

Resolution 04-15

LAFCO 04-15 City of Simi Valley Reorganization
Runkle Canyon

LAFCO 04-15

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF SIMI VALLEY
REORGANIZATION – RUNKLE CANYON; ANNEXATION
TO THE CITY OF SIMI VALLEY, 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 September 15, 2004; 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 September 15, 2004 is adopted.

- (2) The Reorganization, consisting of an annexation to the City of Simi Valley 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 04-15 - CITY OF SIMI VALLEY REORGANIZATION –
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)]
- (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 of Simi Valley.
- (9) 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].
- (10) This reorganization shall not be recorded until maps and legal descriptions consistent with this approval and suitable for filing with the State Board of Equalization are received by the LAFCO Executive Officer and the Executive Officer has received verification from the**

Ventura County Surveyor that all map checking and processing fees have been paid.

- (11) 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.**
- (12) This reorganization shall not be recorded until proof has been submitted to the Executive Officer that the California Public Utilities Commission has approved a tariff map extension for the Southern California Water Company that includes the entire area shown on Exhibit A in the service area for Southern California Water Company.**

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)

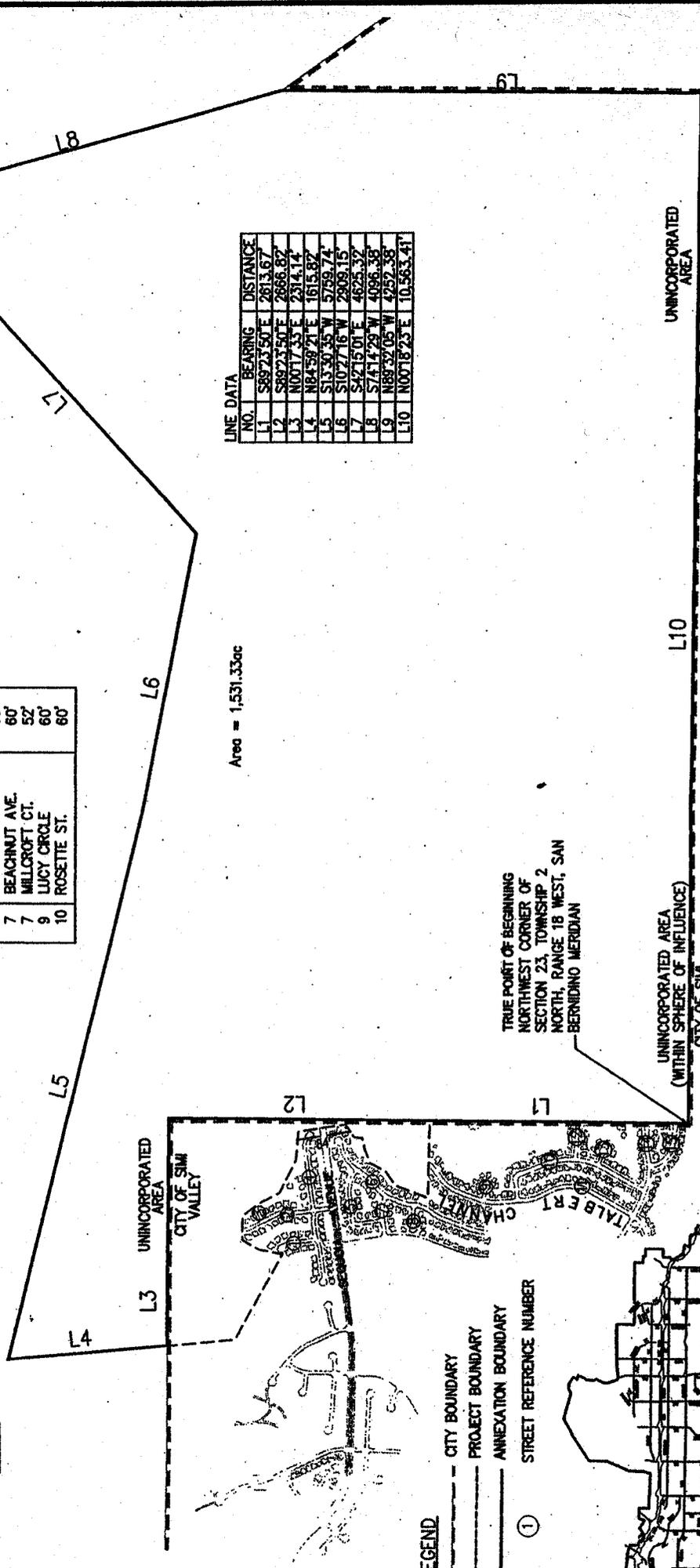
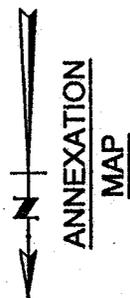
No.	STREET NAME	WIDTH
11	TALBERT AVE.	60'
12	COMET AVE.	56'
13	BUFF CIRCLE	56'
14	WATSON AVE.	60'
15	SANDY AVE.	60'

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	52'
6	APPLETON RD.	60'
7	BEACHNUT AVE.	60'
8	MILLCROFT CT.	52'
9	LUCY CIRCLE	60'
10	ROSETTE ST.	60'

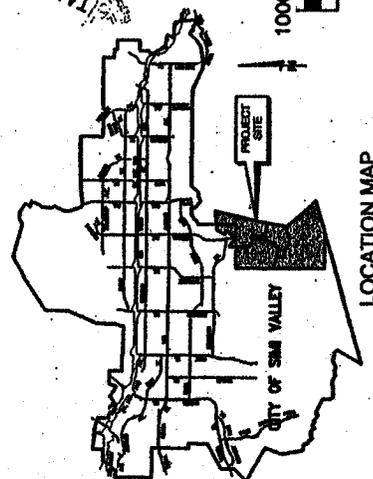
LINE DATA

NO.	BEARING	DISTANCE
L1	S89°23'50"E	2813.67'
L2	S89°23'50"E	2686.87'
L3	N00°17'35"E	2314.14'
L4	N84°59'21"E	1615.82'
L5	S13°30'35"W	5769.74'
L6	S10°17'16"W	2909.15'
L7	S42°15'01"E	4628.32'
L8	S74°14'28"W	4096.38'
L9	N89°22'05"W	4252.38'
L10	N00°18'22"E	10,583.41'

Area = 1,531.33ac



- LEGEND**
- CITY BOUNDARY
 - PROJECT BOUNDARY
 - ANNEXATION BOUNDARY
 - ① STREET REFERENCE NUMBER



PREPARED BY:
 CROSBY, MEAD, BENTON & ASSOCIATES
 6345 Balboa Blvd. Suite 140
 Encino, California 91316
 (818) 343-5384

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.

UNINCORPORATED
 AREA
 CITY OF SIMI
 VALLEY

UNINCORPORATED AREA
 (WITHIN SPHERE OF INFLUENCE)
 CITY OF SIMI
 VALLEY

LEGAL DESCRIPTION ANNEXATION

That Portion of Section 23, Township 2 North, Range 18 West, San Bernardino Meridian, in the County of Ventura, State of California, as shown on Parcel Map No. 3268 Recorded in Book 30, Page 7, of Parcel Map Records, in the office of the County Recorder of said Ventura County, described more particularly as follows:

The Basis of Bearings for this description is the map of Record of Survey recorded in Book 54 Page 65 of Records of Survey, Records of Ventura County.

Beginning at the Northwest Corner of Section 23, Township 2 North, Range 18 West, San Bernardino Meridian, said point also being the Northwest corner of Parcel 5, of said Parcel Map No. 3268, as shown on map of Record of Survey recorded in Book 54 Page 65 of Records of Survey, Records of Ventura County. Said point being the TRUE POINT OF BEGINNING. Thence Southeasterly along the Northerly line of said Section 23, said line also being the Northerly line of Parcel 5, of said Parcel Map No. 3268, the following courses:

- 1st - South 89° 23' 50" East 2,613.67 Feet, to the North Quarter Corner of said Section 23, said point also being the Northeasterly corner of said Parcel 5 and the Northwesterly corner of Parcel 4 of said Parcel Map No. 3268; thence,
- 2nd - South 89° 23' 50" East 2,666.82 Feet to the Northeast corner of said Section 23 said point also being the Southeast corner of Section 14, Township 2 North, Range 18 West and an angle point in the Northwesterly line of said Parcel 4; thence, Northerly along the Easterly line of said Section 14 and said Parcel 4, the following course:
- 3rd - North 00° 17' 33" East 2,314.14 Feet to the Northwesterly corner of said Parcel 4; thence,
- 4th - North 84° 59' 21" East 1,615.82 Feet to the Northeast corner of said Parcel 4; thence,
- 5th - South 13° 30' 35" West 5,759.74 Feet; thence, continuing along the Easterly line of said Parcel 4 and the Easterly line of Parcel 6 of said Parcel Map No. 3268, the following courses:
- 6th - South 10° 27' 16" West 2,909.15 Feet; thence, continuing along the Easterly line of said Parcel 6,
- 7th - South 42° 15' 01" East 4,625.32 Feet to the Southeasterly corner of said Parcel 6; thence, continuing along the Southerly line of said Parcel 6,

- 8th - South 74° 14' 29" West 4,096.38 Feet; thence,
- 9th - North 89° 32' 05" West 4,252.38 Feet to the Southwest corner of said Parcel 6; thence, Northerly along the Westerly lines of Parcel 6 and Parcel 5 of said Parcel Map No. 3268.
- 10th - North 00° 18' 23" East 10,563.41 Feet to the Northwest corner of said Parcel 5 of said Parcel Map No. 3268 and the TRUE POINT OF BEGINNING.

Containing an area of 1,531.33 Acres, more or less,

Date: May 14, 2004