

ITEM 9.B.

MOORPARK CITY COUNCIL AGENDA REPORT

TO: Honorable City Council

FROM: David A. Bobardt, Planning Director 

DATE: August 18, 2009 (CC Meeting of 9/2/2009)

SUBJECT: Consider Resolution Approving an Amendment to the Tierra Rejada Greenbelt Agreement by Removing 228.96 Acres from the Greenbelt, Including the Ronald Reagan Presidential Library, on the Request of the City of Simi Valley

BACKGROUND

On July 3, 2009, the Community Development Department received a request from the City of Simi Valley to amend the Tierra Rejada Greenbelt Agreement by removing 228.96 acres in the City of Simi Valley's Sphere of Influence from the greenbelt, including the 99.98 acre Ronald Reagan Presidential Library and seven other properties. No other property in the Tierra Rejada Greenbelt is in Simi Valley's Sphere of Influence or Area of Interest. Exhibits showing the area proposed for removal from the greenbelt are included with the attached draft Resolution. The request has been made to allow the City of Simi Valley to annex this property. An amendment to the Tierra Rejada Greenbelt Agreement is required before the Ventura County Local Agency Formation Commission (LAFCo) would consider the annexation; it requires approval by the Cities of Moorpark, Simi Valley, and Thousand Oaks, as well as the County of Ventura.

DISCUSSION

The Tierra Rejada Greenbelt Agreement, as adopted in 1984 by the Cities of Moorpark, Simi Valley, and Thousand Oaks and the County of Ventura calls for a policy of non-annexation and retention of open space uses in a defined area of approximately 2,650 acres between the three cities. The area proposed for removal by the City of Simi Valley includes the Ronald Reagan Presidential Library, four homes on ten-acre lots, two vacant graded ten-acre lots and one 67.88 acre undeveloped lot. This area currently receives water and sewer service from Simi Valley. Proposed annexation of this

property by Simi Valley was presented to the Councils of the three cities at a joint meeting on October 10, 2007 as an information item.

Simi Valley staff is proposing Open Space (OS) pre-zoning for the property, similar to current zoning under the County, with 10-acre minimum lot sizes for the six residential lots and 40-acre minimum lot sizes for the library and adjacent 67.88 acre undeveloped lot. Pre-zoning sets the zoning that would take effect upon annexation. This zoning would preclude further subdivision of all land except the library site, which is not likely to be subdivided in the future. On August 5, 2009, the Simi Valley Planning Commission recommended to their City Council approval of the pre-zoning and application request for annexation. A Negative Declaration was prepared for the pre-zoning and annexation by Simi Valley staff.

Removal of the area from the Tierra Rejada Greenbelt would not result in a change in land use or land use regulations on the property and it would not affect the integrity of the rest of the Tierra Rejada Greenbelt. The remainder of the greenbelt would be entirely within Moorpark's Area of Interest, giving Moorpark notice and opportunity to consult with the County on all discretionary development proposed in the greenbelt area.

ENVIRONMENTAL REVIEW

The proposed removal of the property from the Tierra Rejada Greenbelt would not result in any physical change to the environment as the land uses and land use regulations for the property would not be affected. The City of Simi Valley is currently providing water and sewer service to the properties and this would not change. Therefore, this action is exempt from environmental review under the general rule that the California Environmental Quality Act does not apply to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

FISCAL IMPACT

None.

STAFF RECOMMENDATION

Adopt Resolution No. 2009-____, approving an amendment to the boundary of the Tierra Rejada Greenbelt.

ATTACHMENT:
Resolution No. 2009-_____.

RESOLUTION NO. 2009-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, APPROVING AN AMENDMENT TO THE TIERRA REJADA GREENBELT AGREEMENT BY REMOVING 228.96 ACRES FROM THE GREENBELT, INCLUDING THE RONALD REAGAN PRESIDENTIAL LIBRARY, ON THE REQUEST OF THE CITY OF SIMI VALLEY

WHEREAS, a greenbelt can be defined as an area consisting of prime agricultural or other open space land, as defined in Section 35046 and 65560 of the Government Code, which is preserved in agricultural or other open space uses;

WHEREAS, the cities of Moorpark, Thousand Oaks, and Simi Valley and the County of Ventura have adopted a joint resolution which has established a greenbelt within the Tierra Rejada Valley for agricultural and open space uses and that area is excluded from all City spheres of influence;

WHEREAS, the greenbelt established for the Tierra Rejada Valley is generally described as the area lying in the Tierra Rejada Valley west of the City of Simi Valley, north of the City of Thousand Oaks, and south of the City of Moorpark, and within the County of Ventura as shown on Exhibit A;

WHEREAS, the Simi Valley City Council intends to request approval from the Local Agency Formation Commission of Ventura County to annex territory within the greenbelt for the purpose of providing urban services to the Ronald Reagan Presidential Library and adjoining properties as shown on Exhibit B;

WHEREAS, the policies of the Local Agency Formation Commission of Ventura County do not allow for approval of an annexation proposal from a city that is in conflict with any greenbelt agreement except under exceptional circumstances and encourages that greenbelt agreements be amended by all parties involved prior to the filing of any proposal that may be in conflict with agreement; and

WHEREAS, the City Council finds and determines that the amendment to the Tierra Rejada Valley Greenbelt will not result in a change of land use for the subject site; and

WHEREAS, the City Council concurs with the Planning Director's determination that this project is exempt from the provisions of the California Environmental Quality Act by the general rule that CEQA only applies to projects that may have a significant effect on the environment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council finds that the amendment to the Tierra Rejada Valley Greenbelt map as shown on Exhibit B will not result in a change of land use for the subject site as described in the proposed Simi Valley Zone Change Z-S-643. Simi Valley Zone Change Z-S-643 is proposed to pre-zone the subject parcels so that the zoning designation, density, and lot sizes will remain the same as under the current zoning designations of the County of Ventura. The pre-zone designations are depicted on Exhibit C.

SECTION 2. The City Council finds that the amendment to the Tierra Rejada Valley Greenbelt as shown on Exhibit B reflects the revised boundary of the Tierra Rejada Valley Greenbelt.

SECTION 3. The City requests that the Local Agency Formation Commission endorse the Greenbelt as shown on Exhibit B and to continue to act in a manner consistent with the preservation of the aforementioned lands for agricultural and other open space purposes.

SECTION 4. The City Clerk shall certify to the adoption of the resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this 2nd day of September, 2009.

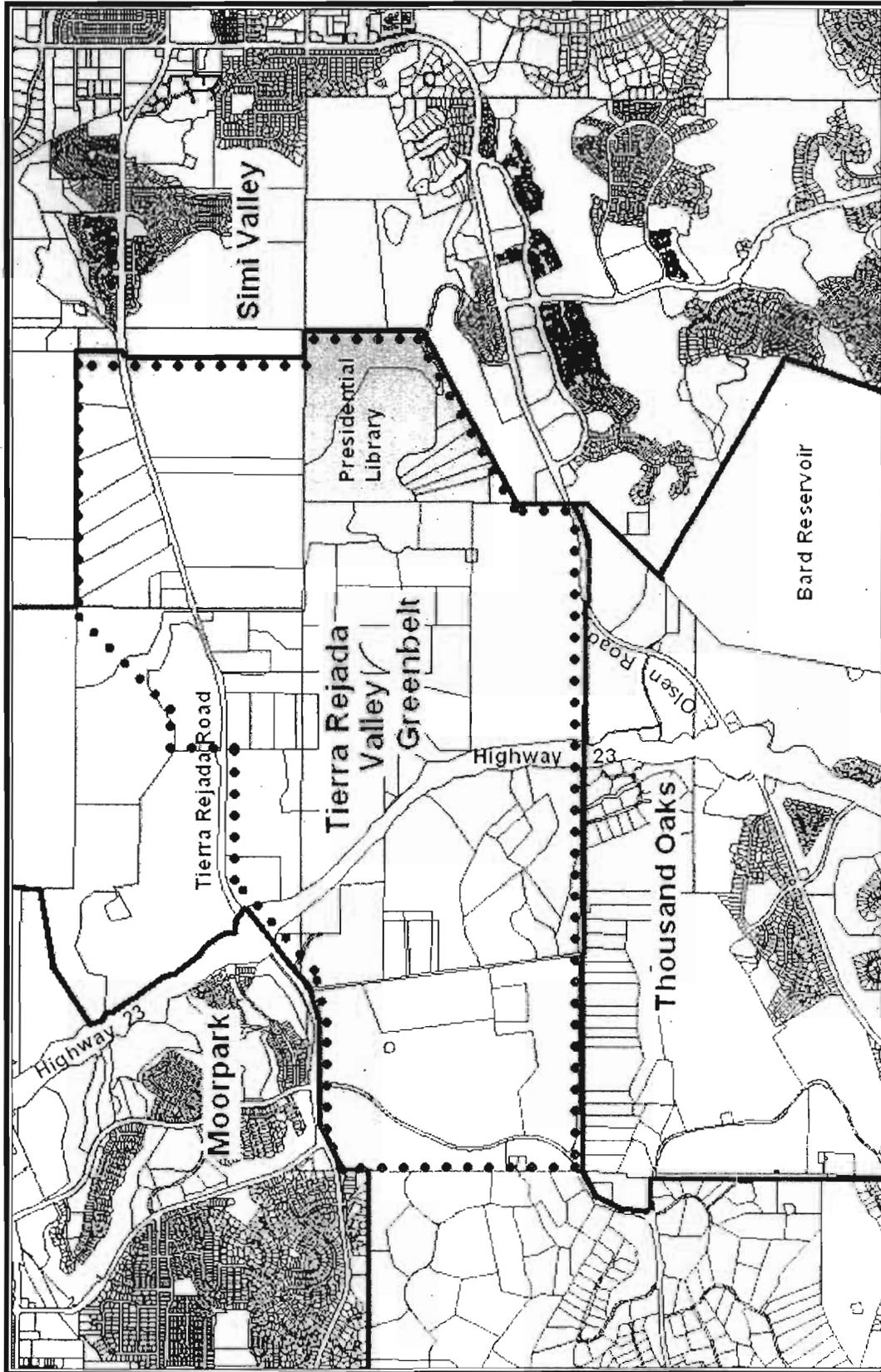
Janice S. Parvin, Mayor

ATTEST:

Deborah S. Traffenstedt, City Clerk

Exhibit A: Tierra Rejada Greenbelt (Existing)
Exhibit B: Tierra Rejada Greenbelt (Amended)
Exhibit C: Proposed Zoning

Tierra Rejada Valley Greenbelt (Existing)



Tierra Rejada Valley Greenbelt (Amended)

