

Resolution 04-15S

LAFCO 04-15S City of Simi Valley Sphere of Influence Amendment
Runkle Canyon

LAFCO 04-15S

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING A SPHERE OF INFLUENCE
AMENDMENT FOR THE CITY OF SIMI VALLEY – RUNKLE
CANYON**

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 September 15, 2004, 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

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 September 15, 2004 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 1,192 acres are proposed to be added to the City's Sphere of Influence. None of this area is considered agricultural lands, but all of the area is classed as open space lands. Approximately 298 acres of this area are 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 894 acres of area are proposed to be added to the City's Sphere of Influence that are outside the City's CURB. This area is and will remain as open space. Including this area in the City's Sphere of Influence is warranted as the property owners are granting the City a Conservation Easement for this entire area (plus approximately 210 acres of area that is within the City's CURB) in order to maintain it as open space in perpetuity. Thus the City has a direct interest in this open space area and it will primarily benefit City residents.

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

Of the approximately 1,192 acres proposed to be added to the City's Sphere of Influence, only approximately 81.4 acres are to be developed for urban uses. This relatively small area is to be developed with primarily residential uses that need public facilities and services.

Most of the remaining area is to be maintained as open space via a Conservation Easement granted to the City. Even though the Conservation Easement area will not be developed with uses requiring public facilities or services, the City has a direct interest in preserving this area as open space.

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

The City of Simi Valley, other public agencies that provide urban services and the Southern California Water Company have all indicated that they have the present capacity and adequate facilities to serve the Sphere of Influence Amendment proposal area based on the plans and project approvals granted by the City.

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 Simi Valley. 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 04-15S – CITY OF SIMI VALLEY SPHERE OF INFLUENCE
AMENDMENT – RUNKLE CANYON**
- (5) The Commission has reviewed and considered the information contained in the Environmental Impact Report prepared by the City of Simi Valley as lead agency, and adopts the lead agency's Findings, Mitigation Measures, Statement of Overriding Considerations and Mitigation Monitoring Program. [CEQA Guidelines §15090, §15091, §15093, and §15096(h)].
- (6) The Commission determines that there are not any feasible alternative mitigation measures or feasible new mitigation measures, within the powers and authorities of LAFCO, which would substantially lessen or avoid any significant effect on the environment. [CEQA Guidelines §15096(g)(2)]
- (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).

This resolution was adopted on September 15, 2004.

AYES:

NOES:

ABSTAINS:

Dated: 9/15/04

Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies: City of Simi Valley
Ventura Co. Watershed Protection District
Ventura Co. Fire Protection District
Ventura Co. Resource Conservation District
Ventura Co. Assessor
Ventura Co. Auditor
Ventura Co. Surveyor
Ventura Co. Planning
Calleguas Municipal Water District
Rancho Simi Recreation & Park District
El Rancho Simi Cemetery District
Simi Valley Unified School District
Southern California Water Company
Peter Kiesecker, GreenPark Runkle Canyon, LLC
Eugene Czerwinski Revokable Trust, c/o Silver & Arsht Law Firm (Marsha Brilliant)

04-15S

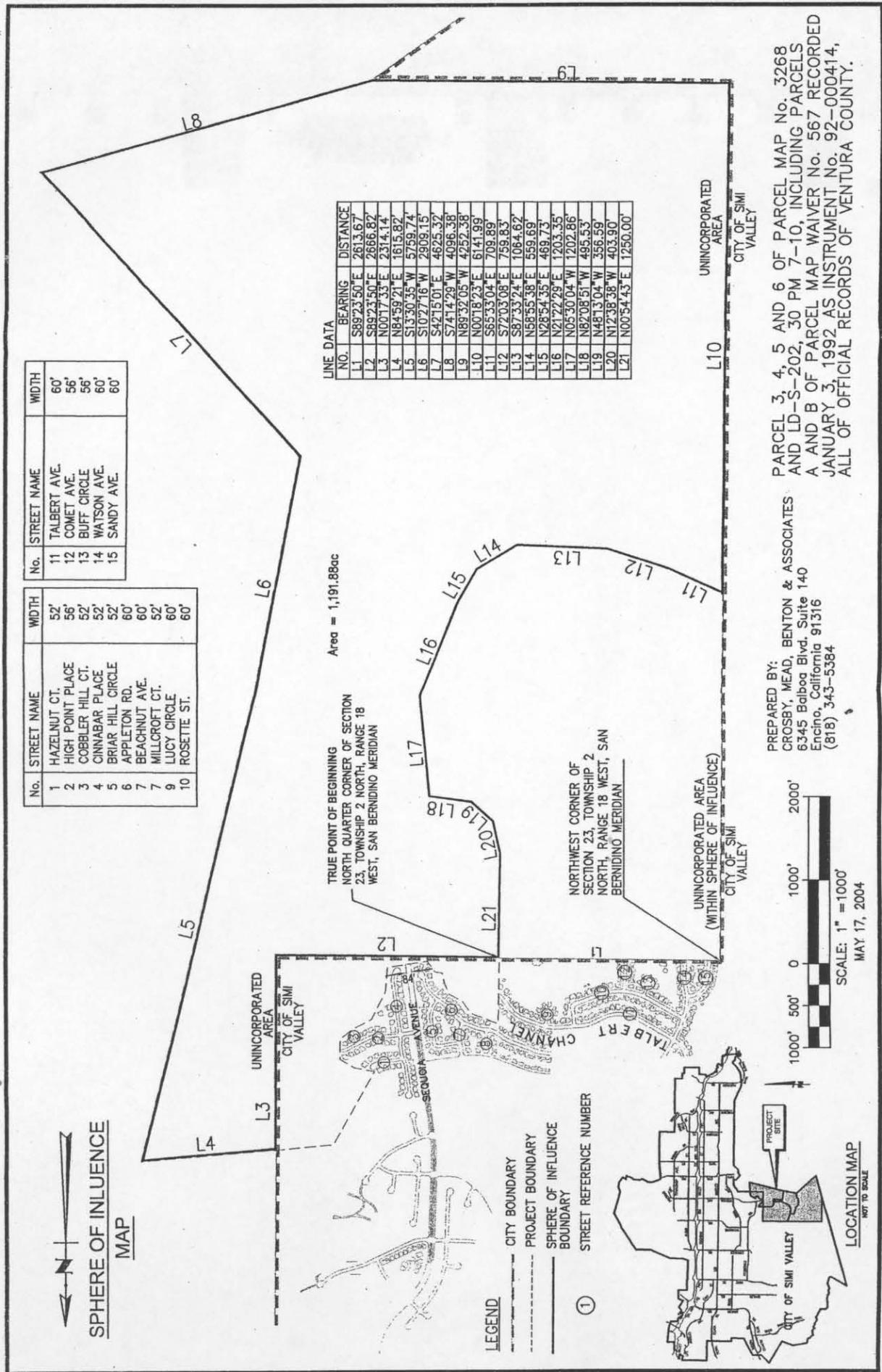
EXHIBIT A

No.	STREET NAME	WIDTH
11	TALBERT AVE.	60'
12	COMET AVE.	56'
13	BUFF CIRCLE	56'
14	WATSON AVE.	60'
15	SANDY AVE.	60'

No.	STREET NAME	WIDTH
1	HAZELNUT CT.	52'
2	HIGH POINT PLACE	56'
3	COBBLER HILL CT.	52'
4	CINNABAR PLACE	52'
5	BRIAR HILL CIRCLE	60'
6	APPLETON RD.	60'
7	BEACHNUT AVE.	60'
9	MILLCROFT CT.	52'
10	ROSETTE ST.	60'

LINE DATA

NO.	BEARING	DISTANCE
L1	S89°23'50"E	2613.67
L2	S89°23'50"E	2666.87
L3	N00°17'33"E	2314.14
L4	N84°59'21"E	1615.82
L5	S13°30'35"W	5759.74
L6	S10°27'16"W	2909.15
L7	S42°15'01"E	4625.32
L8	S74°4'29"W	4096.38
L9	N89°32'05"W	4252.38
L10	N00°18'23"E	6141.99
L11	S65°33'04"E	709.89
L12	S72°03'08"E	759.83
L13	S87°33'24"E	1064.62
L14	N58°55'38"E	559.69
L15	N28°54'35"E	469.73
L16	N21°22'29"E	1205.35
L17	N05°30'04"W	1202.86
L18	N82°08'51"W	495.53
L19	N48°13'04"W	356.59
L20	N12°38'38"W	403.90
L21	N00°54'43"E	1250.00

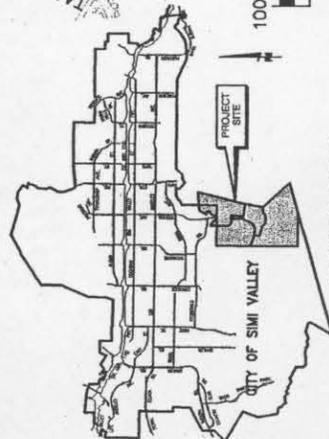


Area = 1,191.88cc

TRUE POINT OF BEGINNING
NORTH QUARTER CORNER OF SECTION
23, TOWNSHIP 2 NORTH, RANGE 18
WEST, SAN BERNARDINO MERIDIAN

NORTHWEST CORNER OF
SECTION 23, TOWNSHIP 2
NORTH, RANGE 18 WEST, SAN
BERNARDINO MERIDIAN

- LEGEND
- CITY BOUNDARY
 - PROJECT BOUNDARY
 - SPHERE OF INFLUENCE BOUNDARY
 - ① STREET REFERENCE NUMBER



PREPARED BY:
CROSBY, MEAD, BENTON & ASSOCIATES
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(818) 343-5384



SCALE: 1" = 1000'
MAY 17, 2004

PARCEL 3, 4, 5 AND 6 OF PARCEL MAP No. 3268
AND LD-S-202, 30 PM 7-10, INCLUDING PARCELS
A AND B OF PARCEL MAP WAIVER No. 567 RECORDED
JANUARY 3, 1992 AS INSTRUMENT No. 92-000414,
ALL OF OFFICIAL RECORDS OF VENTURA COUNTY.