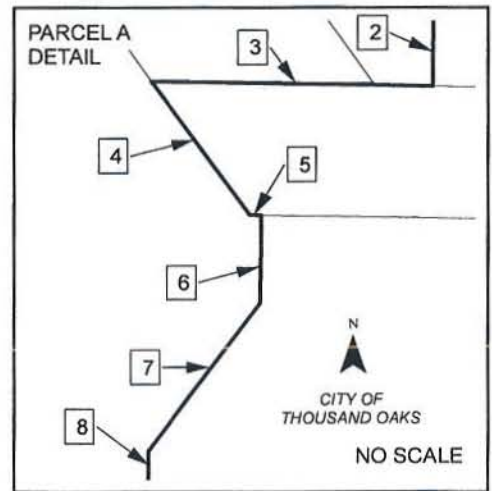
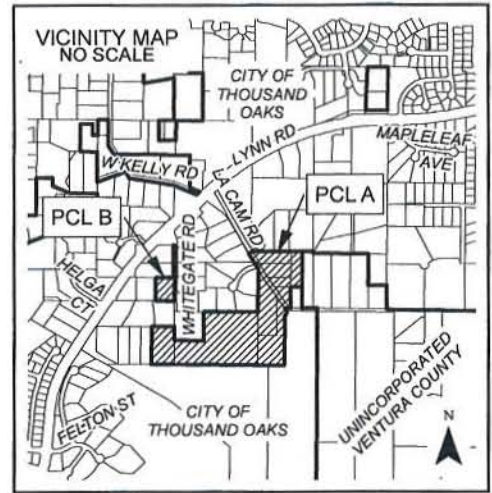
1. S 89°58'30" W 115.00'
2. S 0°01'30" E 218.57'
3. N 89°23'30" W 62.24'
4. S 36°00'00" E 37.37'
5. S 89°23'30" E 2.63'
6. S 0°01'00" E 20.00'
7. S 36°05'06" W 41.75'
8. S 0°01'00" E 511.45'
9. S 89°59'45" W 1363.47'
10. N 0°01'30" W 386.80'
11. N 89°58'30" E 235.00'
12. S 0°01'30" E 141.01'
13. N 89°58'30" E 300.00'
14. N 0°01'30" W 300.00'
15. N 89°58'30" E 549.07'
16. N 0°01'30" W 458.47'
17. N 29°37'44" W 184.13'
18. N 60°22'16" E 40.00'
19. N 89°58'30" E 513.24'
20. S 0°01'30" W 371.27'

**20.32 ACRES
MORE OR LESS**

PARCEL B COURSES

1. S 89°58'30" W 201.00'
2. N 0°01'30" W 245.27'
3. N 89°58'30" E 185.00'
4. N 0°01'30" W 341.09'
5. N 89°58'30" E 16.00'
6. S 0°01'30" E 586.36'

**1.26 ACRES
MORE OR LESS**



**CITY OF THOUSAND OAKS
KELLEY ESTATES REORGANIZATION
PARCELS A & B
ANNEXATION TO CITY OF THOUSAND OAKS
AND DETACHMENT FROM VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT AND
DETACHMENT FROM VENTURA COUNTY
SERVICE AREA NO. 32 AND DETACHMENT
FROM GOLD COAST TRANSIT DISTRICT**

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

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

APRIL 10, 2015

SHEET 2 OF 2

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

Certified by: *Carly...* Date: 4/30/2015

Ventura County Assessor's Office
800 South Victoria Avenue
Ventura, CA 93009-1270

(805) 654-2181
FAX (805) 645-1305
<http://assessor.countyofventura.org>



Frank Newell
Deputy Assessor – Valuation
Kenneth Kaiser, Ph.D., ASA
Deputy Assessor – Administration

DAN GOODWIN, MAI
ASSESSOR OF VENTURA COUNTY

~~May 19, 2015~~ April 27, 2015

TO: Local Agency Formation Commission
Attn.: Andrea Ozdy

FROM: Assessor's Office - Mapping & Property Transfer Section
Eva Palazuelos

SUBJECT: **REVISED ~ L.A.F.CO. Item 15-03 City of Thousand Oaks Reorganization – Kelley Estates (Parcels A & B)**

1. The subject proposal does not conflict with lines of assessment.
2. The subject proposal takes in tax rate area 89007.
3. Upon completion of this filing, the parcels encompassed by this annexation will go into a new tax rate area.
4. The subject proposal is contiguous with the City of Thousand Oaks.
5. The subject proposal takes in the following Assessor's parcel number(s), assessee(s) and total assessed value(s) per the **2014-15** roll year, which is the last equalized assessment roll:

Parcel	Assessor's Parcel Number	Assessee	Total Assessed Value
B	658-0-040-255	Hughes Heather G Trust	\$ 16,919
B	658-0-040-265	Hughes Heather G Tr	\$ 59,343
B	658-0-040-275	Bar-Zion Shlomo-Ahuva Tr	\$ 620,009
B	658-0-040-285	Hopkins Scott F-Katherine A Tr	\$ 642,899
B	658-0-040-325	Bar-Zion Family Trust	\$ 754,597
B	658-0-040-340	Zandt Walter E-Slawomira A	\$ 920,000
B	658-0-040-355	Khodadadi Ramin / Yazdani Shookoofeh	\$ 365,792
B	658-0-052-200	Wiggins Michael M-Nancy L	\$ 125,617
B	658-0-052-225	Hellmers Robert D-Nell M Tr	\$ 488,895
A	658-0-052-305	Fine Gary S-Sylvia L Tr	\$ 1,027,000

6. The subject's proposed map and legal description are acceptable.