

RECORDED AT REQUEST OF:

No Fees per Government Code 27383

RECORDING REQUESTED BY:


Ventura Local Agency

Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCO

L# 1850

  
20091230-00209687-0 1/9  
Ventura County Clerk and Recorder  
James B. Becker, Assistant  
12/30/2009 08:26:20 AM  
377561 \$.00 PE

**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 09-08 City of Simi Valley Reorganization – Reagan Library
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 Simi Valley – Annexation  
Ventura County Waterworks District No. 8 – Annexation  
Ventura Resource Conservation District – Detachment  
Ventura County Service Area No. 32 – Detachment
3. Assessor Parcel Numbers: 500-0-400-365, -525, -535, -545, -555, -565 and -575
4. The above listed district is located within the following county: Ventura
5. A description of the boundaries of the above cited change of organization is shown on the attached legal description and map, marked Exhibit "A", and by this reference incorporated herein.
6. The territory is uninhabited.
7. This reorganization has been approved subject to the following terms and conditions, if any: None.
8. Resolution LAFCO 09-08B, approving this reorganization, was adopted on November 18, 2009 by the Ventura Local Agency Formation Commission. The above proposal was heard at a conducting authority protest hearing on December 21, 2009 pursuant to Government Code Section 57075. The total assessed value of the land owned by landowners who filed a valid written protest (Government Code Section 57051) before the conclusion of the hearing was less than 50% of the total assessed value of the land within the affected territory. The Order for Reorganization was issued by the Executive Officer.

I hereby certify that the resolution cited above includes any terms and conditions, and the map and legal description. I declare under penalty of perjury that the foregoing is true and correct.

Dated: 12-30-09

  
Kim Uhlich, Executive Officer  
Ventura LAFCO

**LAFCO 09-08B**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE CITY OF SIMI VALLEY  
REORGANIZATION – REAGAN LIBRARY; ANNEXATION  
TO THE CITY OF SIMI VALLEY AND THE VENTURA  
COUNTY WATERWORKS DISTRICT NO. 8;  
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 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 proposal as required by law; and

WHEREAS, the proposal was duly considered on November 18, 2009; 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 and determination, Sphere of Influence and applicable local plans and polices; and

WHEREAS, the Commission finds that the proposal boundaries include an undeveloped approximately 68-acre parcel (assessor parcel number 500-0-400-355) that receives no public services from the City; and

WHEREAS, the Board of Supervisors of the County of Ventura and the City Council of the City of Moorpark acted to retain this 68-acre parcel within the boundaries of the Tiera Rejada Greenbelt; and

WHEREAS, the Commission finds that the annexation of this approximately 68-acre parcel to the City of Simi Valley and to Waterworks District No. 8 to be premature at this time; and

WHEREAS, the City has determined that there is sufficient capability to provide domestic water and all other urban services on a permanent basis to the reorganization area including the portion of which currently receives domestic water only on a surplus basis; and

WHEREAS, the Commission has determined that Commissioner's Handbook Policy 2.5.1.2 is inapplicable due to exceptional circumstances because the Reagan Library parcel is currently developed and receiving all other City services; and

WHEREAS, all landowners within the affected territory have not consented to the proposal; and

WHEREAS, proof has been given to the Commission that the affected territory has fewer than 12 registered voters and is considered uninhabited; and

WHEREAS, information satisfactory to the Commission has been presented that no subject agency has submitted written opposition to the proposal; and

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

WHEREAS, the Commission certifies that it has reviewed and considered the Negative Declaration prepared by the Lead Agency; and

WHEREAS the Commission has found that the Negative Declaration discloses impacts that are not significant.

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

- (1) The LAFCO Staff Report dated November 18, 2009, is adopted.
- (2) The Reorganization, consisting of an annexation to the City of Simi Valley and the Ventura County Waterworks District No. 8 and a detachment of the same territory from the Ventura County Resource Conservation District and County Service Area No. 32, is amended to exclude the 68-acre parcel (Assessor Parcel Number 500-0-400-355).
- (3) The amended Reorganization is hereby approved and the boundaries are established generally as set forth in the attached Exhibit A.
- (4) The affected territory is uninhabited as defined by Government Code §56046.

- (5) The subject proposal is assigned the following distinctive short form designation:
- LAFCO 09-08 CITY OF SIMI VALLEY REORGANIZATION – REAGAN LIBRARY.**
- (6) The Commission has reviewed and considered the information contained in the Initial Study /Negative Declaration for CSV-ANX-74/Z-S-643 (Ronald Reagan Library annexation) prepared by the City of Simi Valley as lead agency.
- (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 Executive Officer is hereby directed to conduct protest proceedings in accordance with Government Code Section 57050.
- (10) The Commission hereby delegates to the Executive Officer the authority to determine the amount of the protest pursuant to Government Code Section 57075(b).
- (11) **This annexation shall not be recorded until maps and legal descriptions consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCo Executive Officer and certified by the County Surveyor.**
- (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 Executive Officer.**

This reorganization was approved on November 18, 2009:

AYES: Commissioner Cunningham, Lange, Lotts, Morehouse, Parvin and  
Alternate Commissioner Bennett

NOES: None

ABSTAINS: None

Dated: 11-18-09   
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: City of Simi Valley  
Ventura County Assessor  
Ventura County Auditor  
Ventura County Surveyor  
Ventura County Planning  
Ventura County Elections-Registrar of Voters  
Southern California Gas Co.  
Southern California Edison  
Ventura County Sheriff – EOC  
Ventura County Resource Conservation District  
Ventura County Service Area No. 32  
Ventura County Waterworks District No. 8

CITY OF SIMI VALLEY REORGANIZATION  
**REAGAN LIBRARY**  
ANNEXATION TO THE CITY OF SIMI VALLEY  
ANNEXATION TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 8  
DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT  
DETACHMENT FROM VENTURA COUNTY SERVICE AREA NO. 32

That portion of Subdivision E of Rancho Simi, County of Ventura, State of California, as shown on the map recorded in the office of the Ventura County Recorder of said County in Book 3, Page 7 of Miscellaneous Records (Maps), described as follows:

Beginning at the southwesterly terminus of the 145<sup>th</sup> course of the Blakeley Swartz Annexation to the City of Simi Valley as described in the Certificate of Completion recorded February 7, 1990 in the office of said County Recorder as Document No. 90-020020 of Official Records; said southwesterly terminus also being the southwesterly corner of Tract No. 4965 as shown on the map recorded in the office of said County Recorder in Book 136, Page 58 of Miscellaneous Records (Maps); thence, along the existing boundary of said City and along the boundary of said Tract No. 4965 the following eight (8) courses:

- 1<sup>st</sup> - North 61° 47' 06" East 3,585.33 feet; thence, leaving the existing boundary of said City,
- 2<sup>nd</sup> - North 71° 18' 37" West 93.55 feet to the beginning of a curve concave southerly and having a radius of 330.00 feet; thence, along said curve,
- 3<sup>rd</sup> - Northwesternly, westerly and southwesterly 360.52 feet through a central angle of 62° 35' 44"; thence,
- 4<sup>th</sup> - South 46° 05' 39" West 159.29 feet to the beginning of a curve concave northwesterly and having a radius of 450.00 feet; thence, along said curve,
- 5<sup>th</sup> - Southwesterly, westerly and northwesterly 430.70 feet through a central angle of 54° 50' 19"; thence,
- 6<sup>th</sup> - North 79° 04' 02" West 41.49 feet to the beginning of a curve concave northeasterly and having a radius of 40.00 feet; thence, along said curve,
- 7<sup>th</sup> - Northwesternly 36.66 feet through a central angle of 52° 30' 17" to the beginning of a reverse curve concave southwesterly and having a radius of 75.00 feet; thence, along said curve,

- 8<sup>th</sup> - Northwesterly 13.80 feet through a central angle of 10° 32' 36" to the easterly line of Parcel 1 (Presidential Library Site) recited and shown as "1<sup>st</sup> - North 52° 53' 39" East 420.05 feet..." in Parcel Map Waiver No. 142A recorded August 16, 1989 in the office of the Ventura County Recorder of said County in Document No. 89-128329 of Official Records; thence, leaving said Tract No. 4965 boundary, and along the boundary of said Parcel 1 the following ten (10) courses:
- 9<sup>th</sup> - North 52° 53' 39" East 420.05 feet; thence,
- 10<sup>th</sup> - North 12° 49' 08" East 350.88 feet; thence,
- 11<sup>th</sup> - North 0° 21' 37" East 655.00 feet; thence,
- 12<sup>th</sup> - North 62° 59' 04" West 512.40 feet; thence,
- 13<sup>th</sup> - North 50° 02' 47" West 594.86 feet; thence,
- 14<sup>th</sup> - North 78° 07' 24" West 495.61 feet; thence,
- 15<sup>th</sup> - North 50° 12' 46" West 396.91 feet; thence,
- 16<sup>th</sup> - North 26° 01' 20" West 328.44 feet to a point on the northerly line of said Subdivision E; thence, along the boundary of said Subdivision E the following two (2) courses:
- 17<sup>th</sup> - North 89° 29' 55" West 690.35 feet; thence,
- 18<sup>th</sup> - South 0° 23' 59" West 3985.66 feet to the **Point of Beginning**.  
Containing 161.39 acres.

*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

*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: 12/3/2009



FOR ASSESSMENT PURPOSES ONLY. THIS MAP IS NOT A MAP AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND SHOWN.

PREPARED BY:  
VENTURA COUNTY  
SURVEYOR'S OFFICE  
800 S. VICTORIA AVENUE  
VENTURA, CA 93009  
(805) 654-2083

## COURSES



1. N 61°47'06" E 3585.33'
2. N 71°18'37" W 93.55'
3. Δ = 62°35'44" R = 330.00' L = 360.52
4. S 46°05'39" W 159.29'
5. Δ = 54°50'19" R = 450.00' L = 430.70
6. N 79°04'02" W 41.49'
7. Δ = 52°30'17" R = 40.00' L = 36.66
8. Δ = 10°32'36" R = 75.00' L = 13.80
9. N 52°53'39" E 420.05'
10. N 12°49'08" E 350.88'
11. N 0°21'37" E 655.00'
12. N 62°59'04" W 512.40'
13. N 50°02'47" W 594.86'
14. N 78°07'24" W 495.61'
15. N 50°12'46" W 396.91'
16. N 26°01'20" W 328.44'
17. N 89°29'55" W 690.35'
18. S 0°23'59" W 3985.66'

161.39 ACRES

\*P.O.B.

\*SOUTHWESTERLY TERMINUS OF  
THE 145TH COURSE OF THE BLAKELEY  
SWARTZ ANNEXATION

F

-  = EXISTING CITY OF  
SIMI VALLEY BOUNDARY
-  = PROPOSED REORGANIZATION  
BOUNDARY

N

Feet  
0 500 1,000 2,000



BLAKELEY SWARTZ ANNEXATION  
CERTIFICATE OF COMPLETION  
RECORDED AS DOCUMENT NO.  
90-020020 O.R.

CITY OF SIMI VALLEY REORGANIZATION  
REAGAN LIBRARY

ANNEXATION TO THE CITY OF SIMI VALLEY  
ANNEXATION TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 8  
DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT  
DETACHMENT FROM VENTURA COUNTY SERVICE AREA NO. 32

PORTION OF SUBDIVISION E OF RANCHO SIMI,  
COUNTY OF VENTURA, STATE OF CALIFORNIA,  
PER 3-MR-7

DECEMBER 5, 2007, REV. 5-6-2009 ~8-19-2009 ~9-29-2009 ~11-27-2009  
PER 3-MR-7

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: 12/3/2009